IX. ATTACHMENTS

APPENDIX A – INVENTORY OF SURVEYED RESOURCES BY THEME
APPENDIX B – IDENTIFIED RESOURCES BY ADDRESS
APPENDIX C – PROFESSIONAL QUALIFICATIONS
ATTACHMENT D – DPR FORMS
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**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs; Religion and Spirituality, 1894-1912; Ethnic/Cultural and Gender Diversity; Architects and Builders

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### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture

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### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Early Revival of Colonial Styles

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Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture

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ATTACHMENT C - IDENTIFIED RESOURCES BY STATUS CODE
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<tr>
<td>2946 S</td>
<td>LA SALLE</td>
<td>5053022010</td>
<td>Transitional Craftsman</td>
<td>Morris Bldg. Co.</td>
<td>1907</td>
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<tr>
<td>2951 S</td>
<td>LA SALLE</td>
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<td>Craftsman</td>
<td>Wm. W. Schneider</td>
<td>1912</td>
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<tr>
<td>2952 S</td>
<td>LA SALLE</td>
<td>5053022011</td>
<td>Transitional Craftsman</td>
<td>G.F. Sloan; Redimade Bldg. Co.; W.A. Severs</td>
<td>1910</td>
<td></td>
</tr>
<tr>
<td>3011 S</td>
<td>LA SALLE</td>
<td>5053016019</td>
<td>Victorian Vernacular Cottage, Hipped Roof</td>
<td>O.F. Scherer</td>
<td>H.D.M. Cabe</td>
<td>1907</td>
</tr>
<tr>
<td>3012 S</td>
<td>LA SALLE</td>
<td>5053023003</td>
<td>Transitional Craftsman</td>
<td>Chas Liddell</td>
<td>1906</td>
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<tr>
<td>3015 S</td>
<td>LA SALLE</td>
<td>5053016020</td>
<td>Transitional Craftsman</td>
<td>G.E. Kimble</td>
<td>1905</td>
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<td>3022 S</td>
<td>LA SALLE</td>
<td>5053023005</td>
<td>Craftsman</td>
<td>W.R. Ziegler</td>
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<tr>
<td>3026 S</td>
<td>LA SALLE</td>
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<td>Transitional Craftsman</td>
<td>W.R. Ziegler</td>
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<td>3027 S</td>
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<td>Transitional Craftsman</td>
<td>J. Burris Mitchel &amp; Co.</td>
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<td>3102 S</td>
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<td>5053023007</td>
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<td>Unknown</td>
<td>Unknown</td>
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<td>NORMANDIE</td>
<td>5053034015</td>
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<td>Mediterranean</td>
<td>John O. Leuaeder</td>
<td>John O. Leuaeder</td>
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<td>H.J. Eggers</td>
<td>H.J. Eggers</td>
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<td>5053034021</td>
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<td>Unknown</td>
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<td>Transitional Craftsman</td>
<td>A.L. Acker</td>
<td>W.H. Wilson</td>
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<td>NRHP Status Code</td>
<td>Address: Dir</td>
<td>Street</td>
<td>Parcel No</td>
<td>Architectural Styles</td>
<td>B9a Architect:</td>
<td>B9b Builder:</td>
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<td>NORMANDIE</td>
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<td>Transitional Craftsman</td>
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<td>A.J. Sherman</td>
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<td>2947 S</td>
<td>NORMANDIE</td>
<td>5053033022</td>
<td>Mission Revival</td>
<td>Mr. Harry Lunser</td>
<td>M. Alpert, H. Welensky and L. Goldberg</td>
<td>1924</td>
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<td>3027 S</td>
<td>NORMANDIE</td>
<td>5053032034</td>
<td>Craftsman</td>
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<td>2926 S</td>
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<td>Craftsman</td>
<td>D.T. Althouse</td>
<td>Henry J. Crawford</td>
<td>1913</td>
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ATTACHMENT D – PROFESSIONAL QUALIFICATIONS
Margarita J. Wuellner, Ph.D., DIRECTOR OF HISTORIC RESOURCES

Education
- Ph.D., Art History, University of California, Los Angeles, California, 2005
- M.A., Architectural History, University of Virginia, Charlottesville, Virginia, 1991
- Certificate of Historic Preservation, University of Virginia, Charlottesville, Virginia, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Professional Affiliations
- Society of Architectural Historians
- California Preservation Foundation
- National Trust Forum, Center for Leadership, National Trust for Historic Preservation
- Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement

Summary
Margarita J. Wuellner, Ph.D., has over 20 years of experience in the practice of architectural history, historic preservation, and cultural resources management in California, the United States and abroad. She has an extensive background in art and architecture from the eighteenth through twenty-first century. She is a specialist in the study of visual culture, Modernism, urbanism, and cultural landscape. Her qualifications and experience meet and exceed the Secretary of the Interior’s Professional Qualification Standards in History, Architectural History, and Historic Preservation Planning.

Dr. Wuellner has received numerous awards and fellowships for her work including the Samuel H. Kress Foundation Fellowship, Art History; American Council of Learned Societies Fellowship; and Edward A. Dickson Graduate Fellowship, University of California.

Experience

Historic Preservation and Cultural Resources Management: Dr. Wuellner has extensive experience in the management, preservation and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local preservation ordinances. Dr. Wuellner is experienced in the assessment of projects for conformance with the Secretary of the Interior’s Standards and has assisted clients with State Historic Preservation Office consultation, Programmatic Agreements, and Memorandum of Agreements.

Dr. Wuellner has over 15 years of experience as a principal investigator, project manager, and technical lead for international, national and regional firms, including EDAW, Inc. and Parsons, Inc. She gained her professional training and experience with John Milner Associates in Alexandria, Virginia, and Land and Community Associates in Charlottesville, Virginia. Since returning to Los Angeles in 1995, she has conducted a wide variety of regional and local projects for compliance with CEQA and local preservation ordinances. These projects have included the completion of city-wide and county-wide surveys, as well as evaluation of regional resources.

Surveys and Historic Contexts: Dr. Wuellner has surveyed thousands of properties and conducted extensive research to document and evaluate the significance of historic resources at the local, state, and national levels. She has designed and implemented a variety of large-scale state-wide, county-wide, and city-wide surveys throughout the United States, as well as transportation, military, industrial, urban, and rural surveys. Dr. Wuellner has conducted numerous projects in California and metropolitan Los Angeles for state and local agencies and private clients. She continues to work on a national basis and recently completed the innovative South Texas Ranching Study for the Texas Department of Transportation (TxDot). Dr. Wuellner is conducting two large-scale surveys under contract to the Community Redevelopment Agency of the City of Los Angeles. These surveys are evaluating historical resources in the Wilshire Center/Koreatown Recovery Redevelopment Project Area and the Normandie 5 Redevelopment Project Area.

Professional Publications: Dr. Wuellner has authored over 100 technical reports representative of a full spectrum of historical resources investigations for incorporation into CEQA/NEPA environmental review documents and other stand-alone reports such as National Register nominations and historic preservation plans.

Dr. Wuellner is experienced in the preparation and implementation of mitigation recommendations to reduce potential impacts to historic resources. She has demonstrated experience in the preparation of Historic Structure Reports (HSRs); Historic Buildings Maintenance and Treatment Plans; Historic Preservation Management Plans; Historic American Building Surveys (HABS); Historic American Landscape Surveys (HALS); and Cultural Landscape Reports (CLRs).
Jon L. Wilson, M. Arch., LEED AP, SENIOR ARCHITECTURAL HISTORIAN II

Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Historic Preservation, Graduate School of Architecture, Planning & Preservation, Columbia University, New York, New York, 2002

Continuing Education

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

Professional Affiliations

- The American Institute of Architects
- LEED Accredited Professional, U.S. Green Building Council
- Los Angeles Conservancy
- National Trust for Historic Preservation
- American Farmland Trust

Awards

- Sally Kress Tompkins Fellowship, Society of Architectural Historians, 2000

Summary

Jon Lamar Wilson has over eight years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceed those of the Secretary of the Interior’s Professional Qualification Standards in History, Architectural History, and Historic Architecture.

Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

HABS: Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians. As an employee of HABS, Mr. Wilson initially worked documenting a colonial governor’s rural retreat just outside Philadelphia, Pennsylvania, and then over several years worked in Natchitoches, Louisiana, documenting rural housing patterns and types, and producing an urban history on the development of the town’s commercial district.

Mr. Wilson worked at Historic Resources Group (HRG) in Los Angeles prior to joining PCR. At HRG, Mr. Wilson worked for the City of Riverside conducting HABS documentation for the Stalder Building and Brown’s Garage, creating a CEQA technical report, a Federal Tax Credit for Historic Preservation application, and design monitoring for the Fox Riverside Theatre, an HSR for the National Landmark Harada House, and a historic interpretation plan for the grain silos at the Riverwalk at La Sierra University.

Surveys: Mr. Wilson has conducted historical and cultural resource surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. He helped produce the National Register Nomination and design consulting for Santa Anita Park, Conducted Section 106 Review for the City of Los Angeles, authored a California Culture and Historical Endowment (CCHE) grant for the City of El Monte’s Southern California Heritage Walk. He conducted a survey of contributing “puestos” to the El Pueblo de Los Angeles Historic Monument. Mr. Wilson produced historic preservation design drawings and conducted design review for multiple historic properties including the Marion Davies Estate, the Lopez Adobe, Orchard Gables, and the Hughes Industrial Historic District. He also produced a Federal Tax Credit for Historic Preservation application for the Lompoc Theatre, and many other documents related to historic preservation and cultural resource management.
Amanda Kainer, ASSISTANT ARCHITECTURAL HISTORIAN

Education

- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, California, 2002
- B.A., Art History, University of California, Davis, California, 2002

Professional Affiliations

- American Society of Interior Designers
- National Trust for Historic Preservation
- Association for Preservation Technology
- Los Angeles Conservancy
- Santa Monica Conservancy

Summary

Amanda Kainer has over four years of professional and academic experience in the practice of historic preservation and architectural history throughout the United States.

Ms. Kainer’s qualifications and experience meet and exceed the Secretary of the Interior’s Professional Qualification Standards in History and Historic Preservation Planning. She has a wide-ranging knowledge of nineteenth- and twentieth-century American Architecture and Interior Design. Ms. Kainer has advanced skills in researching and documenting residential interior design, and analyzing preservation easements. She also specialized in conservation with knowledge of analytical methods, and materials such as stone, metal, mortar, bricks and finishes.

Experience

Historic Preservation Documentation and Research: Ms. Kainer has conducted extensive archival research, field observation, and recordation for numerous historic documentation projects. She provided database management for the Adelante Eastside Redevelopment Project and the Wilshire Center/Koreatown Historic Resources Survey and served as the Survey Team Leader for the survey of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Ms. Kainer is currently assisting with the management of the survey database and research for the Normandie 5 Survey in Los Angeles.

Ms. Kainer has completed character-defining features reports, and assistance with investment tax credit applications and Historic American Building Survey (HABS) documentation. She has contributed to Historic Resource Assessments for residential properties in Laguna Beach and Redondo Beach, as well as a bowling alley in Chatsworth. Ms. Kainer has prepared Conditions Assessments and provided recommendations for two projects in New York, including the East and West Parlors of the Van Cortlandt House Museum in the Bronx and the Orange County and Government Center in Goshen. She has assisted with the HABS documentation of the Schoenberg Institute and the Santa Monica City Jail.

Ms. Kainer has contributed to character-defining features reports for All Saints Church and Polytechnic Elementary School in Pasadena.

Santa Monica: Ms. Kainer has served as a research assistant and co-author for numerous reports for the City of Santa Monica as part of PCR’s on-call contract with the City. She has experience providing research assistance, critical analysis, and writing for City Landmark Assessment and Evaluation reports, Preliminary Assessment Memoranda, and Structure of Merit Evaluations. The reports evaluated a variety of commercial, residential and institutional properties, including the Bay Builders Exchange (1503-1509 4th Street), the Keller Block (1456-1460 3rd Street/227 Broadway), the Santa Monica Doctor’s Building (2125 Arizona Avenue), the Shangri-La Hotel (1301 Ocean Avenue), and a residential property (142 Hollister Avenue).
ATTACHMENT E – DPR FORMS

SEE VOLUME II.
**Primary Record**

**Resource Name or #:** (Assigned by recorder) 1940 29TH ST

**Review Code** __________ **Reviewer** ____________________________ **Date** _______________

**P1. Other Identifier:**
- **Not for Publication**
- **Unrestricted**

**a. County** Los Angeles

**P2. Location:** (P2b and P2c or P2d. Attach a Location Map as necessary.)
- **USGS 7.5' Quad Date**
- **Zone**
- **City** LOS ANGELES
- **Zip** 90018

**b. Address:**
- **1940 W 29TH ST**
- **Los Angeles**
- **90018**

**c. UTM:**
- **Zone:** mE/ mN

**d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (north) elevation facing north. Located on the south side of 29th Street between S. Hobart Boulevard and S. Harvard Boulevard.

**P3. Description:**
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; near rectangular plan; Transitional Craftsman residential building; side gable roof, asphalt shingles, exposed rafter tails, knee braces, flared eaves; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width recessed entry porch, squared columns sitting atop stone piers support porch roof; entry door within porch (material obscured by security door); double-hung wood sash windows on facade; security bars on windows (alteration); metal fence with brick columns.

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**
(View, date, accession #)
North elevation, Lkg S, 3/6/09

**P6. Date Constructed/Age and Sources:**
- **Prehistoric**
- **Historic**
- **Both**

1908 Los Angeles County Assessor

**P7. Owner Address:**
- **CHAMP, ORA**
- **1940 W 29TH ST**
- **LOS ANGELES CA, CA 90018**

**P8. Recorded by:**
(Name, affiliation, and address)
Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:** 5/7/2009

**P10. Survey Type:** (Describe)
Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  1688 ADAMS BLVD

P1. Other Identifier:

P2. Location:  

a. County  

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  

c. Address:  

 d. UTM:  

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (north) elevation facing north. Located on the south side of Adams Boulevard.

P3 Description:  
Two-story; rectangular plan; Mediterranean Revival commercial property; flat roof with Spanish tile; painted stucco; wood-frame roof; wood stud-wall structure; second-story balconettes; awnings (alteration); arched transom multi-light windows over altered storefronts; multi-light casement windows.

P3b. Resource Attributes:  

P4. Resources Present:  

P5b Description of Photo:  

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1936

P7. Owner Address:

NORMANDIE PROPERTY INVESTM
2331 WESTWOOD BLVD
LOS ANGELES CA, CA 90064

P8. Recorded by:

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401

P9. Date Recorded:  
3/17/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 1688 ADAMS BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Commercial B4. Present Use: Commercial
B5. Architectural Style: Mediterranean Revival
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 13149.6964008
Period of Significance: 1878-1948 Property Type STORE COMBINATION (WIT Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: The Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Date 10/1997  REVIEWER: BILL JONES  APPROVED  11/14/1997

Resource Name or #: (Assigned by recorder)  1999 ADAMS Boulevard

P1. Other Identifier:
Not for Publication  √ Unrestricted

P2. Location:  a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad  ADAMS Boulevard  City LOS ANGELES

c. Address: 1999 W ADAMS Boulevard

d. UTM: (Give more than one for large and/or linear resources)

 Oriented with primary (southwest) elevation facing southwest. Located on the north side of W. Adams Boulevard between Western Avenue and S. Hobart Boulevard.

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Six-story; near L-shaped plan; Moderne commercial building; flat roof, decorative vertical boards on façade center wall, streamline signage over the primary entryway; concrete foundation; concrete siding with scored detailing; concrete walkway leading to one primary entryway flanked by four panels of marble surmounted by a streamline hood; two glass-plated metal doors; primarily aluminum slider windows; low concrete wall surrounding front courtyard entry.

P3b. Resource Attributes:  (List attributes and codes)
HP 7. 3+ story commercial building

P4. Resources Present:  ☑ Building  ☑ Structure  ☑ Object  ☑ Site  ☑ District  ☑ Element of District  ☑ Other (Isolates, etc.)

P5b Description of Photo:  (View, date, accession #)
Southwest elevation, Lkg NE, 3/16/09

P6. Date Constructed/Age and Sources:
1948, Los Angeles County Assessor

P7. Owner Address:
0 PO BOX 957
WILMINGTON DE 19899

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:  (Describe)
Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  ☑ NONE  ☑ Continuation Sheet  ☑ District Record
☐ Location Map  ☐ Building, Structure, and Object Record
☐ Sketch Map  ☐ Archaeological Record  ☑ Rock Art Record
☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: Golden State Mutual Building
B2. Common Name: Golden State Mutual Building
B3. Original Use: Commercial
B4. Present Use: Commercial
B5. Architectural Style: Moderne

B7. Moved? ☑ No ☐ Yes ☐ Unknown
Date: Original Location:

B8. Related Features:

B9a. Architect: Paul R. Williams
B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948
Property Type: Commercial
Applicable Criteria: A, C

Theme: Ethnic/Cultural and Gender Diversity

Beginning in the post-WWII period, the survey area began to diversify. White residents began moving away from the city center as African American families moved in. Reflecting nationwide trends, similar population transitions were occurring in many south Los Angeles neighborhoods. The number African American residents in the survey area continued to increase through the second half of the 20th century.

With the influx of new residents came new businesses and institutions to service the black community. As author Doug Flamming wrote, “The three most potent of these institutions were race papers, black churches and black businesses.” The businesses included stores of all kinds, medical and dental offices, funeral homes, and financial institutions. The enterprises attracted customers and congregants, stimulating the kind of street life that creates successful neighborhood-based community. People came to shop, worship, debate, organize, and socialize. Significantly, these institutions played a key role in fostering a sense of racial pride and identity. They also demonstrated the importance of the black middle class, who ran these establishments and served as community leaders. In many respects, these manifestations of black community life reflected the outlooks and accomplishments of the black middle class.

B11. Additional Resource Attributes: (List attributes and codes)
HP 7. 3+ story commercial building

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/8/2009

(This space reserved for official comments.)
There are two extant resources in the Normandie 5 Survey Area which represent the businesses and institutions about which Doug Flamming wrote: the Greater Page Temple Church of God in Christ and the Golden State Mutual Building.

The Golden State Mutual Building, located at the intersection of Adams Boulevard and Western Avenue, is an extant commercial building historically associated with the survey area’s African American population.

It was designed in 1948 by acclaimed African American architect Paul R. Williams. The six-story building incorporates a mix of modern architectural styles, including Late Moderne and Mid-century Modern. (For a brief discussion of Williams’s career, see associated architecture context.)

The aptly-named Golden State Mutual Building housed the Golden State Mutual Life Insurance Company. The company began in the early 1920s, when William Nickerson, Norman Houston and George Beavers, Jr., partnered to operate a California branch of the American Mutual Benefit Association, a black fraternal group based in Texas that sold insurance policies. The men struck out on their own with the intention of growing the company into a full-line black owned insurance company. Their goals were to hire black workers and to grant home and business loans. Golden State received its state license in 1925. Its first office space was a one-room office at located 1435 Central Avenue. The venture was so successful that in 1928, it constructed a grand headquarters building at 4111 Central Avenue. By 1930, just five years after its founding, the company was making $240,000 annually, employing 130 blacks in white-collar positions, and granting mortgage loans to black home and business owners. It continued to grow during the Depression to become the largest black-owned company in the West.

The Golden State building at the corner of Adams and Western serves as an important physical reminder of Golden State’s success and a representation of its prominence within the black community of Los Angeles in the mid-century.

Theme: Architects and Builders

Paul R. Williams, one of the leading architects in southern California, designed the Golden State Mutual Building located at the intersection of Adams and Western. He is widely recognized as a master architect in the context of post-WWII modernism. While the African American architect might be best known for his pre-war period revival style houses, he also produced several impressive modern commercial buildings after the war.

Williams studied at the Los Angeles School of Art and Design and at the Los Angeles branch of the New York Beaux-Arts Institute of Design Atelier. He worked as a landscape architect for short time until attending the University of Southern California. He designed several residential buildings while still a student there. In 1921, Williams became a certified architect. He was the first certified African American architect west of the Mississippi. He was also the first African American member of the American Institute of Architects (AIA). In 1939, he won the AIA Award of Merit for his design of the MCA Building in Los Angeles. In 1953, the NAACP awarded him the Spingarn Medal, and in 1957, he became the first African American to be voted into the AIA College of Fellows.

Williams had a prolific career, designing over 2,000 private residences, as well as many major commercial buildings in southern California. His commercial projects include the Saks Fifth Avenue in Beverly Hills, W. & J. Sloane Department Store in Beverly Hills, Mercedes Showroom in Hollywood, Competition Motors in Culver City, Allison Pontiac in San Jose, Roy Carver Pontiac in Costa Mesa, and the Broadway Federal Savings and Loan Association in Los Angeles. He also collaborated with Pereira and Luckman and Welton Becket and Associates on the design for the Theme Restaurant at Los Angeles International Airport.

In 1948, Williams designed the Golden State Mutual Building located at the intersection of Adams and Western in the Normandie 5 Survey Area. It is a large, six-story building considered to be Williams’s most prominent commercial buildings from the 1940s. It incorporates elements of both the Streamline Moderne style and mid-century modernism.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PHOTO RECORD

Other Listings
Review Code
Reviewer
Date

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2622 BRIGHTON AVE

P2. Location:
- Not for Publication
- Unrestricted

P3 Description:
Two-story; rectangular plan; Mediterranean Revival multi-family residence; red-tile gable roof; stucco siding; wood-frame roof; wood stud-wall structure; decorative quoins around primary entrance; multi-light casement windows; arched windows; low wall around primary entrance.

P3b. Resource Attributes:

P4. Resources Present:
✔ Building

P5b Description of Photo:
West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both
1920

P7. Owner Address:
IZQUIERDO, XAVIER AND
0 P O BOX 4984
DIAMOND BAR, CA, CA 91765

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: renaissance revival
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Property Type: FIVE OR MORE APARTMENTS
Applicable Criteria: A, C
Period of Significance: 1878-1948

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
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The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: The Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.
P1. Other Identifier:

P2. Location:

P3 Description:
Two-story; rectangular plan; Shingle style with elements of American Foursquare single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width porch with square columns; porch stair railing (alteration); projecting second floor with decorative brackets; wide overhang with exposed eaves; gable fan light (alteration); awnings (alteration); double-hung single-light windows; wood door with single light flanked by side-lights.

P3b. Resource Attributes:

P4. Resources Present:

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

P10. Survey Type:

P11. Report Citation:
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Shingle style with elements of American Foursquare
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.
1928: Install cement steps and side retaining wall to cellar, owner Abraham Harmon, for $50

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area: 7100.27185013
Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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P1. Other Identifier: 2707 BRIGHTON AVE

P2. Location: 2707 BRIGHTON AVE

P3 Description: Two-story; rectangular plan; Transitional Craftsman with Tudor Revival style elements single-family residence; side gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; wood band above first floor; partial width porch with rusticated stone columns and balustrade; rusticated stone chimney; wide eave with decorative brackets; painted stucco porch gable (altered); multi-light transom window over single-light; door flanked by side wood panels with multi-light windows.

P3b. Resource Attributes:

P4. Resources Present: Building, Structure, Object

P5. Resources Present:

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

P10. Survey Type:

P11. Report Citation:
B1. Historic Name: 2707 BRIGHTON AVE

B2. Common Name

B3. Original Use: Residential
B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: 1911: 7-room residence for owner J & A Heap, contractor W.D. Clark, for $2,800

B7. Moved? ☑ No  □ Yes  □ Unknown  Date:  

Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area: 7100.27380013

Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
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B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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<td>HRI #</td>
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<td>Trinomial</td>
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<td>2715 BRIGHTON AVE</td>
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<td>2715 BRIGHTON AVE</td>
</tr>
<tr>
<td>Date</td>
<td>2715 BRIGHTON AVE</td>
</tr>
</tbody>
</table>

P1. Other Identifier:

- Not for Publication
- Unrestricted

P2. Location:

- Address: 2715 BRIGHTON AVE
- City: LOS ANGELES
- Zip: 90018
- County: (Assigned by recorder)

P3 Description:

Two-story; rectangular plan; Mediterranean Revival style multi-family residence; flat roof with red-tile visor; stucco siding; wood-frame roof; wood stud-wall structure; arched entrance porch; two second floor wood balconies; double hung windows; first floor arched fixed-light windows.

P3b. Resource Attributes:

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both
- 1903

P7. Owner Address:

- JONES, EVA M TR
- 1712 W 71ST ST
- LOS ANGELES CA, CA 90047

P8. Recorded by:

- Name, affiliation, and address
- Amanda Kainer
- PCR Services
- 233 Wilshire Blvd, Ste 130
- Santa Monica, Ca 90401

P9. Date Recorded:

- 6/25/2009

P10. Survey Type:

- (Describe)
- Intensive Level Survey

P11. Report Citation:

- (Cite survey report and other sources, or enter "none.")

Attachments:

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- Rock Art Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: The building at 2634 Harvard Avenue is an example of the Mediterranean Revival style. Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

### PRIMARY RECORD

**Other Listings**

<table>
<thead>
<tr>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Resource Name or #:** (Assigned by recorder) 2723 BRIGHTON AVE

**P1. Other Identifier:**

- **Not for Publication**
- **Unrestricted**

**P2. Location:**

- **County**

**P3 Description:**

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a stone wall; wide overhang, boxed; multi-light transom window over single-light window; double-hung single-light window; metal bar security door (alteration).

**P3b. Resource Attributes:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P4. Resources Present:**

- **Building**

**P5b Description of Photo:**

*East Elevation, Lkg W, Mar 2009*

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**
- **Both**
- **1902**

**P7. Owner Address:**

LEMLE, CHARLES AND WENDY
2723 BRIGHTON AVE
LOS ANGELES CA, CA 90018

**P8. Recorded by:**

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

**P9. Date Recorded:** 3/19/2009

**P10. Survey Type:**

Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- **NONE**
- **Location Map**
- **Sketch Map**
- **Other:** (List)

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DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: No original permit.
B7. Moved? ☑ No □ Yes □ Unknown Date: Original Location:
B8. Related Features:
B9a. Architect: Unknown
B9b. Builder: Unknown
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: SINGLE
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401
Date of Evaluation: 3/19/2009

(DPR 523B (1/95) PCR Services Corporation)
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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier: 2800 BRIGHTON AVE

P2. Location: a. County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2800 BRIGHTON AVE City LOS ANGELES Zip 90018
d. UTM: Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034031

P3 Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch with rusticated stone columns and wall; wide eaves with decorative brackets and vergeboard; half timbered porch gable; multi-light vinyl sliders (alteration).

P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

P7. Owner Address:
WELLS, NELDA
2800 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization.  It called for a return to the handcrafting of natural materials.  Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product.  In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman.  The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914.  Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques.  They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s.  Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular.  As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details.  Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties.  Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable.  Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival.  The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles.  Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms.  Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.  Commonly used materials within the tract include wood, brick and stone.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code ______________________ Reviewer ______________________ Date ______________________

P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2806 BRIGHTON AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034032

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood shutters and clapboard siding; faux brick veneer siding (alteration); wood-frame roof; wood stud-wall structure; bay window; narrow eaves with exposed eaves; awnings (alteration); double-hung single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric □ Historic □ Both 1903

P7. Owner Address:

MARROQUIN, OSCAR AND LILY
2806 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □ NONE □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record □ Photograph Record
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## B10 Significance (Continued)

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
 primary #
Nh #
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2807 BRIGHTON AVE

P1. Other Identifier:  

P2. Location:  
Not for Publication  
Unrestricted  
Address: 2807 BRIGHTON AVE  
City LOS ANGELES  
Zip 90018  
County  

P2b. Location Map as necessary.)  

P2c. Address: 2807 BRIGHTON AVE  
BRIGHTON AVE  
City LOS ANGELES  
Zip 90018  

P2d. Attach a Location Map as necessary.)  

P2e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  
Two-story; rectangular plan; Transitional Craftsman single-family residence; side-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width recessed porch with a rusticated stone porch-wall and wide overhanging eaves with exposed rafters; front facing dormer with double hung windows and decorative brackets; metal security bar door (alteration).  

P3b. Resource Attributes:  (List attributes and codes)  

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  
East Elevation, Lkg W, June 2009  

P6. Date Constructed/Age and Sources:  
1906  

P7. Owner Address:  
MADDOX, BEN AND FAYDEAN AND  
2807 BRIGHTON AVE  
LOS ANGELES CA, CA 90018  

P8. Recorded by:  
Name, affiliation, and address  
Amanda Kainer  
PCR Services  
233 Wilshire Blvd, Ste 130  
Santa Monica, CA 90401  


P10. Survey Type: (Describe)  
Intensive Level Survey  

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")  

Attachments: NONE Location Map Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
**RESOURCE NAME or #**  (Assigned by recorder)  2807 BRIGHTON AVE

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(Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs)

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services  233 Wilshire Blvd, Ste 130  Santa Monica, CA 90401

Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARIE RECORD

Review Code __________ Reviewer ____________________________ Date _______________

Primary #: 5D3
Trinomial
NRHP Status Code

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2812 BRIGHTON AVE

P2. Location: a. County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2812 BRIGHTON AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034033

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; American Foursquare single-family residence; hip roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; hip porch roof with columns above a wood knee wall; horizontal band above first floor with decorative brackets; second story window sills with decorative brackets; wide eave with exposed rafters; double-hung multi-light windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric [ ] Historic [ ] Both 1903

P7. Owner Address:
CORIA, JOSE AND
2812 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: [ ] NONE [ ] Location Map [ ] Building, Structure, and Object Record [ ] District Record [ ] Rock Art Record
[ ] Sketch Map [ ] Archaeological Record [ ] Linear Feature Record [ ] Artifact Record
[ ] Photograph Record [ ] Milling Station Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2812 BRIGHTON AVE
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations) No original permit on file.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:  
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
       Property Type: SINGLE  Applicable Criteria: A, C
       Period of Significance: 1878-1948

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
       233 Wilshire Boulevard, Suite 130
       Santa Monica, CA 90401
       Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Other Listings
Review Code __________ Reviewer ___________________________ Date _______________

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2815 BRIGHTON AVE

P1. Other Identifier:

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address:

d. UTM: (Give more than one for large and/or linear resources)

Zone:

mE/

mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053029028

P3 Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; gable-porch entrance supported by two round columns above a low porch-wall (alteration); multi-light horizontal sliding windows (alteration).

P3b. Resource Attributes:

(List attributes and codes)

P4. Resources Present:

☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☐ Historic ☐ Both

1902

P7. Owner Address:

BAUTISTA, MARICELA
2813 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ District Record

☐ Sketch Map ☐ Archaeological Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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<td>B8. Related Features:</td>
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<td>Unknown</td>
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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
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B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAry RECORD

Other Listings
Review Code ________________ Reviewer ________________ Date ________________

P1. Other Identifier:

P2. Location:

P1. Other Identifier:  

a. County

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2817 BRIGHTON AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3. Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding (alteration); wood-frame roof; wood stud-wall structure; partial-width recessed porch; bay window; double-hung windows; hip roof dormer; metal security bar windows (alteration).

P3b. Resource Attributes:

(List attributes and codes)

P4. Resources Present:

☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:

(View, date, accession #)

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☐ Historic ☐ Both

1904

P7. Owner Address:

PEREZ, WILLIAM TR
2817 BRIGHTON AVE
LOS ANGELES, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:

6/25/2009

P10. Survey Type:

(Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof  
B6. Construction History: (Construction date, alterations, and date of alterations)  
No original permit on file. 

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features: 

B9a. Architect: Unknown  
B9b. Builder: Unknown  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: SINGLE  
Applicable Criteria: A, C  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  
List attributes and codes  

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks: 

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Blvd, Ste 130  
Santa Monica, CA 90401  

Date of Evaluation: 6/25/2009  

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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<th>Other Listings</th>
<th>Review Code</th>
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P1. Other Identifier:

- Resource Name or #: (Assigned by recorder) 2818 BRIGHTON AVE

P2. Location:

- County
- Address: 2818 BRIGHTON AVE
- City: LOS ANGELES
- Zip: 90018
- Date: 3/17/2009

P3 Description:

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; enclosed porch with boxed columns above a wood wall (alteration); second story cantilevers over first floor; decorative brackets; horizontal band above first floor; second story window sills with decorative brackets; wide eave with exposed rafters; bay window; multi-light over single-light double-hung windows; metal security bar door (alteration).

P5b Description of Photo:

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both 1903

P7. Owner Address:

ANDERSON, GERALDINE E
914 S RIDGELEY DR
LOS ANGELES CA, CA 90036

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:

3/17/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none."
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<th>Property Type:</th>
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<td>SINGLE</td>
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<th>Period of Significance:</th>
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<td>SINGLE</td>
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**B11. Additional Resource Attributes:**

(List attributes and codes)

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
P1. Other Identifier:

Resource Name or #: (Assigned by recorder) 2820 BRIGHTON AVE

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; covered front stuccoed porch (alteration); first story one room addition on primary (west) elevation; narrow eaves with decorative brackets and verge board; double-hung, multi-light casement, and aluminum slider (alteration) windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1901

P7. Owner Address:

PALESTINO, ALFREDO C AND
2820 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
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LA City Permits, Los Angeles Times, Sanborn Maps

B14. Evaluator: Amanda Kainer
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401

Date of Evaluation: 6/25/2009

DPR 523B (1/95) PCR Services Corporation
display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than hidden behind unnecessary decoration. The Craftsman style quickly trickled down to the general population and became very popular for small residential design order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2823 BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.  
c. Address: 2823 BRIGHTON AVE City LOS ANGELES Zip 90018  
d. UTM: (Give more than one for large and/or linear resources) Zone; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053029036

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard and stucco (alteration) siding; wood-frame roof; wood stud-wall structure; partial-width porch with wood posts above a low wood wall; multi-light transom and single-light windows; metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  ✓Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:  

(P5b View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

1906

P7. Owner Address:

REES, ARLENE M  
2823 BRIGHTON AVE  
LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman


B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5467.0165

Period of Significance: 1878-1948

Property Type: SINGLE

Applicable Criteria: A, C

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
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B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

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P1. Other Identifier: 2826 BRIGHTON AVE

P2. Location: a. County
b. Address: 2826 BRIGHTON AVE
   City LOS ANGELES
   Zip 90018

c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; elements of Queen Anne single-family residence; hip roof; tower; wood shingles siding on second floor and stucco on first (alteration); field stone water table (alteration); wood-frame roof; wood stud-wall structure; second floor cantilevers over first with decorative brackets; partial covered shed-roof porch (alteration); wide overhang with exposed rafters; double-hung windows; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:
   Prehistoric Historic Both 1901

P7. Owner Address:
   NOLASCO, EMELIA AND MANUEL
   2826 BRIGHTON AVE
   LOS ANGELES CA, 90018

P8. Recorded by:
   (Name, affiliation, and address)
   Amanda Kainer
   PCR Services
   233 Wilshire Blvd, Ste 130
   Santa Monica, CA 90401


P10. Survey Type: (Describe)
   Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleyways. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

Additional Resource Attributes: (List attributes and codes)

References:
LA City Permits, Los Angeles Times, Sanborn Maps
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Resource Name or #: (Assigned by recorder) 2939 BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

a. County

b. Address: 2939 BRIGHTON AVE

c. USGS 7.5' Quad BRIGHTON AVE City LOS ANGELES Zip 90018

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; elements of Queen Anne single-family residence; gable on hip roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; full-width front porch with boxed columns above a low wood wall; wide overhang with exposed rafters and decorative brackets; decorative verge board; second floor gable elevation altered; multi-light vinyl windows (alteration); metal security bar windows (alteration); wood panel door with fan light (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  

P5b Description of Photo: 

P6. Date Constructed/Age and Sources: 

P7. Owner Address: 

P8. Recorded by: 

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2945 BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

a. County

b. Address: 2945 BRIGHTON AVE

c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053030028

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; multi-level gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; full-width front porch with square field stone columns (alteration); wide overhang with exposed rafters and decorative brackets; dormer with double-hung windows and decorative brackets; vinyl horizontal sliding windows (alteration); metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b Description of Photo:  

(East Elevation, Lkg W, June 2009)

P6. Date Constructed/Age and Sources:  

☐Prehistoric ☑Historic ☐Both 1907

P7. Owner Address:  

GOMEZ, MAGDALENA
2945 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:  

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, Ca 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record

☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record

☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2945 BRIGHTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1907: 7-room residence, owner J.V. Peacock, architect/contractor owner, $4,000

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 5325.2100001 Property Type DOUBLE, DUPLEX, OR TWO
Applicable Criteria A, C

Period of Significance: 1878-1948

(Construction date, alterations, and date of alterations)

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, Ca 90401
Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2949  BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.) 

b. USGS 7.5’ Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M. 

c. Address:  

2949 BRIGHTON AVE City LOS ANGELES Zip 90018 

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3 Description:  

( Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with shed roof and square columns (alteration); wide overhang with exposed eaves and decorative brackets; double-hung single-light windows; pair of double-hung single-light gable windows; transom window over single-light window with glass side panels; metal bar security door and windows (alteration).

P3b. Resource Attributes:  

(List attributes and codes)

P4. Resources Present:  

☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (Isolates, etc.)

P5b Description of Photo:  

( View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:  

☑ Prehistoric  ☐ Historic  ☐ Both

1907

P7. Owner Address:  

DESVIGNES, RODNEY M AND ALFR

2949 BRIGHTON AVE

LOS ANGELES, CA 90018

P8. Recorded by:  

(Name, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded:  

3/16/2009

P10. Survey Type:  

(Describe)

Intensive Level Survey

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")

Attachments:

☐ NONE  ☐ Continuation Sheet  ☐ District Record  ☐ Rock Art Record

☐ Location Map  ☐ Building, Structure, and Object Record  ☐ Linear Feature Record  ☐ Artifact Record

☐ Sketch Map  ☐ Archaeological Record  ☐ Milling Station Record  ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B6. Construction History: 
1907: 8-Room Residence for owner J.V. Peacvok, for $4,000

B7. Moved? ☑ No ☐ Yes ☐ Unknown 
B8. Related Features: 

B9a. Architect: Unknown 
B9b. Builder: Unknown 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 3549.43119969 
Period of Significance: 1878-1948 
Property Type: SINGLE 
Applicable Criteria: A, C 

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

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B11. Additional Resource Attributes: 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer 
PCR Services 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA  90401 
Date of Evaluation: 3/16/2009 

(This space reserved for official comments.) 

PCR Services Corporation
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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2952 BRIGHTON AVE

P1. Other Identifier:
☐ Not for Publication
☐ Unrestricted

P2. Location:
a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2952 BRIGHTON AVE
City LOS ANGELES
Zip 90018
d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053033027

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partially enclosed porch with columns above a wood wall (alteration); wide eaves with exposed rafters; hip roof dormer; aluminum slider windows (alteration); metal security bar door flanked by side-lights (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1907

P7. Owner Address:
ROBINSON, CORINE
2952 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Location Map ☐ Building, Structure, and Object Record ☐ District Record ☐ Rock Art Record
☐ Sketch Map ☐ Archaeological Record ☐ Linear Feature Record ☐ Artifact Record
☐ Photograph Record ☐ Continuation Sheet ☐ Milling Station Record
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

BUILDING, STRUCTURE, AND OBJECT RECORD  

Resource Name or # (Assigned by recorder) 2952 BRIGHTON AVE  

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<td>American 4-Square</td>
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<td>(Construction date, alterations, and date of alterations)</td>
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<td>1910: Trunk Room, owner M.B. Brolaske, for $100</td>
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<td>1910: Bedroom and porch, for M.B. Brolaske</td>
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<td>B9a. Architect: Unknown</td>
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<td>B9b. Builder: Unknown</td>
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| B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs |
|---------------------------|-----------------------------|
| Property Type: SINGLE     | Applicable Criteria: A, C   |
| Period of Significance: 1878-1948 |

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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<th>B14. Evaluator: Amanda Kainer</th>
<th>PCR Services</th>
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<tbody>
<tr>
<td>233 Wilshire Boulevard, Suite 130</td>
<td></td>
</tr>
<tr>
<td>Santa Monica, CA 90401</td>
<td></td>
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</table>

Date of Evaluation: 3/17/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
P1. Other Identifier:  
Resource Name or #: (Assigned by recorder)  3026 BRIGHTON AVE

P2. Location:  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date  T  ;  R  ;  1/4 of  1/4 of Sec ;  B.M.  
c. Address:  3026 BRIGHTON AVE  City LOS ANGELES  Zip  90018  
d. UTM:  (Give more than one for large and/or linear resources)  Zone  ;  mE/  mN  
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No.  5053032007

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; front gable roof; shingle siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with square columns; decorative verge board; horizontal wood band accentuated by dentils; decorative brackets; metal security door (alteration).

P3b. Resource Attributes:  
(List attributes and codes)

P4. Resources Present:  
✓Building  □Structure  □Object  □Site  □District  □Element of District  □Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:  

☐Prehistoric  ✓Historic  □Both  
1906

P7. Owner Address:  
TRINIDAD, JOSELITO AND BILHA  
3026 BRIGHTON AVE  
LOS ANGELES CA, CA 90018

P8. Recorded by:  
(Name, affiliation, and address)

Amanda Kainer  
PCR Services  
233 Wilshire Blvd, Ste 130  
Santa Monica, CA  90401

P9. Date Recorded:  
6/25/2009

P10. Survey Type:  
(Describe)

Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  
□NONE  □Location Map  □Building, Structure, and Object Record  □District Record  □Rock Art Record  
□Continuation Sheet  □Archaeological Record  □Linear Feature Record  □Artifact Record  
□Sketch Map  □Photograph Record  
□Milling Station Record
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0234
Period of Significance: 1878-1948
Property Type SINGLE
Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted
a. County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 3103 BRIGHTON AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square post above a low wood wall; wide overhang; multi-light gable window flanked by vents; brackets; bay window; transom window over single-light fixed window with glass side-panels; metal bar security door (alteration).

P5b Description of Photo:
(View, date, accession #)
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:
(Name, affiliation, and address)

P9. Date Recorded:

P10. Survey Type:
(Describe)

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof 
B6. Construction History: 
1906: Residence and Shed, owner A.D. Peterson, architect Wilson, contractor A.D. Peterson, for $1,500 
1918: Add front bay window and rear sleeping porch, owner Angela and Josephine Damhoust, for $190 

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date: 
Original Location: 
B8. Related Features: 
B9a. Architect: Wilson 
B9b. Builder: A.D. Peterson 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7097.27469964 
Period of Significance: 1878-1948 Property Type: SINGLE 
Applicable Criteria: A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. ) 
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B11. Additional Resource Attributes: 
(List attributes and codes) 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 
B13. Remarks: 

B14. Evaluator: Amanda Kainer 
PCR Services 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA 90401 
Date of Evaluation: 3/16/2009 
(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
### B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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#### Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporary styles.
### PRIMARY RECORD

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<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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**NRHP Status Code** 5D3

**Trinomial**

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<th>HRI #</th>
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**Resource Name or #:** 3106 BRIGHTON AVE

#### P1. Other Identifier:

- **Not for Publication**
- **Unrestricted**

**a. County**

#### P2. Location:

- **USGS 7.5' Quad**
  - Date
  - T
  - R
  - 1/4 of
  - 1/4 of Sec
  - B.M.
- **Address:** 3106 BRIGHTON AVE
- **City:** LOS ANGELES
- **Zip:** 90018
- **Zone:** mE/mN
- **UTM:**
- **Other Locational Data**

**Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.**

**Parcel No.** 5053032009

**P3 Description:**

One-story; rectangular plan; Craftsman single-family residence; gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width porch with square columns above masonry bases; wide overhang with exposed rafters; hood dormer with multi-light windows; double-hung multi-light above single-light windows; metal security bar door (alteration).

#### P3b. Resource Attributes:

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**
- **Both**
- **1907**

**P7. Owner Address:**

HOWELL, KAREN A

3106 BRIGHTON AVE

LOS ANGELES CA, CA 90018

**P8. Recorded by:**

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:**

3/17/2009

**P10. Survey Type:**

Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

1907: Residence, owner Blanch H Hurd, architect S. Butler, contractor Burton Bros, for $2,500

B7. Moved? ☑ No ☐ Yes ☐ Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: S. Butler

B9b. Builder: Burton Bros

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Area 7400.0234

Period of Significance: 1878-1948

Property Type SINGLE

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier:

P2. Location: 

P3. Description:  

P4. Resources Present: 

P5. Description of Photo: 

P6. Date Constructed/Age and Sources:  

P7. Owner Address: 

P8. Recorded by: 

P9. Date Recorded: 

P10. Survey Type: 

P11. Report Citation: 

Attachments: 

NRHP Status Code 5D3

PREHISTORIC

HISTORIC

BOTH

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History:

1906: 6-Room Residence, owner W.C. Sherman, architect/contractor C.A. Scovel, for $2,100

B7. Moved? ☑️ No ☐ Yes ☐ Unknown

B8. Related Features:

B9a. Architect: C.A. Scovel

B9b. Builder: C.A. Scovel

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948

Property Type: SINGLE

Applicable Criteria: A, C

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B12. References:

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B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation: 3/17/2009
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3113 BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

P2b. Location:  

P2c. Attach a Location Map as necessary.

P2d. Attach a Location Map as necessary.

P2e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman duplex residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; covered gable-porch entrances supported by two boxed columns above a low stucco porch-wall; multi-light horizontal sliding windows (alteration); metal security doors (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  

P5. Date Constructed/Age and Sources:

P5a. Date Constructed:

P5b. Description of Photo:

(Please, date, accession #)

P6. Date Constructed/Age and Sources:

P6a. Prehistoric

P6b. Historic

P6c. Both

P7. Owner Address:

KIMBLE, ROYCE L CO TR
4545 DON TONITO DR
LOS ANGELES, CA 90008

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:

6/1/2004

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none."
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Amanda Kainer  
   PCR Services
   233 Wilshire Blvd, Ste 130
   Santa Monica, CA  90401

Date of Evaluation:  6/1/2004

(DPR 523B (1/95) PCR Services Corporation)
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Theme: Arts & Crafts Movement

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2656 BRIGHTON Avenue

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec B.M.

c. Address: 2656 S BRIGHTON Avenue City LOS ANGELES Zip

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053035012

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; front gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; bay window with multi-light windows; decorative verge board and brackets; wide eaves; horizontal band with dentils; second story porch with balustrade; awnings (alteration); aluminum windows flanked by shutters (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1906

P7. Owner Address:

2656 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments: NONE Location Map Sketch Map

Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2656 BRIGHTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1906: 11-Room Residence, owner John Thayer, architect/contractor J.E. Breitwiser, for $4,700

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B12. References:
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B13. Remarks:

B14. Evaluator:  Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation:  3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

NRHP Status Code 5D3

Trinomial

Primary #

HRI #

Other Listings

Review Code Reviewer Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2702 BRIGHTON Avenue

P1. Other Identifier:

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2702 S BRIGHTON Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034029

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; partial-width front porch with square rusticated stone columns partially enclosed (alteration); gable vent; wide eaves with exposed rafters and decorative brackets; multi-light vinyl windows (alteration); flat panel door with oval window (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both 1909

P7. Owner Address:

2702 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)

Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Photograph Record Rock Art Record Artifact Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2702 BRIGHTON Avenue

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1909: 8-Room Residence, owner/architect/contractor W.D. Clark, for $3,000  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: Original Location:  
B8. Related Features:  

B9a. Architect: W.D. Clark  B9b. Builder: W.D. Clark  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.  

B11. Additional Resource Attributes: (List attributes and codes)  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Amanda Kainer  PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401  
Date of Evaluation: 3/17/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code 5D3

Other Listings
Review Code __________________ Reviewer __________________________ Date _______________

Page 1 of 3

P1. Other Identifier:

P1. Address: 2706 S BRIGHTON Avenue

P2. Location:

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2706 S BRIGHTON Avenue City LOS ANGELES

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

P3 Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square columns and wood balustrade; porch stair railing (alteration); turret; decorative verge boards; bay window with shed roof; gable multi-light window flanked by vents; wide eaves with exposed rafters; double-hung multi-light over single-light windows, metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ✓Building  □Structure  □Object  □Site  □District  □Element of District  □Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

✓Prehistoric  □Historic  □Both

1905

P7. Owner Address:

2706 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Aname, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:  □NONE  □Continuation Sheet  □District Record  □Rock Art Record
□Location Map  □Building, Structure, and Object Record  □Linear Feature Record  □Artifact Record
□Sketch Map  □Archaeological Record  □Milling Station Record  □Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2706 BRIGHTON Avenue
B2. Common Name: Residential
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Queen Anne
B6. Construction History: 1905: 8-room 1-family residence constructed for owner Nichols & Clark, contractor Nichols & Clark for $3,000
1907: Den addition, owner Sanale E. Clark, contractor/architect N & Clark, for $150
1908: 1-room barn, owner N & Clark, contractor N & Clark, for $100
1926: 7’ x 7’ dressing room addition, owner S.C. Clark, contractor/architect S.C. Clark for $120
B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:
B9a. Architect: Unknown
B9b. Builder: Nichols & Clark
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948
   Property Type: Residential
   Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
### B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Late 19th and Early 20th Century Residential Architecture**

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

**Queen Anne:** Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer ____________________________ Date _______________

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2712 BRIGHTON Avenue

P2. Location:  
- Not for Publication
- Unrestricted
a. County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2712 S BRIGHTON Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed front porch (alteration); wide eaves with exposed rafters; second-story oriel window with decorative brackets; vinyl multi-light horizontal sliding windows (alteration); metal security bar doors (alteration); entrance ramp (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: ☑ Building

P5b Description of Photo:  
(View, date, accession #)  
East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:  
- Prehistoric
- Historic
- Both

1908

P7. Owner Address:

2712 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder)  2712 BRIGHTON Avenue

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential  B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit. 
1910: 1-room garage for owner A. Hildebrandt, for $40 

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: 
B8. Related Features: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C 
( Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. ) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 

B11. Additional Resource Attributes: ( List attributes and codes ) 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer  PCR Services 
233 Wilshire Blvd, Ste 130 
Santa Monica, CA 90401 
Date of Evaluation: 6/25/2009 

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2716  BRIGHTON Avenue

P1. Other Identifier:
Not for Publication  Unrestricted

P2. Location:
Address: 2716  BRIGHTON Avenue  LOS ANGELES  CA  90018

P3. Description:
Two-story; rectangular plan; Transitional Craftsman single-family residence; gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; gable front porch with square columns above low wood wall; porch gable with decorative brackets and half-timbering; bay window; side-garage (addition); wide eaves with exposed rafters; double-hung single-light windows; metal bar security windows and door (alteration).

P3b. Resource Attributes:
Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P4. Resources Present:

P5b Description of Photo:
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric  Historic  Both 1905

P7. Owner Address:
2716  BRIGHTON AVE
LOS ANGELES CA  90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

P9. Date Recorded: 3/17/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  Distinct Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2716 BRIGHTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1905: 2-story 7-room residence for W.D. Clark, architect Nicols & Clark, contractor W. D. Clark, for $2,600

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects. Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier: 2801 BRIGHTON Avenue

P2. Location: 2801 BRIGHTON Avenue, LOS ANGELES, CA 90018

P3 Description: One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch with columns and balustrade (alteration); decorative verge board; wide eaves with exposed rafters and brackets; low turret; double-hung single-light windows with transoms and sidelights; metal security bar windows (alteration); metal security bar door (alteration).

P3b. Resource Attributes: Building

P4. Resources Present: Building

P5b Description of Photo:
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric
Historic
Both
1905

P7. Owner Address:
2801 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: None
Location Map
Sketch Map
Continuation Sheet
Building, Structure, and Object Record
Archaeological Record
District Record
Linear Feature Record
Milling Station Record
Rock Art Record
Artifact Record
Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier: 2827 BRIGHTON Avenue

P2. Location: a. County

P3 Description: Two-story; rectangular plan; Transitional Craftsman with elements of the Dutch Revival single-family residence; cross gable gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; attic vents; recessed partial-width porch with square columns; awnings; double-hung single-light windows; metal bar security windows and door (alteration).

P3b. Resource Attributes: Building, Structure, Object

P4. Resources Present: Building, Structure

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources: 1906

P7. Owner Address:
2827 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: Location Map, Sketch Map

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2827 BRIGHTON Avenue
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History:
1906: 9-room residence, owner Dr. Ellwood Thorn, contractor Dr. Ellwood Thorn, $3,000
1915: 1-room garage, owner H.J. Coalis, contractor W.D. Clark, $115
B7. Moved? ☑ No □ Yes □ Unknown  Date:  Original Location:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401
   Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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P1. Other Identifier:

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; hip gable with fan window; second story porch with wood balustrade; wood stud-wall structure; partial-width porch with square columns curving around corner with wood balustrade; wide eaves with decorative brackets; double-hung single-light windows; flat panel door with side lights (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric ☐Historic ☑Both

1905

P7. Owner Address:

2913 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

P9. Date Recorded:  3/16/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

(DPR 523B (1/95) PCR Services Corporation)
<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>2913 BRIGHTON Avenue</th>
</tr>
</thead>
</table>

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

**B5. Architectural Style:** American 4-Square

**B6. Construction History:** (Construction date, alterations, and date of alterations)

*No original permit on file.*

**B7. Moved?** ☐ No ☐ Yes ☐ Unknown

**B8. Related Features:**

**B9a. Architect:** Unknown

**B9b. Builder:** Unknown

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Area

*Period of Significance: 1878-1948*  
*Property Type: Residential*  
*Applicable Criteria: A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs*

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**B11. Additional Resource Attributes:** (List attributes and codes)

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**Date of Evaluation:** 3/16/2009
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Theme: Arts & Crafts Movement

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2946 BRIGHTON Avenue

P1. Other Identifier:

P2. Location: 

(a. County)  

(b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.)  

(c. Address: 2946 S BRIGHTON Avenue City LOS ANGELES Zip)  

(d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN)  

(e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; partial-width porch with boxed columns and decorative brackets under shed roof; wide eaves with exposed rafters and decorative verge board; single-light double-hung windows; vinyl sliding windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:  

(View, date, accession #)  

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:  

□ Prehistoric □ Historic □ Both  

1910

P7. Owner Address:  

2946 BRIGHTON AVE  

LOS ANGELES CA 90018

P8. Recorded by:  

(Name, affiliation, and address)  

Amanda Kainer  

PCR Services  

233 Wilshire Boulevard, Suite 130  

Santa Monica, CA 90401

P9. Date Recorded:  

3/17/2009

P10. Survey Type:  

(Describe)  

Intensive Level Survey

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")

Attachments:  

□ NONE  

□ Location Map  

□ Sketch Map  

□ Continuation Sheet  

□ Building, Structure, and Object Record  

□ Archaeological Record  

□ District Record  

□ Linear Feature Record  

□ Milling Station Record  

□ Photograph Record  

□ Rock Art Record  

□ Artifact Record

DPR 523B (1/95) PCR Services Corporation
### BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #**: (Assigned by recorder) **2946 BRIGHTON Avenue**

| B1. Historic Name: | 
| B2. Common Name: | 
| B3. Original Use: Residential | B4. Present Use: Residential |

**B5. Architectural Style:** Transitional Craftsman

**B6. Construction History:**
- No original permit.
- 1913: 1-room garage, owner Mrs. Burd, contractor Pacific Portable Construction Co, Inc., for $100
- 1926: Double garage, owner E. Maljan, architect/contractor E. Maljan, for $162

**B7. Moved?** ☑ No ☐ Yes ☐ Unknown  
**Date:**  
**Original Location:**

**B8. Related Features:**


**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Area

- **Period of Significance:** 1878-1948
- **Property Type:** Residential
- **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

**B11. Additional Resource Attributes:** (List attributes and codes)

**B12. References:**
- LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Amanda Kainer  
**PCR Services**  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**Date of Evaluation:** 3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:  

P2. Location:  

a. County

b. USGS 7.5’ Quad  

d. UTM:  

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description:  

Two-story; rectangular plan; elements of Queen Anne single-family residence; irregular shaped roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; turret; bay windows; partial-width porch with metal balustrade and thick columns; porch stair railings (alteration); bay window; wide eaves with exposed rafters and brackets; cornice; bay window; window and porch awnings (alteration); single-light double-hung windows; metal bar security door (alteration).

P3b. Resource Attributes:  

P4. Resources Present:  

P5b Description of Photo:  

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:  

1905

P7. Owner Address:  

250 W 1ST ST  
CLAREMONT CA 91711

P8. Recorded by:  

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded:  

3/16/2009

P10. Survey Type:  

Intensive Level Survey

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Resource Name or #** (Assigned by recorder) 2957 BRIGHTON Avenue

**NRHP Status Code:** 5D3

| **B1. Historic Name:** |  |
| **B2. Common Name:** |  |
| **B3. Original Use:** | Residential |
| **B4. Present Use:** | Residential |
| **B5. Architectural Style:** | elements of Queen Anne |
| **B6. Construction History:** | (Construction date, alterations, and date of alterations) No original permit on file. |

| **B7. Moved?** | ☑ No | ☐ Yes | ☐ Unknown |
| **B8. Related Features:** |  |

| **B9a. Architect:** | Unknown |
| **B9b. Builder:** | Unknown |

| **B10. Significance: Theme:** | Railroad and Horsecar Suburbs; Streetcar Area |
| **Period of Significance:** | 1878-1948 |
| **Property Type:** | Residential |
| **Applicable Criteria:** | A, C |

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

**The Charles Victor Hall Tract** is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

| **B11. Additional Resource Attributes:** | (List attributes and codes) |
| **B12. References:** | LA City Permits, Los Angeles Times, Sanborn Maps |

| **B13. Remarks:** |  |

| **B14. Evaluator:** | Amanda Kainer | PCR Services |
| **233 Wilshire Boulevard, Suite 130** |  |
| **Santa Monica, CA 90401** |  |
| **Date of Evaluation:** | 3/16/2009 |

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlwork, and tall, narrow windows.
**P1. Other Identifier:**
- Resource Name or #: (Assigned by recorder) 3107 BRIGHTON Avenue

**P2. Location:**
- (P2b and P2c or P2d. Attach a Location Map as necessary.)
  - a. County
  - b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
  - c. Address: 3107 S BRIGHTON Avenue City LOS ANGELES Zip
  - d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
  - d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; shingles and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with columns and balustrade; wide boxed eaves; single-light window with glass side-lights; metal bar security door (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**
- Building

**P5b Description of Photo:**
- (View, date, accession #)
  - East Elevation, Lkg W, Mar 2009

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both
- 1905

**P7. Owner Address:**
- 3107 BRIGHTON AVE
- LOS ANGELES CA 90018

**P8. Recorded by:**
- Amanda Kainer
- PCR Services
- 233 Wilshire Boulevard, Suite 130
- Santa Monica, CA 90401

**P9. Date Recorded:**
- 3/16/2007

**P10. Survey Type:**
- Intensive Level Survey

**P11. Report Citation:**
- (Cite survey report and other sources, or enter "none.")

**Attachments:**
- Location Map
- Sketch Map
- Other: (List)
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
Original permit unavailable.
B7. Moved? ☑ No ☐ Yes ☐ Unknown
Date:
Original Location:
B8. Related Features:
B9a. Architect: Unknown
B9b. Builder: Unknown
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/16/2007

(This space reserved for official comments.)
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
One and one-half stories; rectangular plan; Colonial Revival style residential building; hipped roof with composite shingles, front-gable dormer with returns and front gable dormer on the south elevation (alteration); wood shingle exterior walls; concrete foundation; concrete steps leading to partial-width entry porch; two round columns sitting atop stucco wall supports porch roof; angled bays on east elevation and north elevation; wood entry door with sidelights within porch; wood fixed and double-hung wood windows; aluminum sliding windows (alteration); metal screens on entry door and some windows (alteration); porch covered in stucco (alteration); wood or plastic handrail along porch steps (alteration); concrete block wall (alteration).
Resource Name or # (Assigned by recorder) 2611 DALTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential

B5. Architectural Style: Colonial Revival
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit.
2/27/1936: Alteration permit to add bathroom, remove brick chimney on 2nd floor.

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 2980.80999998
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/10/2009

(This space reserved for official comments.)
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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code  5D3

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2616  DALTON AVE

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted

a. County

b. USGS 7.5' Quad Date T  R  1/4 of 1/4 of Sec  B.M.

c. Address:  2616  DALTON AVE

City  LOS ANGELES

Zip  90018

d. UTM:  Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No.  5053027033

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch with full height entry; double-hung single-light windows; metal security door screen (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:  (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1904

P7. Owner Address:

HOUSTON, NOLAN E AND ELLA

2616  DALTON AVE

LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA  90401


P10. Survey Type:  Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:

NONE  Location Map  Continuation Sheet

Building, Structure, and Object Record  District Record

Archaeological Record  Linear Feature Record

Milling Station Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2616 DALTON AVE

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof 
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit on file.
1913: Build screen porch on rear of present residence, owner James B Pittblado, contractor F.B. Cabs, for $200 

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 

B8. Related Features: 

B9a. Architect: Unknown 
B9b. Builder: Unknown 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
Area: 7049.04155107 
Period of Significance: 1878-1948 
Property Type: SINGLE 
Applicable Criteria: A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 

B11. Additional Resource Attributes: (List attributes and codes) 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer 
PCR Services 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA 90401 
Date of Evaluation: 3/11/2009 

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2618 DALTON AVE

P1. Other Identifier:
☐ Not for Publication  ☑ Unrestricted

P2. Location:
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad
   Address:
   DALTON AVE
   City LOS ANGELES
   Zip 90018
   B.M.
   Zone mE/mN
   Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; Transitional Craftsman single-family residence; side-gable roof with large gable dormer; wood-frame roof; wood stud-wall structure; recessed full-width front porch with brick battered columns; wide eaves with exposed rafter tails; decorative wood panels flanking first story window and entrance; second-story window shutters (alteration); metal bar security windows (alteration); double-hung single-light windows; metal security door screen (alteration).

P3b. Resource Attributes:
(List attributes and codes)

P4. Resources Present:
☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
☐ Prehistoric  ☑ Historic  ☐ Both 1906

P7. Owner Address:
MOSLEY, BESSIE S AND EDWARD
2618 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401


P10. Survey Type:
(Describe)
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
☐ NONE  ☐ Continuation Sheet  ☐ District Record  ☐ Rock Art Record
☐ Location Map  ☐ Building, Structure, and Object Record  ☐ Linear Feature Record  ☐ Artifact Record
☐ Sketch Map  ☐ Archaeological Record  ☐ Milling Station Record  ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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LA City Permits, Los Angeles Times, Sanborn Maps

B14. Evaluator: Amanda Kainer
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/11/2009
B10 Significance (Continued)

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century architectural character of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMAR Y RECORD  

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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Primary #  
HRI #  
Trinomial  
NRHP Status Code  

5D3  

T rino mial  
Primary #  
NRHP Status Code  

5D3  

Other Listings  
Review Code  
Reviewer  
Date  

P1. Other Identifier:  
Not for Publication  
Unrestricted  

a. County  
Los Angeles  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5’ Quad  
Date  
T  
R  
1/4 of  
1/4 of Sec  
;  
B.M.  
c. Address:  
2621  
DALTON AVE  
City  
LOS ANGELES  
Zip  
90018  
d. UTM:  
Zone  
mE/  
mN  
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  
Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between Adams Boulevard and 27th Street.  

P2. Location:  
(P2b and P2c or P2d. Attach a Location Map as necessary.)  

a. County  
Los Angeles  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5’ Quad  
Date  
T  
R  
1/4 of  
1/4 of Sec  
;  
B.M.  
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2621  
DALTON AVE  
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LOS ANGELES  
Zip  
90018  
d. UTM:  
Zone  
mE/  
mN  
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  
Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between Adams Boulevard and 27th Street.  

P3. Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  
One and one-half stories; irregular cross plan; Transitional Craftsman residential building; cross-gable roof with exposed rafter tails and composite shingle cladding; front gable is asymmetrical; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps with metal handrails leading to partial-width recessed entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; fixed wood windows; decorative wood shelf supported by brackets below pair of windows on front gable; metal security bars on windows (alteration); metal screens on windows and entry door (alteration); chain-link fence (alteration); garage building located in southwest corner of property.  

P3b. Resource Attributes:  
(List attributes and codes)  
HP 2. Single family property  

P4. Resources Present:  
Building  
Structure  
Object  
Site  
District  
Element of District  
Other (Isolates, etc.)  

P5b Description of Photo:  
(View, date, accession #)  
East and south elevations, Lkg NW, 3/3/09  
P6. Date Constructed/Age and Sources:  
Prehistoric  
Historic  
Both  
1908, Los Angeles County Assessor  
P7. Owner Address:  
PRATT,WILLIE S AND  
2621  
DALTON AVE  
LOS ANGELES CA, CA 90018  
P8. Recorded by:  
Name, affiliation, and address  
Laura Vanaske  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277  
P9. Date Recorded:  
4/10/2009  
P10. Survey Type:  
(Describe)  
Intensive Level Survey  
P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")  

Attachments:  
NONE  
Continuation Sheet  
District Record  
Archaeological Record  

Location Map  
Building, Structure, and Object Record  
Linear Feature Record  

Sketch Map  
Artificial Record  

Other: (List)  
Milling Station Record  
Photograph Record  

DPR 523B (1/95) PCR Services Corporation
B2. Historic Name:

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:
5/5/1910: Building permit to construct shed.
9/2/1926: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features:

B9a. Architect: Lester S Moore

B9b. Builder: Hattie P. Sherwood

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7485.09635068

Period of Significance: 1878-1948

Property Type: Residential

Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)

HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/10/2009

(This space reserved for official comments.)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2627 DALTON AVE

P1. Other Identifier:

P2. Location:  
   a. County  Los Angeles
   and (P2b and P2c or P2d. Attach a Location Map as necessary.)
   b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
      c. Address: 2627 DALTON AVE City LOS ANGELES Zip 90018
   d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with flared, boxed eaves and composite shingle cladding; hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; two square columns supporting porch roof; two six-over-three light, half-height windows on porch, aluminum entry door (alteration) flanked by wood frame sidelights within porch; fixed wood picture windows with transoms; double-hung wood sash windows; fixed wood windows; fixed wood window on dormer; angled bays on north and south elevations; security bars some windows (alteration); metal screens on windows and entry door (alteration); metal awning on some windows (alteration); chain-link fence atop concrete retaining wall (alteration); secondary building with separate address not visible from street located in southwest corner of property.

Parcel No. 5053020017

P3b. Resource Attributes:  
(List attributes and codes)  HP 3. Multiple family property

P4. Resources Present:  
☑ Building
☐ Structure
☐ Object
☐ Site
☐ District
☐ Element of District
☐ Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric
☑ Historic
☐ Both

1905, Los Angeles County Assessor

P7. Owner Address:

WEAVER, AMALIA DECD EST OF
10221 SLATER AVE
FOUNTAIN VALLEY CA, CA 92708

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
4/10/2009

P10. Survey Type:  
(Describe)

Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  
☐ NONE
☐ Continuation Sheet
☑ District Record
☐ Linear Feature Record
☐ Rock Art Record
☐ Location Map
☒ Building, Structure, and Object Record
☐ Milling Station Record
☐ Artifact Record
☐ Sketch Map
☐ Archaeological Record
☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/10/2009

(This space reserved for official comments.)
Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

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Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:
Not for Publication
Unrestricted

P2. Location:

a. County

b. USGS 7.5' Quad

b. USGS 7.5' Quad

c. Address:
2630 DALTON AVE
City
LOS ANGELES
Zip
90018

d. UTM: (Give more than one for large and/or linear resources)
Zone
mE/mN

P3 Description:
Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with columns above a wood porch-wall; horizontal bands between floors; gable with fixed single-light window flanked by attic vents and detailing; wide eave overhang with exposed rafters; first-story fixed single light window with transom; second story double-hung single-light windows with projecting sill and decorative bracket; wood panel door with single-light.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:
PARKER A ROBINSON FAMILY PTN
1357 ELYSIAN PARK DR
LOS ANGELES CA, CA 90026

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:
3/11/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
# BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #**  2630 DALTON AVE  

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td>Residential</td>
<td>Queen Anne</td>
<td>1908: Interior improvements, owner Howard, for $250</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1911: Garage, owner P.A. Howard, contractor S.M. Morehouse for $150</td>
</tr>
</tbody>
</table>

**B7. Moved?**  ☑ No  ☐ Yes  ☐ Unknown  

<table>
<thead>
<tr>
<th>B8. Related Features:</th>
</tr>
</thead>
<tbody>
<tr>
<td>B9a. Architect: Unknown</td>
</tr>
<tr>
<td>B9b. Builder: Unknown</td>
</tr>
</tbody>
</table>

**B10. Significance:**  
**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:** 7099.56079975  
**Period of Significance:** 1878-1948  
**Property Type:** SINGLE  
**Applicable Criteria:** A, C  

(Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs)  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B11. Additional Resource Attributes:**  

**B12. References:**  
LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:**  Amanda Kainer  
**PCR Services**  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401  
**Date of Evaluation:**  3/11/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindleswork, and tall, narrow windows.
Resource Name or #: (Assigned by recorder) 2637 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles County

P2. Location:
- Address: 2637 DALTON AVE
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

P3 Description:
Two story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable projection, exposed rafter tails and composite shingle cladding; shed porch roof; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; masonry and concrete steps leading to central partial-width entry porch; two square columns supporting porch roof; wood frame balcony atop porch roof (alteration); wood entry door within porch; fixed wood windows; double-hung wood sash windows; knee braces supporting front gable roof; cutaway bay underneath front gable projection; exposed false beams support second floor extension above bay; metal screens on windows (alteration); wood picket fence atop stone masonry retaining wall and chain-link fence (alteration); metal gate entry within fence (alteration).

P3b. Resource Attributes:
- Building
- Site

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Views, date, accession #
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- 1905, Los Angeles County Assessor

P7. Owner Address:
CHARLEY, ROSITA C
2637 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laure Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/13/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations)  
No original building permit.

B7. Moved?  ☐ No  ☐ Yes  ☒ Unknown  
B8. Related Features:  
B9a. Architect:  
B9b. Builder:  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)  
HP 2. Single family property

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 4/13/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Most built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer ____________________________ Date _______________

Resource Name or #: (Assigned by recorder) 2647 DALTON AVE

P1. Other Identifier:

a. County   Los Angeles

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

P2b. Address: 2647 DALTON AVE

P2c. USGS 7.5' Quad Date (e.g. Parcel #, directions to resource, etc.)

P2d. UTM: (Give more than one for large and/or linear resources)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two story; rectangular plan; Transitional Craftsman residential building; hipped roof with overhanging eaves, exposed notched rafter tails and composite shingle cladding; front gable dormer with flared eaves; interior brick chimney; concrete foundation; wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; five wooden windows with transoms; double-hung wood windows; aluminum sliding window in dormer (alteration); wooden vents beneath dormer gable; wood corbel ornamentation underneath flared second story overhang; metal screens and security bars on windows and entry door (alteration); chain-link fence atop concrete retaining wall (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded: 4/20/2009

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #**  
2647 DALTON AVE  

**NRHP Status Code:** 5D3  

**B1. Historic Name:**  
**B2. Common Name:**  
**B3. Original Use:** Residential  
**B4. Present Use:** Residential  
**B5. Architectural Style:** Transitional Craftsman  
**B6. Construction History:**  
No original building permit.  
7/12/1923: Alteration permit to take out sink, replace....hall entrance, glass porch enclosure. Owner: Hendry Staff. Contractor: same.  
7/12/1923: Building permit to construct garage.  

**B7. Moved?** No  
**B8. Related Features:**  

**B9a. Architect:**  
**B9b. Builder:**  

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area** 7485.20894938  
**Period of Significance:** 1878-1948  
**Property Type** Residential  
**Applicable Criteria** A, C  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
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**B11. Additional Resource Attributes:**  
List attributes and codes  
HP 3. Multiple family property  

**B12. References:**  
LA City Permits, Los Angeles Times, Sanborn Maps  

**B13. Remarks:**  

**B14. Evaluator:** Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  

**Date of Evaluation:** 4/20/2009  

(This space reserved for official comments.)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) 2656 DALTON AVE

P1. Other Identifier:
- ☐ Not for Publication
- ☐ Unrestricted

P2. Location:
- ☐ County

P2b. Address:
- City LOS ANGELES
- Zip 90018

P2d. UTM: (Give more than one for large and/or linear resources)

P2e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description:
Two-story; rectangular plan; Craftsman multi-family duplex residence; front gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; decorative fascia board; wide eaves with exposed rafters and decorative brackets; gable vents; partial width recessed side porches with stylized Craftsman columns; casement windows; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:
- ✅ Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:
- ☐ Prehistoric
- ✔ Historic
- ☐ Both
- 1911

P7. Owner Address:
CAMACHO, OCTAVIO AND TAWNY
2656 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
- Name, affiliation, and address
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401


P10. Survey Type:
- (Describe)
Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2656 DALTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1906: Automobile House, owner Thomas Foulkes, architect Foulkes (son of above), contractor J.B. Bouchey, for $200
1911: 14-room Residence, owner W.F. Frauccs, contractor S.P. Sliphus, for $4,711

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7100.38334989 Period of Significance: 1878-1948 Property Type FOUR UNITS Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 6/24/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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<td>NRHP Status Code</td>
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<td>5D3</td>
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</tbody>
</table>

| Resource Name or #: (Assigned by recorder) | 2900 DALTON AVE |

P1. Other Identifier:
- Not for Publication
- Unrestricted
- County

P2. Location:
- Address: 2900 DALTON AVE
- City: LOS ANGELES
- Zip: 90018

P3 Description:
Two-story; rectangular plan; Transitional Craftsman multi-family residence; front gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed entrance below pediment roof and round columns; gable with vent, wide eaves with exposed rafters and decorative brackets; window with multi-light transom above fixed single-light and flanked by double-hung windows; multi-light over single-light double hung windows.

P3b. Resource Attributes:
- Building
- Site
- District
- Other (Isolates, etc.)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:
Prehistoric
Historic

P7. Owner Address:
GOMEZ, MANUEL L ET AL
2945 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:
7/2/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other: (List)
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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LA City Permits, Los Angeles Times, Sanborn Maps
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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:  
- Not for Publication
- Unrestricted
- Address: 2907 DALTON AVE
- County: Los Angeles
- USGS 7.5' Quad: DALTON AVE
- City: LOS ANGELES
- Zip: 90018
- UTM: (Give more than one for large and/or linear resources)
- Zone: mE/mN
- Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

P3 Description:  
One and one-half story; rectangular plan; Craftsman residential building; front gable roof with overhanging boxed eaves and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; smooth plaster under front gable (alteration); interior brick chimney; painted concrete steps leading to partial-width entry porch: two round columns supporting porch roof; wood entry door within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; aluminum sliding windows; decorative wood brackets supporting roof overhangs; beaded wood trim under half-story window; wood corbels; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration).

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:  
East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric
- Historic
- Both

P7. Owner Address:  
DEUTSCHE BANK NATL TRUST CO
0 PO BOX 11000
SANTA ANA CA, CA 92711

P8. Recorded by:  
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
4/21/2009

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2907 DALTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
   3/26/1940: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown   Date:   Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7200.75450038
     Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
   Date of Evaluation: 4/21/2009

   (This space reserved for official comments.)
Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display standardized industrial production. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts. William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than hidden behind unnecessary decoration.

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### PRIMARY RECORD

**Trinomial:**

**Primary #:**

**HRI #:**

**NRHP Status Code:** 5D3

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**Resource Name or #:** 2912 DALTON AVE

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**P1. Other Identifier:**

- Not for Publication
- Unrestricted

**a. County:** LOS ANGELES

**b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ;** 2912 DALTON AVE City LOS ANGELES Zip 90018

**c. Address:** 2912 DALTON AVE

**d. UTM:**<br>Zone B.M. (Give more than one for large and/or linear resources)

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate):**

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

**Parcel No.:** 5053025003

---

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman single-family residence; hip on gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with boxed columns above a wood porch-wall; porch gable, horizontal wood band accentuated by dentils and wide eaves supported by decorative brackets; single light window with transom flanked by single-light windows; wood panel door flanked by single-light windows.

---

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

---

**P5b Description of Photo:**

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

---

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1905

---

**P7. Owner Address:**

GOMEZ, LEONEL AND SANDRA
2912 DALTON AVE
LOS ANGELES CA, CA 90018

---

**P8. Recorded by:**

- Name, affiliation, and address
  
  Amanda Kainer
  
  PCR Services
  
  233 Wilshire Boulevard, Suite 130
  
  Santa Monica, CA 90401

---

**P9. Date Recorded:** 3/11/2009

---

**P10. Survey Type:** (Describe)

Intensive Level Survey

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**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

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**Attachments:**

- NONE
- Location Map
- Sketch Map
- Building, Structure, and Object Record
- Archaeological Record
- Continuation Sheet
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

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DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History: 
1905: 7-Room Residence, owner/contractor J.J. Fastler, for $1,800

B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:

B9a. Architect: Unknown 
B9b. Builder: J.J. Fastler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.27565014
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/11/2009

(This space reserved for official comments.)
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### PRIMARY RECORD

**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**Primary #**

**HRI #**

**Trinomial**

**NRHP Status Code** 5D3

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<tr>
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</tbody>
</table>

**Resource Name or #:** (Assigned by recorder) 2926 DALTON AVE

**P1. Other Identifier:**

- **P2. Location:**
  - a. County
  - b. Address: 2926 DALTON AVE
  - c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
  - d. UTM: Zone mE/mN
  - e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

**Parcel No.:** 5053025006

**Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.**

**P3 Description:**

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; wood clapboard and scalloped shingle siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with boxed columns above a rusticated stone porch-wall; horizontal band with dentils above porch; wide eaves supported by decorative brackets; central multi-light gable window with craftsman-style window surround; gable dormer; smooth stucco wall and modern window adjacent to porch (alteration); single light window with transom above; wood panel door with multi-light window flanked by single-light windows.

**P3b. Resource Attributes:**

(List attributes and codes)

**P4. Resources Present:**

- ✔Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1907

**P7. Owner Address:**

EVERHEART, VERETTA J

0 P O BOX 36224

LOS ANGELES CA, CA 90036

**P8. Recorded by:**

(Name, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:**

3/11/2009

**P10. Survey Type:**

(Describe)

Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- ✔NONE
- Location Map
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1907: 7-Room Dwelling, owner C Cummingham, architect/contractor Chas F Patterson and Co, for $2,500
1909: Barn, owner Mary T Parshall, contractor W.R. Gregler, for $150

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Chas F Patterson and Co
B9b. Builder: Chas F Patterson and Co

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.28749961
(Period of Significance: 1878-1948 Property Type DOUBLE, DUPLEX, OR TWO Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.
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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/11/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height.
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable porch roof extension; overhanging eaves, knee braces, exposed rounded rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; angled bays on east elevation; fixed wood windows patterned transoms; double-hung wood sash windows; wood slat vent under porch roof gable; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration).

P5b Description of Photo: (View, date, accession #)
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both
1904, Los Angeles County Assessor

P7. Owner Address:
MARTINEZ, CESAR A
2927 DALTON AVE
LOS ANGELES CA, 90018

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record
Location Map Building, Structure, and Object Record Rock Art Record
Sketch Map Archaeological Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
## BUILDING, STRUCTURE, AND OBJECT RECORD

### NRHP Status Code: 5D3

**Resource Name or #**  (Assigned by recorder)  2927 DALTON AVE

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<td>B2. Common Name:</td>
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<th>B10. Significance: Theme:</th>
<th>Railroad and Horsecar Suburbs; Streetcar Suburbs</th>
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<th>B12. References:</th>
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LA City Permits, Los Angeles Times, Sanborn Maps

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<tr>
<th>B14. Evaluator:</th>
<th>Laura Vanaskie  reservation Associates</th>
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</thead>
</table>

<table>
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<tr>
<th>Date of Evaluation:</th>
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Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Resource Name or #: (Assigned by recorder) 2937 DALTON AVE

P1. Other Identifier:
- Not for Publication  Unrestricted
- Los Angeles County

P2. Location:
- Address: 2937 DALTON AVE
- City LOS ANGELES
- Zip 90018
- Parcel No. 5053022026

P3 Description:
One story; rectangular plan; Transitional Craftsman residential building; hipped roof with overhanging eaves, exposed notched rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; two interior brick chimneys, one painted; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; angled bay on north elevation; wood entry door with diamond pane side lights within porch; fixed wood windows with diamond pane transoms; double-hung wood sash windows; vinyl wood windows (alteration); decorative wood brackets supporting roof overhangs; security bars on windows and entry door (alteration); metal screens on windows (alteration); garage building at southwest corner of property.

P3b. Resource Attributes:
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1906, Los Angeles County Assessor

P7. Owner Address:
RIGSBY, RAY L
2937 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/21/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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P1. Other Identifier: 
Not for Publication  Unrestricted

P2. Location: 
County  Los Angeles

b. Address:  2953  DALTON AVE
City  LOS ANGELES
Zip  90018

P3 Description: 
One-and-one-half story; rectangular plan; No particular style with Craftsman features; residential building; side gable roof with large shed roof dormer, overhanging boxed eaves, knee braces and composite shingle cladding; concrete foundation; wood clapboard siding and brick on exterior walls; exterior partially painted brick chimney; painted concrete steps leading to full-width entry porch; two square brick columns sitting atop a brick wall support the porch roof; metal handrail in center of porch steps (alteration); wood entry door within porch; arched vents in porch walls; aluminum sliding windows; double-hung aluminum windows; decorative wood brackets supporting roof overhangs; security bars on windows (alteration); metal screens on windows (alteration); shed roof carport made of brick and wood attached to north elevation; garage building at northwest corner of property.

P3b. Resource Attributes:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P4. Resources Present:  Building

P5b Description of Photo: 
East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources: 
Prehistoric  Historic  Both
1912, Los Angeles County Assessor

P7. Owner Address: 
APPLETON,OAKEREADER
2953  DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by: 
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe) 
Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as The Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
2956 DALTON AVE
Los Angeles, CA 90018

P3 Description: One-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width enclosed recessed porch (alteration); porch gable with vent, horizontal wood band with dentils and wide eaves supported by decorative brackets; wide overhang with exposed rafters; four casement windows with awning (alteration); double-hung single-light windows; wood paneled door flanked by single-light windows (alteration).

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P7. Owner Address:
GRIFFITH, JOSEPH B
0 P O BOX 307
LLANO CA, CA 93544


P11. Report Citation: Intensive Level Survey
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalog producers by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

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**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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<tbody>
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</tbody>
</table>

**Primary #**

**HRI #**

**Trinomial**

**NRHP Status Code** 5D3

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**P1. Other Identifier:**

- **Resource Name or #:** (Assigned by recorder) 2957 DALTON AVE

**P2. Location:**

- **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

<table>
<thead>
<tr>
<th>b. USGS 7.5' Quad Date</th>
<th>T</th>
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<th>1/4 of</th>
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<th>B.M.</th>
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</thead>
<tbody>
<tr>
<td>2957 DALTON AVE</td>
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</tr>
</tbody>
</table>

| c. Address: 2957 DALTON AVE |
| City LOS ANGELES Zip 90018 |

- **d. UTM:** (Give more than one for large and/or linear resources)
  - Zone: ___ mE/mN
  - East and south elevations, Lkg NW, 3/3/09
  - Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

**P3 Description:**

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with hipped roof dormer, flared overhanging eaves, exposed notched rafter tails, and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; painted concrete steps leading to partial-width entry porch: two square columns supporting porch roof; angled bay on east façade; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; wood slat vent on dormer; security bars on windows (alteration); metal screens on windows and entry door (alteration); chain-link fence (alteration); garage building at southwest corner of property.

**P3b. Resource Attributes:** (List attributes and codes)

**HP 2. Single family property**

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

- **P5b Description of Photo:**
  - View, date, accession #
  - East and south elevations, Lkg NW, 3/3/09

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

- 1906, Los Angeles County Assessor

**P7. Owner Address:**

Layne, Joyce J and 2957 DALTON AVE LOS ANGELES CA 90018

**P8. Recorded by:**

- Name, affiliation, and address
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:** 4/21/2009

**P10. Survey Type:**

(Describe)

- Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Hipped roof cottage  
B6. Construction History: 
No original building permit.  
7/19/1913: Building permit to construct garage. Owner: E.J. Gehman  Builder: same.  
B7. Moved?  Yes  Unknown  
B8. Related Features: 
B9a. Architect:  
B9b. Builder:  
B10. Significance: 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
 Period of Significance: 1878-1948  
 Property Type: Residential  
 Applicable Criteria A, C  
( Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. )  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
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B11. Additional Resource Attributes: 
HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  
B13. Remarks:  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 4/21/2009  
(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole. 

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
3022 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- County
- Address: 3022 DALTON AVE
- UTM: (Give more than one for large and/or linear resources)
- Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description:
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; gable end with decorative fascia board and brackets; gable vent; wide overhang with exposed rafters; metal bar security windows (alteration).

P3b. Resource Attributes:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other

P5b Description of Photo:
West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1905

P7. Owner Address:
SEWELL, LUCI F TR
3022 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:
7/2/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Intensive Level Survey
BUILDING, STRUCTURE, AND OBJECT RECORD

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder): 3022 DALTON AVE

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: (Construction date, alterations, and date of alterations)
1905: Residence, owner O.R. Hazeldine, contractor F.E. Butler, for $1,690

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: F.E. Butler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: SINGLE
Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

Date of Evaluation: 7/2/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3023 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles

P2. Location:
- Address: 3023 DALTON AVE
- Los Angeles

P3. Description:
One story; rectangular plan; Craftsman residential building; hipped roof with front-gable dormer, lower cross gables on east and north elevations, overhanging eaves, exposed rafter tails, decorative knee braces, and composite shingle cladding; concrete foundation; wood clapboard siding atop masonry base on exterior walls; two brick chimneys, one interior, one exterior; concrete steps leading to partial-width entry porch; porch has been enclosed (alteration); wood entry door within enclosed porch (alteration); fixed wood windows with and without transoms; multi-light double-hung wood windows; double-hung vinyl windows (alteration); aluminum sliding windows (alteration); metal screens on windows (alteration); wood and metal screen on entry door (alteration); two-story garage/guest house building at southwest corner of property.

P4. Resources Present: Building

P5b. Description of Photo:
East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:
- 1910, Los Angeles County Assessor

P7. Owner Address:
HERNANDEZ, JOSEPH AND ROSE
3023 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/21/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
B1. Historic Name: 3023 DALTON AVE

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

7/1/1912: Building permit to construct garage.

B7. Moved? No

B8. Related Features:

B9a. Architect: Reservation Associates

B9b. Builder: 1611 S. Pacific Coast Highway, Ste. 104

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie

Date of Evaluation: 4/21/2009
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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Resource Name or #: (Assigned by recorder) 3102 DALTON AVE

P1. Other Identifier:

P2. Location:  
   - a. County
   - b. Address: 3102 DALTON AVE, LOS ANGELES, CA 90018
   - c. Address: 3102 DALTON AVE, LOS ANGELES, CA 90018
   - d. UTM: (Give more than one for large and/or linear resources) Zone
   - e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; front gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width gable porch with square masonry columns above a stone porch wall; porch gable half-timbered; decorative brackets under eaves; wide fascia board; metal bar security windows and door (alteration).

P5b Description of Photo: (View, date, accession #)
West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both

1910

P7. Owner Address:
PERERA, LUIS C
3102 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90405

P9. Date Recorded: 7/2/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 3102 DALTON AVE
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman

B7. Moved? No
B8. Related Features:
B9a. Architect: J.A. Casr
B9b. Builder: H.A. Peck
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: SINGLE
Applicable Criteria: A, C

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The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B12. References:
B13. Remarks:
B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90405
Date of Evaluation: 7/2/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book homes reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  3107 DALTON AVE

P1. Other Identifier:

P2. Location:

a. County  Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ;  B.M.

P3. Description:

One and one-half story; rectangular plan; Transitional Craftsman residential building; front gable roof with overhanging eaves, exposed notched rafter tails, decorative knee braces and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; brick steps leading to partial-width recessed entry porch; metal handrail in center of porch steps (alteration); two round columns supporting porch front gable roof; wood entry door within porch; fixed wood windows with and without transoms; stained glass on transoms; double-hung wood windows with and without diamond panes; angled bay on south elevation; metal screen on entry door (alteration); metal fence atop low brick wall (alteration); shed building at northwest corner of property.

P3b. Resource Attributes:  (List attributes and codes)  HP 2. Single family property

P4. Resources Present:  ✅Building  ✅Structure  ✅Object  ✅Site  ✅District  ✅Element of District  ✅Other (Isolates, etc.)

P5b Description of Photo:

(Please describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

Prehistoric  ✅Historic  ❌Both

1905, Los Angeles County Assessor

P7. Owner Address:

MICHAEL, CLINTON O AND ATHELI
3107 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Look up, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:  ❌NONE  ✅Location Map  ✅Building, Structure, and Object Record  ✅Archaeological Record  ✅District Record  ❌Rock Art Record  ❌Location Map  ❌Building, Structure, and Object Record  ❌Archaeological Record  ✅District Record  ❌Rock Art Record  ❌Photograph Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #  (Assigned by recorder)  3107 DALTON AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use:  Residential  B4. Present Use:  Residential  
B5. Architectural Style:  Transitional Craftsman  
B6. Construction History:  
9/6/1932: Building permit to construct garage.  

B7. Moved?  Yes  Unknown  No  Date:  
Original Location:  
B8. Related Features:  
B10. Significance:  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  7223.77835008  
Period of Significance:  1878-1948  
Property Type  Residential  Applicable Criteria  A, C  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
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B11. Additional Resource Attributes:  (List attributes and codes)  HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator:  Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation:  4/21/2009  

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier: 

P2. Location: 
   a. County: Los Angeles
   b. Address: 2641 S DALTON Avenue

P3 Description: 
Two story; L-shaped plan with cylindrical partial height bay on center of east elevation; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard siding and wood shingles on exterior walls; concrete steps leading to partial-width entry porch; one square column at northeast corner supporting porch roof; wood entry door with single glazed panel within porch; fixed wood window with transoms; double hung wood sash windows; double hung wood sash windows with diamond panes; decorative wood brackets supporting front gable roof; decorative wood statuette within gothic arch wood frame atop carved wood pedestal beneath front gable roof; metal screens on windows (alteration); chain-link fence and concrete retaining wall (alteration); addition to rear elevation (alteration).
**Resource Name or #** (Assigned by recorder) 2641 DALTON Avenue

### B1. Historic Name:

### B2. Common Name:

### B3. Original Use: Residential

### B4. Present Use: Residential

### B5. Architectural Style: Transitional Craftsman

### B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit.

### B7. Moved?

- [ ] No
- [x] Yes
- [ ] Unknown

### B8. Related Features:

- **B9a. Architect:**
- **B9b. Builder:**

### B10. Significance:

- **Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs
- **Period of Significance:** 1878-1948
- **Property Type:** Residential
- **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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### B11. Additional Resource Attributes:

- **HP 2. Single family property**

### B12. References:

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### B13. Remarks:

### B14. Evaluator:

Laura Vanaskie

Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

**Date of Evaluation:** 4/13/2009

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P1. Other Identifier:  
2646 DALTON Avenue

P2. Location:  
a. County

b. Address:  
2646 S DALTON Avenue

P3. Description:  
Two-story; rectangular plan; Transitional Craftsman single-family residence; front gable roof; first floor wood clapboard siding and second floor scalloped wood shingles; wood-frame roof; wood stud-wall structure; recessed full-width front porch with columns above a balustrade and wood porch-wall; wide flared eave overhang and decorative verge boards with decorative brackets; second story bay window; metal bar security windows (alteration); double-hung single-light and fixed-light windows; wood panel door with single-light diamond shaped window.

P3b. Resource Attributes:  
- Building
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b. Description of Photo:  
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:  
1906

P7. Owner Address:  
2621 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:  
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:  
3/11/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

 Attachments:  
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2646 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1906: 8-Room Residence, owner/contractor/architect O.G. Rombotis, for $2,500

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features:
B9a. Architect: O.G. Rombotis
B9b. Builder: O.G. Rombotis

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
PCR Services
Date of Evaluation: 3/11/2009

(Date this space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
2703 DALTON Avenue

Los Angeles

P3 Description: Two story; rectangular plan; Transitional Craftsman residential building; side gable roof with front gable projection, overhanging eaves, exposed rafter tails and composite shingle cladding; hipped porch roof; balcony above porch (alteration); interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; stucco on bottom of front-facing gable (alteration); painted concrete steps leading to full-width entry porch; ten square columns supporting porch's hipped roof; wood entry door within porch; two vinyl doors within balcony (alteration); fixed wood windows with and without transoms; double hung wood sash windows; multi-light wood window under front-facing roof gable; decorative wood brackets supporting roof overhangs; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence atop low brick wall (alteration); garage building at southwest corner of property.
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/20/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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<table>
<thead>
<tr>
<th>Resource Name or #: (Assigned by recorder)</th>
<th>2707 DALTON Avenue</th>
</tr>
</thead>
</table>

P1. Other Identifier:
- Not for Publication ☐ | Unrestricted ☑ | County Los Angeles |

P2. Location:
- Address: 2707 S DALTON Avenue  
- City LOS ANGELES  
- Zip

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular plan; Transitional Craftsman residential building; front gable roof with overhanging eaves, exposed notched rafter tails and composite cladding (alteration); concrete foundation; stuccoed exterior walls (alteration); two exterior brick chimneys; painted concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door within porch; fixed wood windows with and without transoms; double hung wood sash windows; diamond-light wood windows; decorative wood brackets supporting roof overhangs; exposed wood truss under front gable; security bars on windows (alteration); metal screens on windows and entry door (alteration); wood fence with entry trellis (alteration); garage/guest house building on western edge of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building ☑  
- Structure ☑  
- Object ☑  
- Site ☑  
- District ☑  
- Element of District ☑  
- Other (Isolates, etc.) ☑

P5b Description of Photo:
- (View, date, accession #)
  - East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric ☐  
- Historic ☑  
- Both ☐  
- 1905, Los Angeles County Assessor

P7. Owner Address:
- 2707 DALTON AVE  
- LOS ANGELES CA 90018

P8. Recorded by:
- (Name, affiliation, and address)
  - Laura Vanaskie  
  - Galvin Preservation Associates  
  - 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277

P9. Date Recorded: 4/20/2009

P10. Survey Type: (Describe)
- Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")

Attachments: NONE ☐  
- Location Map ☑  
- Building, Structure, and Object Record ☑  
- Archaeological Record ☑  
- District Record ☑  
- Rock Art Record ☐  
- Linear Feature Record ☐  
- Milling Station Record ☐  
- Artifact Record ☐  
- Photograph Record ☐
Resource Name or # (Assigned by recorder) 2707 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
03/31/1908: building permit to enlarge automobile shed.
03/10/1949: building permit for garage and laundry room.
02/10/2004: building permit to change out 10 (E) windows and 3 (E) doors.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskiereservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/20/2009

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #

NRHP Status Code 5D3

P1. Other Identifier:
- Resource Name or #: (Assigned by recorder)
- 2723 DALTON Avenue
- County: Los Angeles

P2. Location:
- USGS 7.5' Quad: DALTON Avenue
- Address: 2723 S DALTON Avenue
- City: LOS ANGELES
- Zip: 90018
- B.M.

P3. Description:
Two story; rectangular plan; American Foursquare with Eclectic features residential building; hipped roof with flared, overhanging, boxed eaves and composite shingle cladding; pedimented dormer; bay roof overhang; pediment porch roof; eyebrow vent in center of east-facing roof slope; concrete foundation; wood clapboard siding on exterior walls; faux stone steps leading to partial-width entry porch; three square ionic columns supporting front gable porch roof; two entry doors within porch (alteration); fixed and double hung wood sash windows; fixed wood window with transom; angled bay under pedimented dormer; bay roof overhang supported by decorative brackets; decorative woodwork on dormer and porch pediments; corbels supporting roof overhangs; addition on rear elevation (alteration); security bars on first floor doors and windows (alteration); metal screens on windows (alteration); concrete block and brick wall (alteration).

P3b. Resource Attributes:
- List attributes and codes
  - HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b. Description of Photo:
- (View, date, accession #)
  - East and snorth elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:
- 1906, Los Angeles County Assessor

P7. Owner Address:
- 2723 DALTON AVE
- LOS ANGELES CA 90018

P8. Recorded by:
- Laura Vanaskie
  - Galvin Preservation Associates
  - 1611 S. Pacific Coast Highway, Ste.
  - Redondo Beach, CA 90277

P9. Date Recorded:
- 4/14/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder)  2723 DALTON Avenue

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
03-06-1917: Building permit to enlarge screen porch on 1st floor, enlarge sleeping porch on 2nd floor and build closet over 1st floor porch.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date: 
B8. Related Features: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References: 
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B13. Remarks: 

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/14/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

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American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
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<th>Other Listings</th>
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**Resource Name or #:** (Assigned by recorder) 2727 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:**

- a. County: Los Angeles
- b. Address: 2727 S DALTON Avenue

**P3 Description:**

Two story; rectangular plan; Dutch Colonial Revival residential building; cross-gambrel roof with overhanging boxed eaves and composite shingle cladding; concrete foundation; wood clapboard, wood shingle and aluminum siding on exterior walls; interior metal chimney; painted concrete steps leading to partial-width entry porch; two square columns supporting porch’s flat roof; vinyl entry door within porch (alteration); fixed wood windows with and without transoms; awning wood windows; aluminum sliding windows in wood frames (alteration); vinyl shutters (alteration); wood slat vent under front-facing gambrel; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration); garage building at northwest corner of property; swimming pool at southwest corner of property.

**P3b. Resource Attributes:** (List attributes and codes)

- HP 2. Single family property

**P4. Resources Present:**

- Building: 
- Structure: 
- Object: 
- Site: 
- District: 
- Element of District: 
- Other (Isolates, etc.): 

**P5b Description of Photo:**

East and north elevations, Lkg SW, 3/3/09

**P6. Date Constructed/Age and Sources:**

- Prehistoric: 
- Historic: 
- Both: 

1903, Los Angeles County Assessor

**P7. Owner Address:**

2727 DALTON AVE
LOS ANGELES CA 90018

**P8. Recorded by:**

- Name, affiliation, and address
  - Laura Vanaskie
  - Galvin Preservation Associates
  - 1611 S. Pacific Coast Highway, Ste.
  - Redondo Beach, CA 90277

**P9. Date Recorded:**

4/20/2009

**P10. Survey Type:**

- (Describe)
  - Intensive Level Survey

**P11. Report Citation:**

- (Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #** (Assigned by recorder) 2727 DALTON Avenue

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<td>7-27-2007: Building permits for addition to extend family room and new carport.</td>
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<th>B11. Additional Resource Attributes: (List attributes and codes)</th>
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<td>Railroad and Horsecar Suburbs; Streetcar Suburbs</td>
<td>HP 2. Single family property</td>
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<td>Period of Significance: 1878-1948</td>
<td>Property Type Residential</td>
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<td>Applicable Criteria A, C</td>
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Area

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

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<td>Laura Vanaskie</td>
<td>4/20/2009</td>
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<tr>
<td>Conservation Associates</td>
<td></td>
</tr>
<tr>
<td>1611 S. Pacific Coast Highway, Ste. 104</td>
<td></td>
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<tr>
<td>Redondo Beach, CA 90277</td>
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(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2801 DALTON Avenue

P1. Other Identifier:

P2. Location: □ Not for Publication ☑ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

2801 DALTON Avenue City LOS ANGELES Zip

c. UTM: Zone mE/ mN

d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021029

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; rectangular plan; American Foursquare residential building with Eclectic features; hipped roof with flared, boxed, overhanging eaves and composite shingle cladding; pedimented dormer; flat porch roof; concrete foundation; wood clapboard siding on exterior walls; vinyl siding on some exterior walls (alteration); concrete steps leading to partial-width entry porch; two entry doors within porch (alteration); fixed wood windows with transoms; double hung wood sash windows; double hung wood sash ribbon windows; wood casement windows; four-over-three light wood window with side vents on dormer; wood spindle work on dormer; second-story addition on northwest corner (alteration); metal screens on windows (alteration); garage building located at northwest corner of property.

P3b Resource Attributes: (List attributes and codes) HP 3. Multiple family property

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

View, date, accession #

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1905, Los Angeles County Assessor

P7. Owner Address:

2801 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/14/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

□ NONE □ Continuation Sheet ☑ District Record □ Rock Art Record

□ Location Map □ Building, Structure, and Object Record □ Linear Feature Record □ Artifact Record

□ Sketch Map □ Archaeological Record □ Milling Station Record □ Photograph Record

□ Other: (List)
B1. Historic Name: 2801 DALTON Avenue
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: American 4-Square
10-16-1913: Building permit for garage construction.
6-6-1922: Building permit for garage construction.
B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:
B8. Related Features:
B9a. Architect:
B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes)  HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation:  4/14/2009

(This space reserved for official comments.)
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American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
Primary #
NRHP Status Code
5D3

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Resource Name or #: (Assigned by recorder) 2806 DALTON Avenue

P2. Location:  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
a. County
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec B.M.
c. Address: 2806 S DALTON Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Queen Anne single-family residence; front gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; gable half-timbered with fixed light windows; recessed full-width front porch with central gable and square columns above a masonry balustrade; wide eaves with decorative verge boards and brackets; double-hung multi-light vinyl windows (alteration), fixed-light window with transom above; flat panel door (alteration).

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Resource Name or #  (Assigned by recorder)  2806 DALTON Avenue

B1. Historic Name: 
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Queen Anne
B6. Construction History:  (Construction date, alterations, and date of alterations)
1909: 9-Room Residence, owner/contractor Hubbard and Gardner, for $3,000
1912: Garage, owner L.E. Myers, for $50

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date: 
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA  90401
   Date of Evaluation:  6/1/2004

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD  

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<th>(Assigned by recorder)</th>
<th>2807 DALTON Avenue</th>
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P1. Other Identifier:  

- **Not for Publication**  
- **Unrestricted**  
- **Assign by recorder**  

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and (P2b and P2c or P2d. Attach a Location Map as necessary.)  

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<td>(Describe)</td>
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<tr>
<td>(Give more than one for large and/or linear resources)</td>
<td>(Describe)</td>
</tr>
</tbody>
</table>

| e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) | (Describe) |  

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.  

Parcel No. 5053021030  

P3 Description:  

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  

One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with front gable dormer, flared overhanging eaves, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; exterior brick chimney; exterior wood staircase to half-story on south elevation (alteration); concrete steps leading to partial-width entry porch; three square stone masonry columns supporting porch's roof; wood entry door with three vertical lights within porch; fixed wood windows with and without transoms; double hung wood sash windows; casement wood windows; decorative wood brackets supporting roof overhangs; metal screens on windows (alteration); chain-link fence (alteration); small garage building at south central portion of property.  

P3b. Resource Attributes:  

(List attributes and codes)  

<table>
<thead>
<tr>
<th>HP 2. Single family property</th>
</tr>
</thead>
</table>

P4. Resources Present:  

- **Building**  
- **Structure**  
- **Object**  
- **Site**  
- **District**  
- **Element of District**  
- **Other (Isolates, etc.)**  

P5b Description of Photo:  

(View, date, accession #)  

East and south elevations, Lkg NW, 3/3/09  

P6. Date Constructed/Age and Sources:  

Prehistoric  

Historic  

Both  

1907, Los Angeles County Assessor  

P7. Owner Address:  

2807 DALTON AVE  

LOS ANGELES CA 90018  

P8. Recorded by:  

(Name, affiliation, and address)  

Laura Vanaskie  

Galvin Preservation Associates  

1611 S. Pacific Coast Highway, Ste.  

Redondo Beach, CA 90277  

P9. Date Recorded:  

4/20/2009  

P10. Survey Type:  

(Describe)  

Intensive Level Survey  

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")  

Attachments:  

- **NONE**  
- **Location Map**  
- **Building, Structure, and Object Record**  
- **Archaeological Record**  
- **District Record**  
- **Continuation Sheet**  
- **Rock Art Record**  
- **Milling Station Record**  
- **Photograph Record**  
- **Sketch Map**  
- **Linear Feature Record**  
- **Artifact Record**  
- **Other: (List)**
Resource Name or # (Assigned by recorder): 2807 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? [X] No  [ ] Yes  [ ] Unknown  Date: 

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/20/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
**PRIMARY RECORD**

**Resource Name or #:** (Assigned by recorder) 2813 DALTON Avenue

**County:** Los Angeles

**Address:**

2813 S DALTON Avenue

**City:** LOS ANGELES

**County:** Los Angeles

**Resource Name or #:** 2813 DALTON Avenue

**Resource Remarks:**

Located on the west side of Dalton Avenue between 27th Street and 29th Street.

**P3 Description:**

One and one-half stories; rectangular plan; Transitional Craftsman residential building; side gable roof with two front gable dormers, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; exterior brick chimney; faux stone masonry steps leading to full-width entry porch; two square brick columns supporting partial porch roof; wood pergola over north half of porch; wood entry door within porch; casement wood ribbon windows; double hung wood sash windows; aluminum sliding windows (alteration); two guardian lion statues on brick pedestals at porch base; decorative wood brackets supporting roof overhangs; partial wood truss detail under dormer gables; wood slat vents under dormer gables; metal screens on entry door and windows (alteration); chain-link fence (alteration).

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**

East and north elevations, Lkg SW, 3/3/09

**P6. Date Constructed/Age and Sources:**

1907, Los Angeles County Assessor

**P7. Owner Address:**

2813 DALTON AVE

LOS ANGELES CA 90018

**P8. Recorded by:**

Laura Vanaske

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

**P9. Date Recorded:**

4/20/2009

**P10. Survey Type:**

Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Continuation Sheet
- District Record
- Photograph Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Rock Art Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Artifact Record
- Other: (List)
Resource Name or # (Assigned by recorder) 2813 DALTON Avenue

B1. Historic Name: [Blank]
B2. Common Name: [Blank]
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved?  Yes  No  Unknown  Date: Original Location: [Blank]
B8. Related Features: [Blank]
B9a. Architect: [Blank]
B9b. Builder: [Blank]
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948 Property Type: Residential Applicable Criteria: A, C

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west, and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: [Blank]
B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/20/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**PRIMARY RECORD**

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<th>Value</th>
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<tr>
<td>County</td>
<td>LOS ANGELES</td>
</tr>
<tr>
<td>Address</td>
<td>2816 S DALTON Avenue</td>
</tr>
<tr>
<td>City</td>
<td>LOS ANGELES</td>
</tr>
<tr>
<td>Zip</td>
<td>90018</td>
</tr>
<tr>
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<tr>
<td>Date Constructed/Age and Sources:</td>
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</tr>
<tr>
<td>Prehistoric/Historic/Both</td>
<td>Historic</td>
</tr>
<tr>
<td>Date Recorded</td>
<td>6/25/2009</td>
</tr>
<tr>
<td>Recorded by</td>
<td>Amanda Kainer</td>
</tr>
<tr>
<td>Address</td>
<td>233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401</td>
</tr>
<tr>
<td>Date Recorded</td>
<td>6/25/2009</td>
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<td>Survey Type</td>
<td>Intensive Level Survey</td>
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<td>Not for Publication Unrestricted</td>
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<td>Location Map</td>
<td>Attached</td>
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<tr>
<td>P2 Location</td>
<td>S DALTON Avenue 1/4 of 1/4 of Sec B.M.</td>
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<tr>
<td>UTM</td>
<td>Zone mE/mN</td>
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<td>Other: (List)</td>
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<td>P3 Description</td>
<td>Two-story; rectangular plan; Transitional Craftsman multi-family residence; double cross-gable roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with exposed rafters, and boxed columns; triple second floor windows; single light window with transom above flanks by single-light windows; metal bar security windows and door (alteration).</td>
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<td>P3b Resource Attributes:</td>
<td>(List attributes and codes)</td>
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<td>P4 Resources Present:</td>
<td>Building, Structure, Site, District, Other (Isolates, etc.)</td>
</tr>
<tr>
<td>P5b Description of Photo:</td>
<td>(View, date, accession #)</td>
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<td>West Elevation, Lkg E, Mar 2009</td>
<td></td>
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<tr>
<td>P6 Date Constructed/Age and Sources:</td>
<td></td>
</tr>
<tr>
<td>P7 Owner Address</td>
<td>2816 DALTON AVE LOS ANGELES CA 90018</td>
</tr>
<tr>
<td>P8 Recorded by</td>
<td>Amanda Kainer</td>
</tr>
<tr>
<td>P9 Date Recorded</td>
<td>6/25/2009</td>
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<td>P10 Survey Type</td>
<td>Intensive Level Survey</td>
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<td>P11 Report Citation</td>
<td>(Cite survey report and other sources, or enter &quot;none.&quot;)</td>
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**Attachments:** NONE, Location Map, Sketch Map, Continuation Sheet, Building, Structure, and Object Record, Archaeological Record, District Record, Linear Feature Record, Milling Station Record, Photograph Record
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1906: 8-room residence, owner Marshin Jones, architect F.P. Burnham, contractor Otis Jones, for $2,500

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:
- County: "Los Angeles"
- Other Identifier: "2822 DALTON Avenue"

P2. Location:
- USGS 7.5' Quad: "S DALTON Avenue"
- UTM: "2822 DALTON Avenue"
- Other Locational Data: "Parcel No. 5053026032"

P3 Description:
- General Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; double cross gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; half-timbering on pair of front facing gables; full-width porch with exposed rafters, square columns, and a low stone porch wall; metal bar security windows and door (alteration).

P4. Resources Present: Building

P5b Description of Photo:
- View: West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:
- Historic: 1909

P7. Owner Address:
- 2822 DALTON AVE
- LOS ANGELES CA 90018

P8. Recorded by:
- Amanda Kainer
- PCR Services
- 233 Wilshire Blvd, Ste 130
- Santa Monica, CA  90401

P9. Date Recorded:
- 7/2/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- Cite survey report and other sources, or enter "none."
B1. Historic Name: 2822 DALTON Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1909: 8-Room Residence, owner/architect/contractor G.J. Leoun, for $3,000
B7. Moved? ☑ No  ☐ Yes  ☐ Unknown
B8. Related Features:
B9a. Architect: G.J. Leoun
B9b. Builder: G.J. Leoun
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C
B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
Date of Evaluation: 7/2/2009

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI 
Trinomial
NRHP Status Code 5D3

Review Code __________ Reviewer ___________________________ Date _______________

P1. Other Identifier:

Resource Name or #: (Assigned by recorder) 2826 DALTON Avenue

P2. Location:

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2826 S DALTON Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053026033

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; full-width recessed porch with square masonry columns, stuccoed porch wall (alteration); wide eaves with exposed rafters; front gable with vent; decorative brackets; vertical slider window (alteration); metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ✓Building □Structure □Object □Site □District □Element of District □Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:

Prehistoric ✓Historic □Both

1915

P7. Owner Address:

2826 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd
Santa Monica, CA 90401

P9. Date Recorded: 7/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □NONE □Location Map □Building, Structure, and Object Record

□District Record □Linear Feature Record □Milling Station Record

□Rock Art Record □Artifact Record □Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #

Trinomial

Primary #

NRHP Status Code

Resource Name or #: (Assigned by recorder) 2829 DALTON Avenue

Review Code __________ Reviewer ____________________________ Date _______________

P1. Other Identifier:

a. County Los Angeles

C. Address: 2829 S DALTON Avenue

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M. ; Zone ; City LOS ANGELES ; Zip

c. Address: 2829 S DALTON Avenue

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 29th Street.

Parcel No. 5053021033

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; cross plan; Transitional Craftsman residential building; hipped roof with front and side gable projections, overhanging flared eaves, exposed rounded rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps with tiled risers leading to partial-width entry porch; two square columns supporting porch’s shed roof; screened-in porch on southwest corner (alteration); angled bays on east and south elevations; wood and glass entry door with stained glass side lights within porch; fixed wood windows with and without transoms; some transoms are stained glass; double hung wood sash windows; decorative wood brackets supporting roof overhangs; metal screens on windows (alteration); white picket fence atop low concrete wall (alteration); wood trellises at entries (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b Description of Photo:

(Describe the photo, view, date, etc.)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☐ Historic ☐ Both

1901, Los Angeles County Assessor

P7. Owner Address:

0 PO BOX 575
BEVERLY HILLS CA 90213

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe) Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ NONE ☑ Continuation Sheet ☑ District Record ☑ Rock Art Record

☑ Location Map ☑ Building, Structure, and Object Record ☑ Linear Feature Record ☑ Artifact Record

☑ Sketch Map ☑ Archaeological Record ☑ Milling Station Record ☑ Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2947 DALTON Avenue

P1. Other Identifier:

P2. Location:  
- Not for Publication 
- Unrestricted

County: Los Angeles

Address: 2947 S DALTON Avenue

City: LOS ANGELES

Zip: 90018

Parcel No.: 5053022028

P3. Description:

One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with offset front gable porch roof, overhanging eaves, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; painted concrete steps with tile cladding leading to partial-width entry porch; three square columns supporting porch roof; metal handrails along porch (alteration); wood entry door within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; awning wood windows; fixed wood six-over-three light window with infilled panels under porch gable (alteration); decorative wood brackets supporting roof overhangs; cornice with decorative wood corbels; security bars on windows and entry door (alteration); metal screens on windows (alteration); shed building at southwest corner of property.

P4. Resources Present:  

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

Prehistoric

Historic

Both

1907, Los Angeles County Assessor

P7. Owner Address:

2947 DALTON AVE

LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:

B9a. Architect: J.H. Bensinger
B9b. Builder: J.H. Bensinger

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
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STATE OF CALIFORNIA – THE RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code

Other Listings
Review Code __________
Reviewer ____________________________ Date _______________

P1. Other Identifier:

P2. Location:

a. County

b. Address:

c. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ;

d. UTM: (Give more than one for large and/or linear resources) Zone ;

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and 31st Street.

Parcel No. 5053023036

P3. Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; hipped roof with lower front and side gables, exposed notched rafter tails and composite cladding (alteration); front gable dormer; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; masonry and wood posts column supporting porch roof; wood entry door with sidelights facing north within porch; fixed aluminum windows, double hung aluminum sash windows and aluminum sliding windows (alteration); fixed wood stained glass window; keyhole vent under porch gable; decorative wood brackets supporting roof overhangs; decorative wood corbels under window sills; security bars on windows and entry door (alteration); metal screens on windows (alteration); wood picket fence (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5. Other: (List)

P5b Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:

P7. Owner Address:

0 PO BOX 35585
LOS ANGELES CA 90035

P8. Recorded by:


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record

Location Map Building, Structure, and Object Record Rock Art Record

Sketch Map Archaeological Record

Other: (List) Milling Station Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century architectural style of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Resource Name or #: (Assigned by recorder) 2620 HALLDALE AVE

P1. Other Identifier:
Not for Publication  Unrestricted

P2. Location:
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec; B.M.

c. Address: 2620 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description:
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial width porch with columns above a wood porch wall; wide boxed eaves with decorative rafters; cornice; double-hung single-light windows; metal security window bars (alteration); metal security door bars (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric  Historic  Both

P7. Owner Address:
JEANMARIE, MARIA
2620 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services  
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:
3/12/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
NONE  Continuation Sheet  District Record  Rock Art Record
Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record
Sketch Map  Archaeological Record  Milling Station Record  Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

LA City Permits, Los Angeles Times, Sanborn Maps

B12. References:

B13. Remarks:

B14. Evaluator: Amanda Kainer
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

PCR Services

Date of Evaluation: 3/12/2009
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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier: 2706 HALLDALE AVE

P2. Location:

a. County

b. Address:

2706 HALLDALE AVE

LOS ANGELES

90018

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railings (alteration); wide boxed eaves with decorative rafters; cornice; window awnings (alteration); single-light fixed windows.

P3b. Resource Attributes: Building

P4. Resources Present: Building

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:

HOUSTON, ARLESTER

2706 HALLDALE AVE

LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded:

3/12/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings

Review Code __________
Reviewer ____________________________

Date _______________

P1. Other Identifier:

Resource Name or #: (Assigned by recorder) 2712 HALLDALE AVE

P2. Location:

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address: 2712 HALLDALE AVE

City LOS ANGELES

Zip 90018

d. UTM: (Give more than one for large and/or linear resources)

Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053029003

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railings (alteration); bay windows; wide boxed eaves with exposed rafters; cornice; window and porch awnings (alteration); single-light double-hung windows; multi-light window (alteration); metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building

☐ Structure

☐ Object

☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric

☑ Historic

☐ Both

1900

P7. Owner Address:

MENJIVAR, JULIO C AND BLANCA L

2712 HALLDALE AVE

LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)

Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the

Attachments:

☐ NONE

☑ Continuation Sheet

☐ Building, Structure, and Object Record

☐ District Record

☐ Rock Art Record

☐ Location Map

☐ Archaeological Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Milling Station Record

☐ Photograph Record

Other: (List)
Resource Name or # (Assigned by recorder) 2712 HALLDALE AVE

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: 1913: Garage, owner J.B. Parks, owner/contractor F.M. Moffitt, for $75

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location: 

B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  7410.52319967
   Period of Significance: 1900  Property Type: SINGLE  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA  90401

Date of Evaluation:  3/12/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
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P1. Other Identifier:
- Resource Name or #: 2716 HALLDALE AVE

P2. Location:
- Address: 2716 HALLDALE AVE
- City: LOS ANGELES
- Zip: 90018
- Resource Name or #: 2716 HALLDALE AVE
- County:
- USGS 7.5' Quad: HALLDALE AVE
- Date: 2716
- T; R: 1/4 of 1/4 of Sec
- B.M.: (Assigned by recorder)
- UTM: (Give more than one for large and/or linear resources)
- Zone: mE/mN
- Orientation with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description:
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; painted stucco siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a stuccoed porch wall; porch stair railings (alteration); hip dormer; wide boxed eaves; cornice; bay window; window awnings (alteration); multi-light double-hung windows (alteration); metal bar security door (alteration).

P3b. Resource Attributes:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1903

P7. Owner Address:
SLUSHER, ALDEN R AND CHERRY
2716 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof  
B6. Construction History: 1919: Garage, owner E. Averill, contractor F.M. Moffitt, for $100

B7. Moved?  No  Yes  Unknown  Date:  Original Location: 
B8. Related Features: 
B9a. Architect: Unknown  
B9b. Builder: Unknown  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C

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B11. Additional Resource Attributes: (List attributes and codes)  
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:  

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401

Date of Evaluation: 3/12/2009
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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer _______________ Date _______________

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2722 HALLDALE AVE

P1. Other Identifier:

a. County

P2. Location:  Not for Publication  Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address:  2722 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053029005

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch; wide eaves; bay window; metal awnings (alteration); double-hung windows; fixed multi-light window; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1905

P7. Owner Address:

VALDEZ.ERICK M
2722 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
PCR Services

Date of Evaluation: 6/29/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

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Primary #
NRHP Status Code 5D3

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRINCIPAL RECORD

Other Listings

Review Code __________ Reviewer ___________________________ Date _______________

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2802 HALLDALE AVE

P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2802 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch; wide eaves with exposed rafters; hip dormer with vent; bay window; double-hung windows; metal security bar windows and door (alteration); door flanked by fixed multi-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P5. Date Constructed/Age and Sources:

1902

P7. Owner Address:

TRUJILLO, JOSE R
2802 HALLDALE AVE
LOS ANGELES, CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □ NONE □ Location Map □ Building, Structure, and Object Record

□ Continuation Sheet □ Archaeological Record □ District Record □ Rock Art Record

□ Sketch Map □ Linear Feature Record □ Milling Station Record □ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2802 HALLDALE AVE
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: No original permit on file.  1913: Garage, owner McKinley, for $50

B7. Moved?  No  Yes  Unknown
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area: 7410.52319967
                Period of Significance: 1878-1948  Property Type: DOUBLE, DUPLEX, OR TWO
                Applicable Criteria: A, C

(The Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401
Date of Evaluation:  6/29/2009

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B10 Significance (Continued)

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code  Reviewer  Date

Resource Name or #: (Assigned by recorder)  2807 HALLDALE AVE

P1. Other Identifier:

Not for Publication  Unrestricted

a. County

b. USGS 7.5' Quad

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No.  5053026020

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed front porch with column above wood porch wall; wide overhanging eaves with exposed rafter tails; front facing hip dormer; bay windows; double hung single-light and multi-light windows; fixed single light windows (alteration); metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1900

P7. Owner Address:

GALAVIZ.MARIA D
2807 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

P9. Date Recorded:  3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record
B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.
1908: Garage, owner Suna Madre, contractor C.A. Scovel, for $50

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
    Area: 7400.0216
    Period of Significance: 1878-1948
    Property Type: SINGLE
    Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code Reviewer ___________________________ Date _________________

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2813 HALLDALE AVE

P2. Location:

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2813 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; decorative bargeboard; decorative pediment with dentils and decorative brackets; entry-stair railing (alteration); fixed multi-light windows; single-light window with multi-light transom; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:
 ☐ Prehistoric ☑ Historic ☐ Both
1905

P7. Owner Address:
WHITAKER, ALFREDA
2813 HALLDALE AVE
LOS ANGELES, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 2/12/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☑ Location Map ☑ Building, Structure, and Object Record ☑ Archaeological Record
☐ Continuation Sheet ☑ Linear Feature Record ☑ Photograph Record
☐ District Record ☑ Milling Station Record ☐ Rock Art Record
☐ Sketch Map ☐ Artifactual Record ☑ Photograph Record
☐ Other: (List)
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations) No original permit on file.

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features: 

B9a. Architect: Unknown 
B9b. Builder: Unknown 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.07890019 
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA  90401 
Date of Evaluation: 2/12/2009

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B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier: 2822 HALLDALE AVE

P2. Location:
   a. County
   b. Address:
   c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
   d. UTM: (Give more than one for large and/or linear resources)
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); wide eaves with exposed rafters; dormer; bay window; double-hung windows; concrete stairs to entrance (alteration); metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo: West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:
   [ ] Prehistoric [ ] Historic [ ] Both
   1903

P7. Owner Address:
   HSBC BANK USA TR
   7485 NEW HORIZON WY
   FREDERICK MD, CA 21703

P8. Recorded by:
   (Name, affiliation, and address)
   Amanda Kainer
   PCR Services
   233 Wilshire Blvd, Ste 130
   Santa Monica, CA  90401


P10. Survey Type: (Describe)
   Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

Date of Evaluation: 6/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2912 HALLDALE AVE

P1. Other Identifier:
Not for Publication Unrestricted

a. County

b. Address:
2912 HALLDALE AVE
LOS ANGELES
90018

P2. Location:
USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
HALLDALE AVE
LOS ANGELES
90018

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns; wide boxed eaves with exposed rafters; awning (alteration); bay window; multi-light above single-light double-hung windows; metal bar security windows (alteration); flat panel door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both
1902

P7. Owner Address:
TAVE, GLORIA M
0 P O BOX 2752
INGLEWOOD CA, CA 90305

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Building, Structure, and Object Record District Record Rock Art Record
Continuation Sheet Archaeological Record Linear Feature Record Artifact Record
Sketch Map Milling Station Record Photograph Record
Other: (List)
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<td></td>
</tr>
<tr>
<td>B2. Common Name:</td>
<td></td>
</tr>
<tr>
<td>B3. Original Use:</td>
<td>Residential</td>
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<tr>
<td>B4. Present Use:</td>
<td>Residential</td>
</tr>
<tr>
<td>B5. Architectural Style:</td>
<td>Transitional Craftsman</td>
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<tr>
<td>B6. Construction History:</td>
<td>(Construction date, alterations, and date of alterations)</td>
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<tr>
<td>B8. Related Features:</td>
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<tr>
<td>B9a. Architect:</td>
<td>Unknown</td>
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<tr>
<td>B9b. Builder:</td>
<td>Unknown</td>
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<td>B10. Significance:</td>
<td>Railroad and Horsecar Suburbs; Streetcar Suburbs</td>
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<td>Period of Significance:</td>
<td>1878-1948</td>
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<td>Property Type:</td>
<td>FOUR UNITS</td>
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<td>Applicable Criteria:</td>
<td>A, C</td>
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<td>B11. Additional Resource Attributes:</td>
<td>(List attributes and codes)</td>
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<tr>
<td>B12. References:</td>
<td>LA City Permits, Los Angeles Times, Sanborn Maps</td>
</tr>
<tr>
<td>B13. Remarks:</td>
<td></td>
</tr>
<tr>
<td>B14. Evaluator:</td>
<td>Amanda Kainer PCR Services</td>
</tr>
<tr>
<td>233 Wilshire Boulevard, Suite 130</td>
<td></td>
</tr>
<tr>
<td>Santa Monica, CA 90401</td>
<td></td>
</tr>
<tr>
<td>Date of Evaluation:</td>
<td>3/12/2009</td>
</tr>
</tbody>
</table>

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2932 HALDLA EAV

P1. Other Identifier:

P2. Location:  

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  
c. Address: 2932 HALDLA EAV City LOS ANGELES Zip 90018  
d. UTM: Zone ; mE/ mN  
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description:  

One-story; rectangular plan; Craftsman single-family residence; hip on gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; wide boxed eaves with exposed rafter; single-light fixed windows; single-light double-hung windows; metal bar security door (altered).

P3b. Resource Attributes:  

P4. Resources Present: 

P5b Description of Photo:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P5 Description:  

One-story; rectangular plan; Craftsman single-family residence; hip on gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; wide boxed eaves with exposed rafters; single-light fixed windows; single-light double-hung windows; metal bar security door (alteration).

P5b. Description of Photo:

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:  

BENSON, JON AND JUDITH W  
2932 HALDLA EAVE  
LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded:  

3/12/2009

P10. Survey Type:  

Intensive Level Survey

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")

Attachments:  

NONE  Continuation Sheet  District Record  Rock Art Record  
Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
Sketch Map  Archaeological Record  Milling Station Record  Photograph Record  
Other: (List)
Resource Name or #  (Assigned by recorder)  2932 HALLDALE AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  B4. Present Use: Residential  
B5. Architectural Style: Classical Revival  
B6. Construction History:  (Construction date, alterations, and date of alterations)  
1926: Private garage, owner Maude H. Brenton, contractor Frank D. Murray, for $250

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  
B8. Related Features:  


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  7399.77944987  
Period of Significance:  1878-1948  Property Type SINGLE  Applicable Criteria A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
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B11. Additional Resource Attributes:  (List attributes and codes)  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator:  Amanda Kainer  PCR Services  
233 Wilshire Boulevard, Suite 130  Santa Monica, CA  90401  
Date of Evaluation:  3/12/2009  

(This space reserved for official comments.)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: 2934 HALDLADE AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- Address:
  - 2934 HALDLADE AVE
  - LOS ANGELES CA, CA 90018

P3. Description:
One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; gable end half-timbered; decorative board with dentils; decorative verge board; wide eaves with exposed rafters; multi-light fixed windows; single-light double-hung windows; multi-light transom above single-light window; metal bar security door (alteration).

P4. Resources Present:
- Building

P5. Description of Photo:
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
- 1905
- Prehistoric
- Historic

P7. Owner Address:
ODOM, VERONICA
2934 HALDLADE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:
3/12/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2934 HALLDALE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948  Property Type DOUBLE, DUPLEX, OR TWO APPlicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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<th>HRI #</th>
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**NRHP Status Code**

**Review Code**  
Date  
Reviewer  

**Resource Name or #:** (Assigned by recorder)  
2937 HALDALE AVE

**P1. Other Identifier:**
- [ ] Not for Publication  
- [ ] Unrestricted  
- a. County

**P2. Location:**
- and (P2b and P2c or P2d. Attach a Location Map as necessary.)
- a. County
- b. USGS 7.5' Quad  
- Date  
- T  
- R  
- 1/4 of  
- 1/4 of Sec  
- B.M.
- c. Address:  
- City LOS ANGELES  
- Zip 90018
- d. UTM: (Give more than one for large and/or linear resources)  
- Zone  
- mE/  
- mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

**Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.**

**Parcel No.**  
5053025029

**P3 Description:**  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

**One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with columns above wood porch wall; front facing hip dormer; dormer vent; double hung multi-light windows, fixed multi-light window with transom window above.**

**P3b. Resource Attributes:**  
(List attributes and codes)

**P4. Resources Present:**  
- [ ] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (Isolates, etc.)

**P5b Description of Photo:**
(View, date, accession #)
East Elevation, Lkg W, Mar 2009

**P6. Date Constructed/Age and Sources:**
- [ ] Prehistoric
- [ ] Historic
- [ ] Both
- 1905

**P7. Owner Address:**
LOPEZ,WILMER N AND TELMA J A  
2937 HALDALE AVE  
LOS ANGELES CA, CA 90018

**P8. Recorded by:**
(Name, affiliation, and address)
Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401

**P9. Date Recorded:**  
3/11/2009

**P10. Survey Type:**  
(Describe)
Intensive Level Survey

**P11. Report Citation:**  
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- [ ] NONE  
- [ ] Location Map  
- [ ] Sketch Map  
- [ ] Other: (List)

- [ ] Continuation Sheet  
- [ ] Building, Structure, and Object Record  
- [ ] Archaeological Record  
- [ ] District Record  
- [ ] Linear Feature Record  
- [ ] Milling Station Record  
- [ ] Photograph Record  
- [ ] Rock Art Record  
- [ ] Artifact Record
### BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** (Assigned by recorder) 2937 HALLDALE AVE

**NRHP Status Code:** 5D3

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<th><strong>Resource Name or #</strong></th>
<th>2937 HALLDALE AVE</th>
</tr>
</thead>
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**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential  
**B4. Present Use:** Residential

**B5. Architectural Style:** Victorian Vernacular Cottage, Hipped Roof

**B6. Construction History:** (Construction date, alterations, and date of alterations)

No original permit on file.

**B7. Moved?** ☑ No  ☐ Yes  ☐ Unknown  
**B8. Related Features:**

**B9a. Architect:** Unknown  
**B9b. Builder:** Unknown

**B10. Significance:** Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:** 7104.77469994

**Property Type:** SINGLE  
**Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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**B11. Additional Resource Attributes:** (List attributes and codes)

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Amanda Kainer  
**PCR Services**  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**Date of Evaluation:** 3/11/2009

(This space reserved for official comments.)
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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:  

P2. Location:  

a. County  

b. Address:  

HALLDALE AVE  

City  

LOS ANGELES  

Zip  

90018

P3 Description:  

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railing (alteration); wide boxed eaves; single-light double-hung windows; single-light transom above single-light window; metal bar security door (alteration).

P4. Resources Present:  

Building

P5b Description of Photo:  

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:  

1903

P7. Owner Address:  

ORTIZ INVESTMENTS INC  

250 E ROWLAND ST  

COVINA, CA 91723

P8. Recorded by:  

Amanda Kainer  

PCR Services  

233 Wilshire Boulevard, Suite 130  

Santa Monica, CA 90401

P9. Date Recorded:  

3/12/2009

P10. Survey Type:  

Intensive Level Survey

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) 2946 HALLDALE AVE

P1. Other Identifier:
Not for Publication Unrestricted

P2. Location: a. County

b. Address: 2946 HALLDALE AVE
City LOS ANGELES Zip 90018

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); porch gable with vent, horizontal wood band with dentils, and verge boards; multi-pane vertical slider windows (alteration); concrete stairs to entrance (alteration).

P3b. Resource Attributes: (List attributes and codes)
Building Structure Object Site District Element of District Other (Isolates, etc.)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both

P7. Owner Address:
NIETO,WILFREDO H
2946 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Building, Structure, and Object Record District Record Rock Art Record
Continuation Sheet Archaeological Record Linear Feature Record Artifact Record
Sketch Map Milling Station Record Photograph Record
Other: (List)

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2946 HALLDALE AVE

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: (Construction date, alterations, and date of alterations)
1900: 6-room residence, owner J.J. Hasller/architect/contractor, for $1,800

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 
B8. Related Features: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 7400.031
Period of Significance: 1878-1948 Property Type DOUBLE, DUPLEX, OR TWO Applicable Criteria A, C
( Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes) 
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: 

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
Date of Evaluation: 6/29/2009

(This space reserved for official comments.)
### B10 Significance (Continued)

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**Theme: Late 19th and Early 20th Century Residential Architecture**

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2951 HALLDALE AVE

P1. Other Identifier:

- Primary #
- HRI #
- Trinomial
- NRHP Status Code 5D3

P2. Location: a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2951 HALLDALE AVE

City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Haldale Avenue.

Parcel No. 5053025032

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch; gable vents; multi-light double-hung and fixed windows; wood panel door with oval window (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both 1905

P7. Owner Address:

BARILLAS, HECTOR AND ROMANA
2953 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Affiliation and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)

Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Photograph Record Rock Art Record Artifact Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References: LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/11/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

- **Resource Name or #:** (Assigned by recorder) 2952 HALLDALE AVE
- **NRHP Status Code:** 5D3

**P1. Other Identifier:**

- **Not for Publication**
- **Unrestricted**

**P2. Location:**

- **Address:** 2952 HALLDALE AVE
- **City:** LOS ANGELES
- **Zip:** 90018

**P3. Description:**

One-story, rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; multi-level roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; multi-light window over single-light fixed window; multi-light fixed window (alteration); single-light fixed window (alteration); single-light double-hung window; multi-light door (alteration).

**P3b. Resource Attributes:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**
- **Both**
- **1905**

**P7. Owner Address:**

FAIRLEY, RONALD J
2952 HALLDALE AVE
LOS ANGELES CA, 90018

**P8. Recorded by:**

- **Name, affiliation, and address**
- **Amanda Kainer**
  PCR Services
  233 Wilshire Boulevard, Suite 130
  Santa Monica, CA 90401

**P9. Date Recorded:**

- **3/12/2009**

**P10. Survey Type:**

- **Intensive Level Survey**

**P11. Report Citation:**

- **Cite survey report and other sources, or enter "none."**

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**Attachments:**

- **NONE**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**

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DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2952 HALLDALE AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use:  Residential  
B4. Present Use:  Residential  
B5. Architectural Style:  Victorian Vernacular Cottage, Hipped Roof  
B6. Construction History:  
1905: Cottage, owner/architect/contractor J.J. Fastler, for $1,800  
1911: Add 2 dormers, owner J.D. Melaher, architect/contractor J.D. Melaher, for $300  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  
B8. Related Features:  
B9a. Architect:  J.J. Fastler  
B9b. Builder:  J.J. Fastler  

B10. Significance:  
Period of Significance:  1878-1948  
Property Type:  SINGLE  
Applicable Criteria:  A, C  
Theme:  Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area:  7400.031  

Theme:  Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes:  (List attributes and codes)  

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator:  Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401  

Date of Evaluation:  3/12/2009  

(The space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Resource Name or #: (Assigned by recorder)**

- **2957 HALDALE AVE**

**P1. Other Identifier:**
- **Not for Publication**
- **Unrestricted**

**P2. Location:**
- **Address:** 2957 HALLDALE AVE
- **City:** LOS ANGELES
- **Zip:** 90018

**P3 Description:**
- **Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; front facing gable dormer; recessed partial-width front porch with boxed columns and dentils underneath shed roof; double-hung single-light windows; metal single-light slider windows (alteration); metal security bar windows and door (alteration).**

**P3b. Resource Attributes:**
- **Building**
- **Object**
- **Site**
- **District**

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**

**P5b Description of Photo:**
- **East Elevation, Lkg W, Mar 2009**

**P6. Date Constructed/Age and Sources:**
- **1904**

**P7. Owner Address:**
- **GRIFFITH, JOSEPH B**
- **0 P O BOX 307**
- **LLANO, CA 93544**

**P8. Recorded by:**
- **Amanda Kainer**
- **PCR Services**
- **233 Wilshire Boulevard, Suite 130**
- **Santa Monica, CA 90401**

**P9. Date Recorded:**
- **3/11/2009**

**P10. Survey Type:**
- **Intensive Level Survey**

**P11. Report Citation:**
- **Cite survey report and other sources, or enter "none."**

**Attachments:**
- **NONE**
- **Location Map**
- **Sketch Map**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2957 HALLDAY AVE
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1911: Construct chimney, owner E.F. Neleox, contractor F.M. Whalan, for $120
B7. Moved? No  B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area: 7093.4471509
Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C
B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401
Date of Evaluation: 3/11/2009

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3006 HALLDALE AVE

P1. Other Identifier: □ Not for Publication □ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

P2. Location:

a. County

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 3006 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053031002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); porch gable with vent and window, horizontal wood band with dentils, and verge boards; bay window; double-hung window flanked by multi-light double-hung windows; wood panel door with an oval window.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric ☐ Historic ☑ Both 2008

P7. Owner Address:

AGUILAR, SOCORRO C
3006 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments:

□ NONE □ Location Map □ Building, Structure, and Object Record
□ Continuation Sheet □ Site Record □ Linear Feature Record
□ Photograph Record □ Archaeological Record □ Milling Station Record
□ Rock Art Record □ Other: (List)
Resource Name or # (Assigned by recorder) 3006 HALLDALE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: 1905: 1-story 6-room cottage, owner C.L. Ostberg, contractor O.L. Adams, for $1,500  1923: Private garage (add to present garage 12'x14'), owner Mrs. W. D. Zarley, for $125

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 7400.027  Period of Significance: 1878-1948  Property Type SINGLE  Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services  233 Wilshire Blvd, Ste 130  Santa Monica, CA 90401
Date of Evaluation: 6/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIME RECORD

Resource Name or #: (Assigned by recorder) 3016 HALLDALE AVE

P1. Other Identifier:

P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 3016 HALLDALE AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3. Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; vent; wide eaves with exposed rafters; half-timbered gable; metal awning (alteration); multi-light gable windows; single-light fixed windows; metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ✓ Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  ✔ Historic  □ Both
1905

P7. Owner Address:
PEREZ, FILIBERTO
3016 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/16/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □ NONE  □ Continuation Sheet  □ Distinct Record  □ Rock Art Record
□ Location Map  □ Building, Structure, and Object Record  □ Linear Feature Record  □ Artifact Record
□ Sketch Map  □ Archaeological Record  □ Milling Station Record  □ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B.1. Historic Name:  
B.2. Common Name:  
B.3. Original Use: Residential  
B.4. Present Use: Residential  
B.5. Architectural Style: Queen Anne  
B.6. Construction History:  
1905: 6-Room Cottage, owner W.N. Boioan, contractor W.N. Boioan, for $1,500  
1926: Private garage, owner Mrs. Maude H Brenton, contractor Frank D Murray, for $250

B.7. Moved?  No  Yes  Unknown  Date:  Original Location:  
B.8. Related Features:  
B.9a. Architect: Unknown  
B.9b. Builder: W.N. Boioan  
B.10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 7399.2865007  
Period of Significance: 1878-1948  
Property Type: DOUBLE, DUPLEX, OR TWO  
Applicable Criteria: A, C  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the signficance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare, and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier: 3017 HALLDALE AVE

P2. Location: 3017 HALLDALE AVE, LOS ANGELES, CA 90018

P3 Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; partial width recessed porch; hip roof dormer; vertical slider windows (alteration).

P3b. Resource Attributes: Building, Structure, Object, Site, District, Element of District, Other (Isolates, etc.)

P4. Resources Present: Building, Structure, Object, Site, District, Element of District, Other (Isolates, etc.)

P5b Description of Photo: East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources: 1906

P7. Owner Address: HERNANDEZ, FRANCISCO AND HE 3017 HALLDALE AVE LOS ANGELES, CA 90018

P8. Recorded by: Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE, Location Map, Sketch Map, Continue Sheet, Building, Structure, and Object Record, Archaeological Record, District Record, Linear Feature Record, Milling Station Record, Rock Art Record, Artifact Record, Photograph Record
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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3100 HALLDALE AVE

P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted

a. County

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 3100 HALLDALE AVE

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; enclosed partial-width porch (alteration); gable end half-timbered; decorative verge board; wide eaves with exposed rafters; single-light double-hung windows; metal bar security windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:

- Prehistoric  
- Historic  
- Both  

1905

P7. Owner Address:
CRISANTO, VICTOR
3103 HALLDALE AVE
LOS ANGELES CA, 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
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LA City Permits, Los Angeles Times, Sanborn Maps

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2621 HALLDALE Avenue

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
a. County

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2621 S HALLDALE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare multi-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; horizontal band between floors; central covered front porch with square columns above a wood porch wall; double-hung single-light windows; flat panel door with multi-light window.

P3b. Resource Attributes:
(List attributes and codes)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

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East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1901

P7. Owner Address:

2621 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Redondo Beach, CA 90277Santa Mo

P9. Date Recorded:
3/12/2009

P10. Survey Type:
(Describe)
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Redondo Beach, CA 90277Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(DPR 523B (1/95) PCR Services Corporation)
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Theme: Arts & Crafts Movement

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
Resource Name or #: (Assigned by recorder) 2625 HALLDALE Avenue

P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2625 S HALLDALE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053027020

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; wide boxed eaves; central covered front porch with boxed columns; double-hung single-light and multi-light windows; flat panel door with single light.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1910

P7. Owner Address:

2625 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

Attachments:

☑ NONE ☑ Location Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☑ District Record ☑ Rock Art Record

☐ Sketch Map ☑ Archaeological Record ☑ Linear Feature Record ☐ Milling Station Record ☐ Artifact Record

☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #** 2625 HALLDALE Avenue

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

**B5. Architectural Style:** American 4-Square

**B6. Construction History:** (Construction date, alterations, and date of alterations)

_No original permit on file._

**B7. Moved?** ☑ No ☐ Yes ☐ Unknown **B8. Related Features:**

**B9a. Architect:** Unknown **B9b. Builder:** Unknown

**B10. Significance:** Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948

Property Type

Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

_The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences._

_The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s._

**B11. Additional Resource Attributes:** (List attributes and codes)

**B12. References:**

_LA City Permits, Los Angeles Times, Sanborn Maps_

**B13. Remarks:**

**B14. Evaluator:** Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA  90401

_Date of Evaluation:_ 3/12/2009

(This space reserved for official comments.)

_DPR 523B (1/95) PCR Services Corporation_
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
P1. Other Identifier: 2626 HALLDALE Avenue

P2. Location: a. County
b. Address: 2626 HALLDALE Avenue
   CITY: LOS ANGELES
   ZIP: 90018

d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN
Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; side gable and hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns; dormer with front-facing gable (alteration); wide overhang with exposed rafters; cornice; multi-light window (alteration); double-hung multi-light windows (alteration).

P3b. Resource Attributes: Building
P4. Resources Present: Building, Structure, Object, Site

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources: 1902

P7. Owner Address: 2626 HALLDALE AVE
    LOS ANGELES CA 90018

P8. Recorded by: Amanda Kainer
                PCR Services
                233 Wilshire Boulevard, Suite 130
                Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: Intensive Level Survey

Attachments: NONE, Location Map, Sketch Map, Continuation Sheet, Building, Structure, and Object Record, Archaeological Record, District Record, Linear Feature Record, Milling Station Record, Rock Art Record, Artifact Record, Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2627 HALLDALE Avenue

P1. Other Identifier:
   a. County

P2. Location:
   a. County
   b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
   c. Address: 2627 S HALLDALE Avenue City LOS ANGELES Zip
   d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Haldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare multi-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width enclosed front porch (alteration); belt course; wide eaves with exposed rafter tails; hip dormer with vents; second floor paired windows flanked by shutters; double hung single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(P view, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1910

P7. Owner Address:

6102 S FAIRFAIX AVE
LOS ANGELES CA 90056

P8. Recorded by:

Name, affiliation, and address
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

(Cite survey report and other sources, or enter "none.")

Attachments: NONE
Location Map
Sketch Map
Other: (List)
Resource Name or # 2627 HALLDALE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: No original building permit available.

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

(Construct Historical Context

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA  90401

Date of Evaluation: 3/12/2009
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRINCIPAL RECORD

Resource Name or #: (Assigned by recorder) 2633 HALLDALE Avenue

P1. Other Identifier:
Not for Publication ☐ Unrestricted ☐
a. County

HRI #
NRHP Status Code 5D3

P2. Location:
 USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

b. Address: 2633 S HALLDALE Avenue City LOS ANGELES Zip ; mE/ mN
c. UTM: (Give more than one for large and/or linear resources) Zone ;
d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description:
Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width covered front porch; wide eaves with exposed rafter tails; front facing gable dormer with three windows; window sills with decorative brackets; double hung single-light and multi-light windows.

P3b. Resource Attributes:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P4. Resources Present:
☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric ☐ Historic ☑ Both
1906

P7. Owner Address:
2633 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
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DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: B2. Common Name

B3. Original Use: Residential B4. Present Use: Residential

B5. Architectural Style: American 4-Square

B6. Construction History: (Construction date, alterations, and date of alterations)

No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
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B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2650 HALLDALE Avenue

P1. Other Identifier:

P2. Location:
   a. County
   b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
   c. Address: 2650 S HALLDALE Avenue City LOS ANGELES Zip
   d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053028014

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with square masonry columns above a masonry low porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; horizontal band with dentils and decorative brackets; single-light and multi-light double-hung windows; metal security bar windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:

2650 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:

3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted  
- County  
- Address: 2654 HALLDALE Avenue  
- USGS 7.5' Quad S HALLDALE Avenue City LOS ANGELES Zip  
- UTM: Zone mE/ mN  
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with stone columns above a stone porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; bay window; single-light double-hung windows; metal security bar windows (alteration).

P3 Description:  

P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:  
- West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
- Prehistoric  
- Historic  
- Both  
- 1907

P7. Owner Address:
- 2654 HALLDALE AVE
- LOS ANGELES CA 90018

P8. Recorded by:
- Amanda Kainer
- PCR Services
- 233 Wilshire Boulevard, Suite 130
- Santa Monica, CA 90401

P9. Date Recorded:
- 3/12/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- Cite survey report and other sources, or enter "none."

Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Photograph Record  
- Rock Art Record  
- Artifact Record  

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier:

P2. Location:  

a. County  

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  

c. Address:  2817 HALLDALE Avenue  

d. UTM: (Give more than one for large and/or linear resources)  

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  

Two-story; rectangular plan; Transitional Craftsman with elements of Dutch Revival single-family residence; gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; wide eaves, boxed; single-light double-hung windows.

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (Isolates, etc.)

P5b Description of Photo:  

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  

East Elevation, Lkg W, Mar 2009  

P6. Date Constructed/Age and Sources:  

1905  

P7. Owner Address:  

2817 HALLDALE AVE  

LOS ANGELES CA 90018  

P8. Recorded by:  

Amanda Kainer  

PCR Services  

233 Wilshire Boulevard, Suite 130  

Santa Monica, CA 90401  

P9. Date Recorded:  3/12/2009  

P10. Survey Type:  (Describe)  

Intensive Level Survey  

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")  

Attaches:  ☐ NONE  ☐ Continuation Sheet  ☐ District Record  ☐ Rock Art Record  

☐ Location Map  ☐ Building, Structure, and Object Record  ☐ Linear Feature Record  ☐ Artifact Record  

☐ Sketch Map  ☐ Archaeological Record  ☐ Milling Station Record  ☐ Photograph Record  

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
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P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- County:
- Address:
  - 2901 S HALLDALE Avenue

P3. Description:
Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; covered front entrance with pediment roof; narrow boxed eaves with dentils; awning (alteration); front facing hip dormer; attic vent; double hung single-light windows; bay window; metal security bar windows and door (alteration).

P4. Resources Present:
- Building
- Site
- District

P5. Description of Photo:
- View, date, accession #

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:
- 4116 MONTEITH DR
- LOS ANGELES CA 90043

P8. Recorded by:
- Amanda Kainer
- PCR Services
- 233 Wilshire Boulevard, Suite 130
- Santa Monica, CA 90401

P9. Date Recorded:
- 3/12/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")
B1. Historic Name: 2901 HALLDALE Avenue
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: No original permit on file.

B7. Moved? No  Yes  Unknown  Date:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948  Property Type: Residential
   Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
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B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA  90401

Date of Evaluation: 3/12/2009

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
2911 HALLDALE Avenue

P3 Description: Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square columns above wood porch wall (alteration); decorative trusses in gable; gable vent; single-light double-hung windows; metal security bar door (alteration).

P3b. Resource Attributes: Building

P4. Resources Present: Building

P5b Description of Photo: East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources: 1905

P7. Owner Address: 4137 4TH AVE
LOS ANGELES CA 90008

P8. Recorded by: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401


P10. Survey Type: Intensive Level Survey

P11. Report Citation: PCR Services Corporation

Attachments: NONE

Continuation Sheet

Building, Structure, and Object Record

District Record

Linear Feature Record

Milling Station Record

Rock Art Record

Artifact Record

Photograph Record

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindleswork, and tall, narrow windows.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2621 HARVARD BLVD

P1. Other Identifier: 2623 Harvard Blvd

P2. Location: 

a. County Los Angeles

b. Address: 2621 S HARVARD BLVD

c. UTM: (Give more than one for large and/or linear resources) Zone

d. UTM: (Give more than one for large and/or linear resources) Zone

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

Parcel No. 5053012026

P3. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo:

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1909, Los Angeles County Assessor

P7. Owner Address:

OROZCO, OLGA F
2623 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(P, name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attaches: NONE Location Map Sketch Map Other: (List)

Building, Structure, and Object Record Archaeological Record District Record

Linear Feature Record Milling Station Record

Rock Art Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
## BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** (Assigned by recorder) 2621 HARVARD BLVD

### B1. Historic Name:

### B2. Common Name

### B3. Original Use: Residential

### B4. Present Use: Residential

### B5. Architectural Style: Craftsman

### B6. Construction History: (Construction date, alterations, and date of alterations)

- No original building permit.
- 12/16/1927: Building permit to construct garage.
- 5/16/1935: Alteration permit to add porch.

### B7. Moved?

- [ ] No
- [x] Yes
- [ ] Unknown

### B8. Related Features:

#### B9a. Architect: 

#### B9b. Builder: 

### B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

#### Period of Significance: 1878-1948

#### Property Type: Residential

#### Applicable Criteria: A, C

### B11. Additional Resource Attributes: (List attributes and codes)

#### HP 2. Single family property

### B12. References:

- LA City Permits, Los Angeles Times, Sanborn Maps

### B13. Remarks:

### B14. Evaluator: Laura Vanaskie, Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

### Date of Evaluation:

4/21/2009

(DPR 523B (1/95) PCR Services Corporation)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book homes reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design, and exposed structural members, often used as ornamentation.
### PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder) 2634 HARVARD BLVD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
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</tr>
</tbody>
</table>

#### P1. Other Identifier:

- **Primary #**
- **Trinomial**
- **NRHP Status Code** 5D3

#### P2. Location:
- **a. County** Los Angeles
- **b. Address:**
  - 2634 S HARVARD BLVD
  - City LOS ANGELES
  - Zip 90018

#### P3. Description:

Two story; U-shape plan; Mediterranean Revival apartment building; flat roof with parapets and pent roof hood; exposed rafter tails and clay tile cladding on pent roof hood; concrete foundation; stucco siding on exterior walls; painted concrete steps leading to central entry porch; four wood entry doors within porch; fixed wood windows; double-hung wood windows; aluminum sliding windows (alteration); decorative arch over entry porch; decorative trim around arch; security bars on some windows; metal screens on entry doors and windows (alteration); chain-link fence (alteration); garage building at southeast corner of property.

#### P3b. Resource Attributes:

- HP 3. Multiple family property

#### P4. Resources Present:

- ✔ Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

#### P5b. Description of Photo:

- West and north elevations, Lkg SE, 3/3/09

#### P6. Date Constructed/Age and Sources:

- 1912, Los Angeles County Assessor

#### P7. Owner Address:

- ARMSTRONG, HENRY, JR AND
- 4116 MONTEITH DR
- LOS ANGELES CA, CA 90043

#### P8. Recorded by:

- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

#### P9. Date Recorded:

- 4/27/2009

#### P10. Survey Type:

- Intensive Level Survey

#### P11. Report Citation:

- (Cite survey report and other sources, or enter "none.")

#### Attachments:

- ✔ District Record
- ✔ Rock Art Record
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2634 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Mediterranean Revival

B6. Construction History: (Construction date, alterations, and date of alterations)
3/12/1924: Building permit to construct new concrete foundation for 1-family building on rear of lot.
3/12/1924: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:
B8. Related Features:

B9a. Architect: Hartman & Sisk
B9b. Builder: J.E. Bishop; Hartman & Sisk
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948
   Property Type Residential
   Applicable Criteria A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
   HP 3. Multiple family property
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
   Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277

Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2641 HARVARD BLVD

P1. Other Identifier:
Not for Publication ☐ Unrestricted ☑
a. County Los Angeles

P2. Location:
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
   2641 S HARVARD BLVD City LOS ANGELES Zip 90018
   Zone mE/ mN

d. UTM: (Give more than one for large and/or linear resources)
   Zone : mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
   (Assigned by recorder)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

Parcel No. 5053012030

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; rectangular plan; No style residential building; hipped roof with return front gable and boxed eaves; composite shingle roof cladding (alteration); concrete foundation; stucco siding atop masonry base on exterior walls (alteration); wood steps leading to partial-width entry porch; single square column sitting atop wall supporting porch roof at corner; wood entry door within porch; fixed wood windows; double-hung wood sash windows; aluminum sliding windows (alteration); security bars on some windows (alteration); metal screens on windows and entry door (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
   ☑ Prehistoric ☑ Historic ☑ Both
   1908, Los Angeles County Assessor

P7. Owner Address:
MENDOZA, FAUSTINO AND ROSALI
10443 MEMORY PARK AVE
MISSION HILLS CA, CA 91345

P8. Recorded by:
   (Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ NONE ☑ Continuation Sheet ☑ District Record ☑ Rock Art Record
   ☑ Location Map ☑ Building, Structure, and Object Record ☑ Linear Feature Record ☑ Artifact Record
   ☑ Sketch Map ☑ Archaeological Record ☑ Milling Station Record ☑ Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2641 HARVARD BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: None

B6. Construction History:  (Construction date, alterations, and date of alterations)
12/24/1928: Building permit to construct garage.
6/1/1929: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☐ Unknown  Date: Original Location:

B8. Related Features:

B9a. Architect:  B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 6350.0207
     Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
            1611 S. Pacific Coast Highway, Ste. 104
            Redondo Beach, CA 90277

Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
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<tr>
<th>Page</th>
<th>1 of 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Resource Name or #:</strong></td>
<td>(Assigned by recorder)</td>
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<tr>
<td><strong>2657 HARVARD BLVD</strong></td>
<td></td>
</tr>
</tbody>
</table>

**P1. Other Identifier:**
- **a. County**: Los Angeles

**P2. Location:**
- **b. USGS 7.5’ Quad**: S HARVARD BLVD
- **c. Address**: 2657 S HARVARD BLVD
- **d. UTM**: (Give more than one for large and/or linear resources)
  - **Zone**: mE/ mN
  - **B.M.**: 1/4 of 1/4 of Sec ;
- **e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

**P3 Description:**
One and one-half story; square plan; Transitional Craftsman style residential building; front gable roof with exposed rafter tails and composite shingle cladding; cross gable dormers on north and south elevations; hipped porch roof; concrete foundation; exterior brick chimney; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; two square columns support porch’s hipped roof; wood entry door with sidelights within porch; fixed aluminum windows in wood frames (alteration); double hung aluminum sash windows in wood frames (alteration); wood slat vents under roof gables; decorative carved roof brackets; security bars on some windows (alteration); metal screens on entry door (alteration); metal fence (alteration); storage building at northwest corner of property.

**P3b. Resource Attributes:**
(List attributes and codes) HP 2. Single family property

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**
(View, date, accession #)
East and south elevations, Lkg NW, 3/3/09

**P6. Date Constructed/Age and Sources:**
- **Prehistoric**
- **Historic**
- **Both**
- **1906, Los Angeles County Assessor**

**P7. Owner Address:**
SMITH, BERNARD TR
2657 S HARVARD BLVD
LOS ANGELES CA, CA 90018

**P8. Recorded by:**
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:**
4/27/2009

**P10. Survey Type:**
(Describe)
Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History:  
1/19/1926: Alteration permit to add bathroom.  
B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features:  
B9b. Builder: Adelbert J. Perry  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 4450.04314997  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
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B11. Additional Resource Attributes: (List attributes and codes)  
HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  
B13. Remarks:  
B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 4/27/2009  
(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
### PRIMARY RECORD

<table>
<thead>
<tr>
<th>Resource Name or #: (Assigned by recorder)</th>
<th>2701 HARVARD BLVD</th>
</tr>
</thead>
</table>

**P1. Other Identifier:**

- **a. County:** Los Angeles
- **b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.:**
  - **c. Address:** 2701 S HARVARD BLVD
  - **City:** LOS ANGELES
  - **Zip:** 90018

**P2. Location:**

- **d. UTM:** (Give more than one for large and/or linear resources)
  - **Zone:** mE/mN
- **e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate):**

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street.

**P3 Description:**

One and one-half story; rectangular plan; Craftsman residential building; side gable roof with exposed notched rafter tails and composite shingle cladding; shed roof dormer; concrete foundation; exterior brick chimney; wood clapboarding siding on exterior walls; concrete steps leading to full-width entry porch; two square brick columns supporting porch roof; secondary entrance via wood steps to second story (alteration); addition at secondary entrance (alteration); balcony addition at north elevation; wood entry door with sidelights within porch; vinyl door at second story south elevation (alteration); vinyl double doors at second story north elevation (alteration); fixed wood windows with transoms; casement wood windows; aluminum sliding windows (alteration); vinyl windows (alteration); wood slate vents under roofs; hexagonal bay on north elevation; security bars on windows (alteration); metal screens on entry doors and windows (alteration); metal fence (alteration); irregular plan garage/guest house at west end of property.

**P3b. Resource Attributes:**

- **HP 2. Single family property**

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**

- **View, date, accession #**
  - East and north elevations, Lkg NW; 3/3/09

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**

**P7. Owner Address:**

- **WEBB, SYLVIA B**
  - 2701 S HARVARD BLVD
  - LOS ANGELES CA, CA 90018

**P8. Recorded by:**

- **Laura Vanaskie**
  - Galvin Preservation Associates
  - 1611 S. Pacific Coast Highway, Ste.
  - Redondo Beach, CA 90277

**P9. Date Recorded:**

- 4/27/2009

**P10. Survey Type:**

- Intensive Level Survey

**P11. Report Citation:**

- (Cite survey report and other sources, or enter "none.")

**Attachments:**

- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder): 2701 HARVARD BLVD

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)
12/10/1930: Alteration permit to add 3 rooms and bath and convert from 1-family to 2-family dwelling.
4/15/1942: Building permit to rebuild concrete front porch, construct concrete foundation under addition at rear, construct concrete porch at rear, install piers as necessary.
Contractor: Hollymount Const. Service

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: none
B9b. Builder: H.D. Becker

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area: 6356.52160108
Period of Significance: 1878-1948
Property Type: FOUR UNITS
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height.
**Resource Name or #:** (Assigned by recorder) 2702 HARVARD BLVD

**County:** Los Angeles

**Address:** 2702 S HARVARD BLVD

**City:** LOS ANGELES

**Zip:** 90018

**Parcel No.:** 5053018002

**Description:**
One story; rectangular plan; Craftsman residential building; side gable roof and front gable extension with flared eaves, exposed rafter tails, knee braces and composite shingle cladding; concrete foundation; exterior brick and stucco chimney; wood clapboard siding on exterior walls; concrete steps leading to full-width, partially enclosed entry porch; five square columns supporting porch roof; wood entry door within porch; fixed wood windows; casement wood windows; aluminum sliding windows (alteration); vertical wood slat vents under side-gable roof; security bars on windows (alteration); metal screens on entry doors and windows (alteration); metal fence (alteration); rectangular hipped roof additions on east elevation.

**Date Recorded:** 4/27/2009

**Survey Type:** Intensive Level Survey

**Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Photograph Record
- Rock Art Record
- Artifact Record
- Milling Station Record
- Linear Feature Record
- Continuing Sheet
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>Assigned by recorder</th>
<th>2702 HARVARD BLVD</th>
</tr>
</thead>
</table>

**Primary #**  
**HRI #**

**NRHP Status Code:** 5D3

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential  
**B4. Present Use:** Residential

**B5. Architectural Style:** Craftsman

**B6. Construction History:**  
05/16/1921: alteration permit for sleeping porch attached to rear of building.

**B7. Moved?** ☑ No ☐ Yes ☐ Unknown  
**B8. Related Features:**

**B9a. Architect:** J.A. Mathis  
**B9b. Builder:** Poole & Jones

**B10. Significance:**  
**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:** 4577.60544952  
**Property Type:** Residential  
**Applicable Criteria:** A, C

(Construction date, alterations, and date of alterations)

**B11. Additional Resource Attributes:**  
HP 2. Single family property

**B12. References:**  
LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**  
(The space reserved for official comments.)

**B14. Evaluator:**  
Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 4/27/2009

---

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2713 HARVARD BLVD

P1. Other Identifier:
- Not for Publication
- Unrestricted

a. County Los Angeles

b. Address: 2713 S HARVARD BLVD

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2713 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 27th Street and 29th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed rafter tails, decorative knee braces and composite shingle cladding; concrete foundation; exterior brick chimney; wood clapboard siding and stucco (alteration) on exterior walls; concrete steps leading to partial-width recessed entry porch; porch partially enclosed (alteration); squared columns sitting atop brick piers support the porch roof; criss-cross patterned balustrade; two entry doors within porch (alteration); fixed wood windows, some with diamond panes; double-hung wood windows; aluminum sliding windows (alteration); wood slat vents under side gable roof; security bars on some windows (alteration); metal screens on entry doors and some windows (alteration); chain-link fence (alteration); garage building located at northwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric
Historic
Both

1907, Los Angeles County Assessor

P7. Owner Address:
BETTON, WILLIAM AND BERTHELL
2713 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Other: (List)
- Continuation Sheet
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- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History:  
3/31/1932: Alteration permit for addition onto one bedroom at 2715 S. Harvard.  
5/24/1939: Building permit for garage construction.  
B7. Moved?: No  
B8. Related Features:  
B9a. Architect:  
B9b. Builder:  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 6359.27375012  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
NRHP Status Code 5D3

Resource Name or #: (Assigned by recorder) 2723 HARVARD BLVD

P1. Other Identifier:
Not for Publication [ ] Unrestricted

P2. Location:
County Los Angeles

P3 Description:
One story; square plan: Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed carved rafter tails and composite shingle cladding; concrete foundation; interior brick chimney; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch’s front gable roof; diagonal porch rail posts; wood entry door with six lights within porch; fixed wood windows, some with multi-light transoms; double-hung wood sash windows with multi-light upper panes; wood louver vent under gable-on-hip roof; carved wood roof brackets; wood corbels along cornice; decorative wood truss design on porch gable; angled bay; picket fence atop masonry block retaining wall (alteration); trellis at fence entrance (alteration); garage building located at northwest corner of property.

P3b. Resource Attributes:
List attributes and codes

P4. Resources Present:
Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo:
East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:
Prehistoric [ ] Historic [ ] Both

P7. Owner Address:
SINGLETON, JERRY R
2723 S HARVARD BLVD
LOS ANGELES CA, 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/27/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
Cite survey report and other sources, or enter "none."

Attachments:
NONE [ ] Location Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Photograph Record [ ] Rock Art Record [ ] Artifact Record [ ] Other: (List)

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2723 HARVARD BLVD

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 
B8. Related Features: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Property Type Residential Applicable Criteria A, C Period of Significance: 1878-1948 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 
B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property 
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps 
B13. Remarks: 
B14. Evaluator: Laura Vanaskie, Reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277 
Date of Evaluation: 4/27/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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**Transitional Craftsman:** The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical characteristic-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2726 HARVARD BLVD

P1. Other Identifier:
- Not for Publication ☑ Unrestricted

P2. Location:
- Address: 2726 S HARVARD BLVD
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

P3. Description:
One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed notched rafter tails, knee braces and composite shingle cladding; front-gable dormer; concrete foundation; exterior brick chimney; wood clapboard siding on exterior walls; concrete steps with tile cladding leading to partial-width entry porch; two square columns supporting porch roof; wood entry door within porch; fixed wood windows; casement wood windows; double-hung wood windows; metal screens on entry door and windows (alteration); security bars on windows (alteration); metal fence atop concrete block retaining wall (alteration); shed roof addition on east elevation (alteration); garage building located at northeast corner of property.

P4. Resources Present: ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (Isolates, etc.)

P5b. Description of Photo:
West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:
1906, Los Angeles County Assessor

P7. Owner Address:
DELGADO, MANUEL D AND MARIBE
2726 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
**BUILDING, STRUCTURE, AND OBJECT RECORD**

<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>2726 HARVARD BLVD</th>
</tr>
</thead>
</table>

**Primary #**

<table>
<thead>
<tr>
<th>HRI #</th>
<th></th>
</tr>
</thead>
</table>

**NRHP Status Code:** 5D3

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

**B5. Architectural Style:** Craftsman

**B6. Construction History:**


**B7. Moved?**

- [ ] No
- [ ] Yes
- [ ] Unknown

**B8. Related Features:**

- **B9a. Architect:** J.A. Mathis
- **B9b. Builder:** Poole & Jones

**B10. Significance:**

- **Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs
- **Area:** 7500.029
- **Property Type:** Residential
- **Applicable Criteria:** A, C

**Theme:**

Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B11. Additional Resource Attributes:**

- HP 2. Single family property

**B12. References:**

- LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

- 

**B14. Evaluator:** Laura Vanaskie, Reservation Associates

- **1611 S. Pacific Coast Highway, Ste. 104**
- **Redondo Beach, CA 90277**

**Date of Evaluation:** 4/27/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2727 HARVARD BLVD

P1. Other Identifier:

P2. Location:  

a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2727 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013034

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed notched rafter tails and composite shingle cladding; front gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps with tile cladding leading to partial-width entry porch; two square columns supporting porch roof; wood entry door with four lights and sidelights within porch; fixed wood windows, one with stained glass transom; double hung wood sash windows, some with diamond panes; wood sash vent under dormer gable; wood roof brackets; metal screens on windows (alteration); metal fence atop concrete block retaining wall (alteration).

P3b. Resource Attributes: (List attributes and codes)  HP 2. Single family property

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: 

(View, date, accession #)

P6. Date Constructed/Age and Sources:

Prehistoric ☐ Historic ☑ Both

1906, Los Angeles County Assessor

P7. Owner Address:

HOWARD, SIBYL E
2727 S HARVARD BLVD
LOS ANGELES, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record ☑ District Record ☐ Rock Art Record

☐ Sketch Map ☐ Archaeological Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: [2727 HARVARD BLVD]
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: No original building permit.

B7. Moved? □ No □ Yes □ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type Residential
Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
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B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2806 HARVARD BLVD

P1. Other Identifier:

P2. Location: ☑ Not for Publication ☑ Unrestricted

a. County Los Angeles

b. Address: 2806 HARVARD BLVD

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed notched rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; exterior brick chimney cut off at roof line; wood clapboard siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with diamond pane transoms; double-hung wood windows, some with diamond panes; wood slat vent under gable-on-hip; wood roof brackets; wood corbels; angled bays on side elevations; shed roof addition on east elevation (alteration); metal screens on windows and entry door (alteration); metal awnings over some windows (alteration); metal fence (alteration); garage building at northeast corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric ☑ Historic ☑ Both

1905, Los Angeles County Assessor

P7. Owner Address:

GRANT ELLA M AND
2806 S HARVARD BLVD
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ NONE ☑ Continuation Sheet ☑ District Record ☑ Photograph Record

☑ Location Map ☑ Building, Structure, and Object Record ☑ Linear Feature Record

☑ Sketch Map ☑ Archaeological Record ☑ Milling Station Record

☑ Other: (List)

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2812 HARVARD BLVD

P1. Other Identifier:

P2. Location: 

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2812 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018011

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; square plan; Transitional Craftsman residential building; side gable roof with composite shingle cladding; front gable porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; four square tapered columns and square beams supporting porch’s gable roof; wood entry door with diamond pane sidelights within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; casement wood windows; aluminum sliding window (alteration); vertical board shades under gables; wood brackets supporting shades; angled bay on north elevation; shed roof addition on east elevation (alteration); skylight on roof (alteration) metal screens on some windows and entry door (alteration); metal fence (alteration); garage building at southeast corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2812 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
7/6/1956: Building permit to construct garage.
7/28/2003: Alteration permit to change out window and door, enlarge window openings, remove non-structural walls for kitchen remodel.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: E.S. Williamson
B9b. Builder: E.S. Williamson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7500.28045013
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Pinnacle Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Code</td>
</tr>
</tbody>
</table>

- **HRI #**
- **Trinomial**
- **Primary #**
- **NRHP Status Code**: 5D3

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**Resource Name or #:** (Assigned by recorder) 2814 HARVARD BLVD

**P1. Other Identifier:**
- **Not for Publication**
- **Unrestricted**
- **Los Angeles**

**a. County**

**b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.**

**c. Address:** 2814 HARVARD BLVD

**City**

**Los ANGELES**

**Zip**

**90018**

**d. UTM:** (Give more than one for large and/or linear resources)

**Zone**

**90018**

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 27th Street and 29th Street.

**Parcel No:** 5053018012

---

**P2. Location:**

**and (P2b and P2c or P2d. Attach a Location Map as necessary.)**

**b. Address:** 2814 S HARVARD BLVD

**City**

**Los ANGELES**

**Zip**

**90018**

**d. UTM:** (Give more than one for large and/or linear resources)

**Zone**

**90018**

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

---

**P3 Description:**

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; square plan; Transitional Craftsman residential building; hipped roof with exposed notched rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; interior brick chimney; wood clapboard siding on exterior walls; wood steps leading to partial-width entry porch; six round columns support the porch gable roof; wood entry door within porch; fixed wood windows with decorative glass transoms; casement wood windows; fixed diamond pane window; wood board pattern under porch gable; wood corbels along cornice; metal screens on some windows (alteration); wood picket fence (alteration).

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**P3b. Resource Attributes:**

(List attributes and codes)

HP 2. Single family property

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

---

**P5b Description of Photo:**

(View, date, accession #)

West elevation, LkG E, 3/3/09

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

GRAVES, KRYSTAL M

2814 S HARVARD BLVD

LOS ANGELES CA 90018

---

**P8. Recorded by:**

(Name, affiliation, and address)

Laura Vanaske

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

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**P9. Date Recorded:** 4/28/2009

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**P10. Survey Type:** (Describe)

Intensive Level Survey

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**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

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**Attachments:**

- NONE
- Continuation Sheet
- Building, Structure, and Object Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record
- Artifact Record
- Other: (List)
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History:
8/23/1923: Building permit to construct garage.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area: 6750.47899991
    Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation:  4/28/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; rectangular plan; Transitional Craftsman residential building; front gable roof with exposed rafter tails, flared eaves and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two square columns supporting porch roof; wood entry door with diamond pane sidelights within porch; double-hung wood sash windows; wood slat vents under roof gable; decorative wood trim patterns under roof gable and along porch walls; wood brackets supporting roof; wood picket fence (alteration).
Resource Name or # (Assigned by recorder): 2821 HARVARD BLVD

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:
Original Location:

B8. Related Features:

B9a. Architect: B9b. Builder: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area: 4521.29750024
Period of Significance: 1878-1948 Property Type: Residential Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/28/2009

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code
Primary #

PRIMARY RECORD

<table>
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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Resource Name or #: (Assigned by recorder) 2900 HARVARD BLVD

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles
- Los ANGELES
- 90018
- 5053017001

P2. Location:
- USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec
- Zone
- mE/ mN
- Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard at the intersection of S. Harvard Boulevard and 29th Street.
- Parcel No. 5053017001

P3 Description:
One story and one-half stories; rectangular plan; Craftsman residential building; side gable roof with exposed notched rafter tails, flared eaves and composite shingle cladding; front gable dormer; exterior stone masonry chimney; concrete foundation; wood clapboard siding on exterior walls; brick steps leading to full-width entry porch; four round columns supporting porch roof; two wood entry doors within porch (alteration); secondary door on north elevation; fixed wood windows with and without transoms; fixed wood window with diamond panes; double hung wood sash windows; wood slat vent under roof gable; decorative wood screens on porch; wood brackets supporting roof; possible addition to east elevation (alteration); metal and brick fence (alteration); garage building at southeast corner of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:
- 1904, Los Angeles County Assessor

P7. Owner Address:
- PHILLIPS, PATRICIA N TR
- 917 E HYDE PARK BLVD
- INGLEWOOD CA, CA 90302

P8. Recorded by:
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
- 4/28/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  (List attributes and codes)  

HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps


Laura Vanaskie

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:  4/28/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2908 HARVARD BLVD

P1. Other Identifier:

P2. Location: [ ] Not for Publication  [X] Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2908 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails, flared eaves and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; vertically scored stucco (alteration) on exterior walls; concrete steps with faux stone masonry cladding (alteration) leading to full-width entry porch; square stucco columns supporting porch roof; wood entry door with four lights within porch; fixed wood windows with and without transoms; fixed wood window with diamond panes; double-hung wood windows; aluminum sliding windows; wood slat vent under roof gable; screens on some windows (alteration); garage building at northeast corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: [X] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:

[ ] Prehistoric  [X] Historic  [ ] Both

1904, Los Angeles County Assessor

P7. Owner Address:

MELENDEZ,MIGUEL A
2908 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: [ ] NONE  [ ] Continuation Sheet  [X] District Record

[ ] Location Map  [ ] Building, Structure, and Object Record  [ ] Linear Feature Record

[ ] Sketch Map  [ ] Archaeological Record  [ ] Milling Station Record

[ ] Rock Art Record  [ ] Photograph Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2908 HARVARD BLVD

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Hip-roof cottage

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  Date: 
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 5999.82159989
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: 

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/29/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
### PRIMARY RECORD

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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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#### P1. Other Identifier:
- **Resource Name or #:** 2910 HARVARD BLVD
- **Trinomial Primary #:** NRHP Status Code 5D3
- **Trinomial Code:**
- **Other Listings:**

#### P2. Location:
- **a. County:** Los Angeles
- **b. Address:** 2910 S HARVARD BLVD
- **City:** LOS ANGELES
- **Zip:** 90018
- **c. Address:** 2910 S HARVARD BLVD
- **City:** LOS ANGELES
- **Zip:** 90018
- **d. UTM:** (Give more than one for large and/or linear resources)
- **e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate):**

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street.

#### P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails, flared eaves, decorative knee braces and composite shingle cladding; front gable porch roof; exterior clinker brick chimney; concrete foundation; wood clapboard siding (alteration) and stone-in-stucco on exterior walls; wood steps leading to partial-width entry porch; two stone masonry square columns supporting porch gable roof; arched vent in porch base; multi-light wood entry door within porch; fixed wood windows with and without transoms; double-hung wood windows with diamond panes; angled bays on west and south elevations; wood corbels along cornice; faux half-timbering underneath the front gable; screens on some windows and entry door (alteration); garage building at southeast corner of property.

#### P3b. Resource Attributes:
- **List attributes and codes**
- **HP 2. Single family property**

#### P4. Resources Present:
- **List attributes and codes**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

#### P5b Description of Photo:
- **(View, date, accession #)**

#### P6. Date Constructed/Age and Sources:
- **Prehistoric**
- **Historic**
- **Both**

1903, Los Angeles County Assessor

#### P7. Owner Address:
- **NARVAEZ, RAMIRO**
- **2910 S HARVARD BLVD**
- **LOS ANGELES CA, CA 90018**

#### P7. Owner Address:
- **NARVAEZ, RAMIRO**
- **2910 S HARVARD BLVD**
- **LOS ANGELES CA, CA 90018**

#### P8. Recorded by:
- **Laura Vanaske**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste.**
- **Redondo Beach, CA 90277**

#### P9. Date Recorded:
- **4/29/2009**

#### P10. Survey Type:
- **Intensive Level Survey**

#### P11. Report Citation:
- **(Cite survey report and other sources, or enter "none.")**

#### Attachments:
- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**

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DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History:  
07/10/1963: building permit for garage construction.  
10/10/1963: building permit for addition of a 1-story playroom.  
B7. Moved?  Yes  
B8. Related Features: 
B9a. Architect:  Frank Tyler  
B9b. Builder:  W.W. Anderson  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  
B13. Remarks:  
B14. Evaluator:  Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation:  4/29/2009  
(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
Resource Name or #: 2914 HARVARD BLVD

P2. Location: 
   a. County  Los Angeles
   b. Address: 2914 S HARVARD BLVD
   c. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
   d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.

P3. Description: 
   One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; one square column supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood sash windows; casement wood windows; wood slat vent on dormer; addition to east elevation (alteration); metal screens on windows and entry door (alteration); security bars on windows (alteration); two garage buildings on eastern edge of property line.

P5b. Description of Photo:
   West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:
   1903, Los Angeles County Assessor

P7. Owner Address:
   HENDERSON, MICHAEL V AND
   3560 OCEAN VIEW AVE
   LOS ANGELES CA, CA 90066

P8. Recorded by:
   Laura Vanaskie
   Galvin Preservation Associates
   1611 S. Pacific Coast Highway, Ste.
   Redondo Beach, CA 90277


P11. Report Citation: 
   Intensive Level Survey
Resource Name or # (Assigned by recorder) 2914 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Hipped roof cottage
B6. Construction History: No original building permit. 5/28/1946: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☑ Unknown  Date: Original Location:

B8. Related Features:

B9a. Architect:  B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 7500.15335007
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates  1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277
Date of Evaluation: 4/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:  
Not for Publication  
Unrestricted

P2. Location:  
Los Angeles

P3 Description:  
One story; rectangular plan; Hipped Roof Cottage residential building; hipped roof with exposed rafter tails and composite roll cladding (alteration); hipped roof dormer; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four round columns supporting porch roof; entry door (material unknown) within porch; double hung wood sash windows; fixed wood window with transom; diamond pane window on dormer filled in; shed roof addition to west elevation (alteration); metal screens on windows and entry door (alteration); security bars on windows (alteration); garage building at southwest corner of property.

P3b. Resource Attributes:  
HP 2. Single family property

P4. Resources Present:  
Building  
Structure  
Object  
Site  
District  
Element of District  
Other (Isolates, etc.)

P5b Description of Photo:  
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:  
Prehistoric  
Historic  
Both

P7. Owner Address:  
BREWER, ANNETTE L TR
2919 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:  
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
4/29/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
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B11. Additional Resource Attributes: (List attributes and codes)   HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/29/2009

(This space reserved for official comments.)
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### PRIMARY RECORD

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<tr>
<td>County</td>
<td>Los Angeles</td>
</tr>
<tr>
<td>Address:</td>
<td>2933 S HARVARD BLVD, LOS ANGELES CA, CA 90018</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>Laura Vanaskie, Galvin Preservation Associates, 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277</td>
</tr>
<tr>
<td>Date Recorded:</td>
<td>4/29/2009</td>
</tr>
</tbody>
</table>

### P3 Description:

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front-gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; nine round columns supporting porch roof; wood entry door within porch; double-hung wood windows; fixed wood windows with transoms; aluminum sliding windows (alteration); vinyl double-hung windows (alteration); wood slat vents and unglazed window frame on dormer; wood brackets supporting gable roof; metal screens on windows and entry door (alteration); wood picket fence (alteration); garage building at southwest corner of property.

### P3b. Resource Attributes: (List attributes and codes)

- **HP 2. Single family property**

### P4. Resources Present:

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

### P5b Description of Photo:

- View, date, accession #
- East elevation, Lkg W, 3/3/09

### P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both

### P7. Owner Address:

- HERNANDEZ, ARNULFO AND
- 2933 S HARVARD BLVD
- LOS ANGELES CA, CA 90018

### P8. Recorded by:

- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277

### P9. Date Recorded:

- 4/29/2009

### P11. Report Citation:

- Cite survey report and other sources, or enter "none."

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**Attachments:**
- NONE
- Continuation Sheet
- District Record
- Other: (List)
B1. Historic Name: 2933 HARVARD BLVD
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:
B8. Related Features:

B9a. Architect:
B9b. Builder: F.H. Geer
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area: 6369.77519979
Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder)  2946 HARVARD BLVD

P1. Other Identifier:

P2. Location:

a. County  Los Angeles

b. USGS 7.5' Quad  S HARVARD BLVD  City LOS ANGELES  Zip 90018

c. Address:  2946 HARVARD BLVD

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

E. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.

Parcel No.  5053017010

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable dormer; block masonry chimney; block masonry foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four square block masonry columns supporting porch roof; wood entry door with tapered wood frame within porch; aluminum sliding windows in tapered wood frames; double hung wood sash windows; fixed wood side vents on dormer; metal screens on some windows (alteration); security bars on windows (alteration); garage building at northeast corner of property.

P3b. Resource Attributes:  (List attributes and codes)  HP 2. Single family property

P4. Resources Present:  ✔ Building  ✔ Structure  ✔ Object  ✔ Site  ✔ District  ✔ Element of District  ✔ Other (Isolates, etc.)

P5b Description of Photo:

(West elevation, Lkg E, 3/3/09)

P6. Date Constructed/Age and Sources:

1906, Los Angeles County Assessor

P7. Owner Address:

POWELL, CLIFTON F
2946 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:  Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  NONE  ✔ Continuation Sheet  ✔ District Record  ✔ Rock Art Record

Location Map  ✔ Building, Structure, and Object Record  ✔ Linear Feature Record  ✔ Artifact Record

Sketch Map  ✔ Archaeological Record  ✔ Milling Station Record  ✔ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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HP 2. Single family property

B12. References:  
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B13. Remarks:

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

Date of Evaluation: 4/29/2009

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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**PRIMARY RECORD**

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**P1. Other Identifier:**
- **Trinomial:**
  - NRHP Status Code: 5D3

**P2. Location:**
- **Address:** 2950 S HARVARD BLVD, LOS ANGELES, CA 90018
- **County:** Los Angeles
- **Parcel No.:** 5053017011

**P3. Description:**
One-story rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable porch roof; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; four square columns supporting porch roof; wood entry door within porch; secondary vinyl entry door within porch (alteration); fixed wood windows, some with transoms; fixed wood windows with diamond panes; casement wood windows; aluminum sliding windows (alteration); double hung vinyl windows (alteration); wood brackets supporting roof; cornice-line dentils; faux balcony rail under dormer window; metal screens on some windows and entry door (alteration); security bars on windows (alteration); chain-link fence (alteration); garage building at east edge of property.

**P3b. Resource Attributes:** (List attributes and codes)

HP 2. Single family property

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**
- View, date, accession #
- West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both

**P7. Owner Address:**
- ZAMORA, MARIO A AND MARIA E
- 2950 S HARVARD BLVD
- LOS ANGELES, CA 90018

**P8. Recorded by:**
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:** 4/30/2009

**P10. Survey Type:**
- Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2950 HARVARD BLVD

B1. Historic Name:  
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History:  
03/08/1979: building permit for garage construction.  
B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features:  
B9a. Architect: J.A. Mathis  
B9b. Builder: Poole & Jones  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
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B11. Additional Resource Attributes: (List attributes and codes)  
HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  
B13. Remarks:  
B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 4/30/2009  
(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2953 HARVARD BLVD

P2. Location: a. County Los Angeles

b. Address: 2953 S HARVARD BLVD

P3. Description:
One story; square plan; Transitional Craftsman residential building; side gable roof and front gable projection with composite shingle cladding; shed roof dormer with exposed rafter tails; interior brick chimney; concrete foundation; wood clapboard, wood shingle and stucco on exterior walls; wood steps leading to partial-width entry porch; two square columns supporting porch’s front gable roof; wood entry door within porch; fixed wood windows; fixed wood windows with diamond panes; casement wood windows; aluminum sliding windows (alteration); wood brackets supporting roof; wood dentils along cornice; wood corbels under window bay; wood lattice screen on porch (alteration); metal screens on some windows and entry door (alteration); metal awnings on some windows (alteration); security bars on windows (alteration); wood picket fence (alteration); garage building at west edge of property.

P5b. Description of Photo:
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
1906, Los Angeles County Assessor

P7. Owner Address:
BUNN, INEZ L TR
2953 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments: District Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:


07/10/1964: building permit for garage construction.

08/10/1976: building permit for 1-story room addition.

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: Poole & Jones

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948

Property Type: Residential

Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Resource Name or #:** (Assigned by recorder) 3006  HARVARD BLVD

**P1. Other Identifier:**
- Not for Publication
- Unrestricted

**P2. Location:**
- **a. County** Los Angeles
- **b. Address:** 3006 S HARVARD BLVD
- **City** LOS ANGELES
- **Zip** 90018

**P3. Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; square plan; Transitional Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; asymmetrical front gable dormer; recessed shed porch roof; interior brick chimney (alteration) and exterior brick chimney; concrete foundation; wood clapboard siding and faux stone masonry (alteration) on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch’s shed roof; entry door (material unknown) within porch; fixed wood windows with transoms; arched wood windows; casement wood windows with diamond panes; double hung wood sash windows; wood brackets supporting roof; angled bay on south elevation; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence (alteration); garage building at northwest corner of property.

**P3b. Resource Attributes:** (List attributes and codes)

| HP | 2 | Single family property |

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5. Description of Photo:**
(View, date, accession #)
West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both

1907, Los Angeles County

**P7. Owner Address:**
CHAMP, ERIK AND
3006 S HARVARD BLVD
LOS ANGELES CA, CA 90018

**P8. Recorded by:**
(Lauren Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:** 4/30/2009

**P10. Survey Type:** (Describe)
Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 3006 HARVARD BLVD
B2. Common Name: Residential
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 
11/24/1928: Building permit for construction of garage.
B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  Date: Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7500.15160007
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/30/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Resource Name or #: (Assigned by recorder)</th>
<th>3015 HARVARD BLVD</th>
</tr>
</thead>
</table>

P1. Other Identifier:

- **Not for Publication**
- **Unrestricted**

P2. Location:

- a. County: Los Angeles
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- c. Address: 3015 S HARVARD BLVD
- d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

P3 Description:

One story; rectangular plan; Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; aluminum siding (alteration) and wood shingles on exterior walls; concrete steps with faux tile cladding leading to full-width entry porch; two square columns supporting porch roof; entry door (material unknown) within porch; double-hung aluminum windows (alteration); fixed aluminum windows (alteration); wood brackets supporting roof; angled bay on south elevation; metal screens on some windows (alteration); security bars on windows (alteration); metal and block masonry fence (alteration).

P3b. Resource Attributes:

- **HP 2. Single family property**

P4. Resources Present:

- **Building**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

P5b. Description of Photo:

- View, date, accession #

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both

P7. Owner Address:

PINEDA, LUIS A AND MARIA A
3015 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:

- 4/30/2009

P10. Survey Type:

- Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

- **NONE**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**
B1. Historic Name: 3015 HARVARD BLVD
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman

B7. Moved? No
B8. Related Features:
B9a. Architect: F.M. Tyler
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area: 5097.6535
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009
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<tbody>
<tr>
<td>Recorded by</td>
<td>Laura Vanaskie</td>
<td>Date</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4/30/2009</td>
</tr>
</tbody>
</table>

### B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

### Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**HRI #**

**NRHP Status Code** 5D3

**Trinomial**

**Primary #**

**Other Listings**

<table>
<thead>
<tr>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

| Resource Name or #: | 3019 HARVARD BLVD |

**P1. Other Identifier:**
- Not for Publication
- Unrestricted

**P2. Location:**
- Address: 3019 S HARVARD BLVD
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

**P3. Description:**
One and one-half stories; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door with oval light within porch (alteration); double hung aluminum windows (alteration); fixed aluminum windows (alteration); aluminum sliding windows (alteration); wood brackets supporting roof; angled bay on south elevation; metal screens on some windows (alteration); chain-link fence (alteration).

**P3b. Resource Attributes:**
- HP 2. Single family property

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
- View, date, accession #

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both

**P7. Owner Address:**
PEREZ, SANDRA P
3019 S HARVARD BLVD
LOS ANGELES CA, CA 90018

**P8. Recorded by:**
- Laura Vanaske
  Galvin Preservation Associates
  1611 S. Pacific Coast Highway, Ste.
  Redondo Beach, CA 90277

**P9. Date Recorded:** 4/30/2009

**P10. Survey Type:**
- Intensive Level Survey

**P11. Report Citation:**
Cite survey report and other sources, or enter "none."

**Attachments:**
- NONE
- Continuation Sheet
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

04/24/1940: building permit for garage construction.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  Original Location:

B8. Related Features:

B9a. Architect:  B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5096.77969975

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3023 HARVARD BLVD

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- a. County: Los Angeles
- b. USGS 7.5' Quad: S HARVARD BLVD
- c. Address: 3023 S HARVARD BLVD
- d. UTM: (Give more than one for large and/or linear resources)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One and one-half stories; near rectangular plan; Craftsman residential building; cross gable roof with exposed rafter tails and composite roll cladding (alteration); front gable porch roof; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; six round columns supporting porch roof; wood entry door with eight lights within porch; wood sliding windows on porch; fixed wood windows with transoms; casement metal windows; casement aluminum windows (alteration); wood slat vent under porch gable; wood brackets supporting roof; metal screens on some windows (alteration); chain-link fence (alteration); garage building at southwestern corner of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:
ROBINSON, MICHAEL R
0 P O BOX 360526
LOS ANGELES CA, CA 90036

P8. Recorded by:
(Last name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/30/2009

P10. Survey Type:
(intend survey and other sources, or enter "none.")
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3023 HARBOR BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
08/07/1929: building permit for garage construction.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 
Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 6372.65745059
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
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State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD  

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<th>Review Code</th>
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<th>Date</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Resource Name or #:** 3027 HARVARD BLVD  

**P1. Other Identifier:**  
- **a. County:** Los Angeles  
- **b. USGS 7.5' Quad:** 3027 S HARVARD BLVD  
- **c. Address:** 3027 HARVARD BLVD  
- **d. UTM:** (Give more than one for large and/or linear resources)
  - Zone
  - mE/mN

**P2. Location:**  
- (P2b and P2c or P2d. Attach a Location Map as necessary.)
  - **a. County:** Los Angeles
  - **b. USGS 7.5' Quad:** 3027 S HARVARD BLVD
  - **c. Address:** 3027 HARVARD BLVD
  - **d. UTM:** (Give more than one for large and/or linear resources)
    - Zone
    - mE/mN
  - **e. Other Locational Data:** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

**P3 Description:**  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Transitional Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; front gable porch roof; exterior brick chimney; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; fixed wood ribbon window with transom; double-hung wood sash windows; wood brackets supporting roof; metal screens on some windows and entry door (alteration); garage building at northwest corner of property; Mediterranean Revival guest house building at southwest corner of property with address 3029 S. Harvard.

**P4. Resources Present:**  
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**  
(View, date, accession #)

- **East elevation, Lkg W, 3/3/09**

**P6. Date Constructed/Age and Sources:**  
- Prehistoric
- Historic
- Both
  - 1922, Los Angeles County Assessor

**P7. Owner Address:**  
- DELANEY, CHRISTINE AND  
- 3029 S HARVARD BLVD  
- LOS ANGELES CA, CA 90018

**P8. Recorded by:**  
- (Name, affiliation, and address)
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:** 4/30/2009

**P10. Survey Type:** (Describe)

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**  
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 3027 HARVARD BLVD

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:
- 11/27/1914: Alteration permit to install bookcase, cove ceilings, buffet, cupboard, cut in 3 new windows, wainscoting, brick fireplace, new partition plastered.
- 9/15/1923: Alteration permit to add one bathroom, one washroom, and one screened porch to 3029 S. Harvard Blvd.

B7. Moved? No

B8. Related Features:

B9a. Architect: J.L. Harvey; A.D. White

B9b. Builder: J.L. Harvey; A.D. White

B10. Significance:
- Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
- Area: 6372.27185039
- Period of Significance: 1878-1948
- Property Type: Residential
- Applicable Criteria: A, C

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Laura Vanaskie
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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code

Primary Listing

Review Code Reviewer Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3101 HARVARD BLVD

P1. Other Identifier:

P2. Location: ☑ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County

Los Angeles

b. Address:

3101 S HARVARD BLVD

City

LOS ANGELES

Zip

90018

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; nearly rectangular plan; Queen Anne cottage residential building; hipped roof with lower cross-gable, boxed eaves and composite shingle cladding; concrete foundation; wood clapboard siding and stucco (alteration) on exterior walls; concrete steps with tile cladding (alteration) leading to partial-width entry porch; two square columns supporting porch’s front-gable roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood sash windows; wood slat side vents flanking wood window on porch gable; angled bay on north elevation with side gable roof; metal screens on some windows and entry door (alteration); garage building at southwest corner of property; Mediterranean Revival guest house building at northwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present:

☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5. Description of Photo:

P5b Description of Photo:

(View, date, accession #)

East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1922, Los Angeles County Assessor

P7. Owner Address:

SANTIAGO, ROLANDO

3101 S HARVARD BLVD

LOS ANGELES, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaske

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

P9. Date Recorded:

4/30/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

☐ NONE ☐ Continuation Sheet ☑ District Record

☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record

☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record

☐ Other: (List) ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
# PRIMARY RECORD

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<th>Resource Name or #</th>
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**P1. Other Identifier:**
- **Not for Publication** ☐
- **Unrestricted** ☑

**a. County:** Los Angeles

**b. USGS 7.5' Quad:**
- **Date:**
- **T:**
- **R:**
- **1/4 of 1/4 of Sec:**
- **B.M.:**

**c. Address:** 2647 S HARVARD Boulevard

**d. UTM:**
- **Zone:**
- **mE:**
- **mN:**

**e. Other Locational Data:** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

- Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between W. Adams Boulevard and 27th Street.

**P2. Location:**
- (P2b and P2c or P2d. Attach a Location Map as necessary.)
- (P2b and P2c. Attach a Location Map as necessary.)

**P3 Description:**
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; rectangular plan; Queen Anne residential building; cross gable roof with boxed eaves, composite shingle cladding and front gable pedimented porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls; painted concrete steps leading to partial-width entry porch; two round columns supporting pedimented porch roof; two wood entry doors within porch (alteration); fixed wood windows with transoms; double hung wood sash windows; pointed arch detail under front gable; cutaway bays with carved wood details on front gable extension; decorative wood corbels; security bars on some windows (alteration); metal screens on windows and one entry door (alteration); chain-link fence (alteration).

**P3b. Resource Attributes:** (List attributes and codes)
- **HP 2. Single family property**

**P4. Resources Present:**
- **☑ Building**
- **☐ Structure**
- **☐ Object**
- **☐ Site**
- **☐ District**
- **☐ Element of District**
- **☐ Other (Isolates, etc.)**

**P5b Description of Photo:**
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

- **View, date, accession #**
- **(Assigned by recorder)**

**P6. Date Constructed/Age and Sources:**
- **1907, Los Angeles County Assessor**

**P7. Owner Address:**
- 2645 S HARVARD BLVD
- LOS ANGELES CA 90018

**P8. Recorded by:**
- (Name, affiliation, and address)
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:**
- 4/27/2009

**P10. Survey Type:**
- (Describe)
- Intensive Level Survey

**P11. Report Citation:**
- (Cite survey report and other sources, or enter "none.")
**BUILDING, STRUCTURE, AND OBJECT RECORD**

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<th>2647 HARVARD Boulevard</th>
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**Resource Name or #**  
2647 HARVARD Boulevard

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential  
**B4. Present Use:** Residential

**B5. Architectural Style:** Queen Ann

**B6. Construction History:**  
(Construction date, alterations, and date of alterations)

No original building permit.

6/16/1936: Alteration permit to make repair to rear stairway, close doorway, install shelving, enlarge windows. Owner: Edward L. Ringo.

5/2/1938: Building permit to construct garage.

**B7. Moved?**  
☐ No  ☐ Yes  ☑ Unknown  
**B8. Original Location:**

**B9a. Architect:**  
**B9b. Builder:**

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Period of Significance:** 1878-1948  
**Property Type:** Residential  
**Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B11. Additional Resource Attributes:**  
(HP 2. Single family property)

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Laura Vanaskie, Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 4/27/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical facade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2937 HARVARD Boulevard

P1. Other Identifier:

Not for Publication  Unrestricted

a. County  Los Angeles

P2. Location:

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2937 S HARVARD Boulevard City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 29th Street and 30th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; square plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; asymmetrical front gable dormer; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; second-story balcony with wood balusters over porch; four square columns supporting porch roof; vinyl entry door within porch; wood entry door with diamond panes within balcony; double hung wood sash windows with diamond panes; casement wood windows; fixed wood windows with transoms; wood slat vent on dormer; metal screens on windows and entry door (alteration); security bars in windows (alteration); carport to south of main house.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1904, Los Angeles County Assessor

P7. Owner Address:

2937 S HARVARD BLVD
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

NONE Continuation Sheet District Record

Location Map Building, Structure, and Object Record Linear Feature Record

Sketch Map Archaeological Record Milling Station Record

Other: (List) Photograph Record
**Resource Name or #**  (Assigned by recorder)  2937 HARVARD Boulevard

B1. Historic Name: 
B2. Common Name: 

B3. Original Use:  Residential  
B4. Present Use:  Residential

B5. Architectural Style:  Transitional Craftsman

B6. Construction History:  (Construction date, alterations, and date of alterations)
No original building permit.  
2/19/1965: Building permit to install sun shelter.

B7. Moved?  [x] No  [ ] Yes  [ ] Unknown  Date:  
B8. Related Features: 

B9a. Architect:  
B9b. Builder:  

B10. Significance:  Theme:  Railroad and Horsecar Suburbs; Streetcar Suburbs  
Property Type:  Residential  
Applicable Criteria:  A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  (List attributes and codes)  HP 2. Single family property

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:  

B14. Evaluator:  Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

Date of Evaluation:  4/29/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**HRI #**

**Trinomial**

**Primary #**

**NRHP Status Code** 5D3

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**PRIMARY RECORD**

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**Resource Name or #:** (Assigned by recorder) 2631 HOBART BLVD

**P1. Other Identifier:**

- Not for Publication
- Unrestricted

**P2. Location:**

- a. County: Los Angeles

**P2b and P2c or P2d. Attach a Location Map as necessary.**

**b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec**

**c. UTM:**

**d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

**Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street.**

**Parcel No.** 5053011027

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**P3 Description:**

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

**One story; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; concrete foundation; flushed wood board siding on exterior walls; concrete steps leading to full-width recessed entry porch; two tapered columns and two circular posts support the porch roof; wood entry door with four lights within porch; fixed wood window with transom; double-hung wood sash windows; circular wood vents on front gable; wood dentils and carved circles along cornice line; wood brackets supporting roof overhangs; metal screens on some windows (alteration); security bars on some windows (alteration); garage building at southwest corner of property.)

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**P3b. Resource Attributes:**

(List attributes and codes)

**HP 2. Single family property**

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**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

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**P5b Description of Photo:**

(View, date, accession #)

**East elevation, Lkg W, 3/16/09**

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1908, Los Angeles County Assessor

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**P7. Owner Address:**

CUMMINGS, DARRELL
2631 S HOBART BLVD
LOS ANGELES, CA 90018

---

**P8. Recorded by:**

(Name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

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**P9. Date Recorded:** 5/7/2009

**P10. Survey Type:**

(Describe)

Intensive Level Survey

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**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

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**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record
- Artifact Record

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DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History:  
08/08/1955: building permit for garage construction. 
B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  
B8. Related Features:  
B9a. Architect: Mathis  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 
B11. Additional Resource Attributes:  (List attributes and codes)  
HP 2. Single family property 
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps 
B13. Remarks: 
B14. Evaluator: Laura Vanaskie  
reservation Associates 
1611 S. Pacific Coast Highway, Ste. 104 
Redondo Beach, CA 90277 
Date of Evaluation: 5/7/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindles and craft details. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2635 HOBART BLVD

P1. Other Identifier:

P2. Location: [ ] Not for Publication [ ] Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

T R 1/4 of 1/4 of Sec B.M.

c. Address: 2635 S HOBART BLVD

d. UTM: (Give more than one for large and/or linear resources) Zone

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053011022

P3 Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; horizontal wood board siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; ten slim square columns supporting porch roof; wood entry door within porch; fixed wood windows; double-hung wood sash windows; wood brackets supporting roof overhangs; angled bay on east elevation; metal screens on some windows and entry door (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

[ ] Prehistoric [ ] Historic [ ] Both

1908, Los Angeles County Assessor

P7. Owner Address:

SCOTT, BERENICE L TR
2635 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

[ ] NONE [ ] Location Map [ ] Building, Structure, and Object Record [ ] Archaeological Record

[ ] Continuation Sheet [ ] Linear Feature Record [ ] Milling Station Record [ ] Photograph Record

[ ] District Record [ ] Rock Art Record [ ] Artifact Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2637 HOBART BLVD

P1. Other Identifier:

P2. Location:  
   a. County  
   b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec  
   c. Address:  
   d. UTM:  

P3 Description:  

One story; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; exterior brick chimney; concrete foundation; vertical wood board and channel drop wood siding on exterior walls; concrete steps leading to full-width entry porch; four rectangular tapered columns supporting porch roof; wood entry door with six lights and sidelights within porch; fixed wood windows with transoms; double-hung wood sash windows; wood slat vent flanked by fixed vinyl windows on dormer (alteration); wood brackets supporting roof overhangs; wood dentils along cornice; metal screens on some windows (alteration); garage building at southwest corner of property.

P3b. Resource Attributes:  

P4. Resources Present:  

P5b Description of Photo:  

P6. Date Constructed/Age and Sources:  

P7. Owner Address:  

P8. Recorded by:  

P9. Date Recorded:  

P10. Survey Type:  

P11. Report Citation:  

Attachments:  

DPR 523B (1/95) PCR Services Corporation
Resource Name or #: 2637 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Describe importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Preservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
Resource Name or #: (Assigned by recorder) 2640 HOBART BLVD

P1. Other Identifier:
- [ ] Not for Publication
- [X] Unrestricted

a. County

Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad

Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address:

2640 S HOBART BLVD

City LOS ANGELES

Zip 90018

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012008

P3. Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Craftsman residential building; side gable roof, knee braces, exposed rafter tails, composition roll (alteration); concrete foundation; wood clapboard siding on exterior walls, split wood shingle siding underneath front gable porch roof; concrete walkway and steps leading to wraparound entry porch, front gable porch roof supported by splayed wooden posts sitting atop square brick piers; wood primary door within porch; wooden picture windows with transoms; brick chimney located on the south elevation exterior; metal security bars cover some of the windows on the south elevation; rear metal fence; garage located to the east of the property.

P3b. Resource Attributes:

(List attributes and codes)

HP 2. Single family property

P4. Resources Present:

- [X] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (Isolates, etc.)

P5b. Description of Photo:

(View, date, accession #)

East elevation, Lkg W, 3/6/09

P6. Date Constructed/Age and Sources:

- [ ] Prehistoric
- [X] Historic
- [ ] Both

1910, Los Angeles County Assessor

P7. Owner Address:

BROWNE,BETTYE

2640 S HOBART BLVD

LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Jannifer Krintz

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

P9. Date Recorded:

5/7/2009

P10. Survey Type:

(Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

- [ ] NONE
- [ ] Location Map
- [ ] Sketch Map
- [X] Continuation Sheet
- [X] Building, Structure, and Object Record
- [X] Archaeological Record
- [X] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2640 HOBART BLVD

B1. Historic Name:  
B2. Common Name  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations)  

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features:  
B9a. Architect: Guy V. Golf  
B9b. Builder: August Harrison  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type Residential  
Applicable Criteria A, C  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Jannifer Krintz  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 5/7/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2641 HOBART BLVD

P1. Other Identifier:
   a. County Los Angeles

P2. Location:
   b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
      c. Address: 2641 S HOBART BLVD City LOS ANGELES Zip 90018
      d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
      e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street.

P3 Description:
One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; interior brick chimney; concrete foundation; horizontal wood board siding on exterior walls; concrete steps leading to full-width entry porch; paired squared columns sitting atop wooden piers support porch roof; wooden balustrade; entry door (material unknown) within porch; fixed wood windows with transoms; double-hung wood windows; wood slat vent flanked by fixed wood windows on dormer (alteration); metal screens on some windows and entry door (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ✓Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:
East and north elevations, Lkg SW, 3/16/09

P6. Date Constructed/Age and Sources:
   ✓Historic
   1907, Los Angeles County Assessor

P7. Owner Address:
   SPENCER, CAROL E
   2641 S HOBART BLVD
   LOS ANGELES, CA, 90018

P8. Recorded by:
   Laura Vanaskie
   Galvin Preservation Associates
   1611 S. Pacific Coast Highway, Ste.
   Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
**Resource Name or #** (Assigned by recorder) 2641 HOBART BLVD

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<th>B9a. Architect:</th>
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<tr>
<td>Mathis</td>
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<th>B10. Significance:</th>
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<td>Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs</td>
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<tr>
<td>1878-1948</td>
<td>Residential</td>
<td>A, C</td>
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<table>
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<td>Laura Vanaskie</td>
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**Date of Evaluation:** 5/7/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2646 HOBART BLVD

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2646 S HOBART BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and W. 27th Street.

Parcel No. 5053012009

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Transitional Craftsman residential building; side gable roof, knee braces, exposed rafter tails and purlins, asphalt shingle (alteration); concrete foundation; wood clapboard siding on exterior walls, concrete walkway and steps leading to partial-width entry porch, front gable porch roof with large wooden bargeboard supported by squared wooden posts sitting atop a clapboard wall; wood primary door within porch obscured by a metal security door and flanked by sidelights; wooden picture windows with transoms and flanking double hung wood sash windows on the façade; paired double hung wood sash windows; brick chimney located on the south elevation exterior; metal security bars cover some of the windows (alteration); rear metal fence (alteration); garage located on the southeast portion of the property.

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

East elevation, Lkg W, 3/6/09

P6. Date Constructed/Age and Sources: Prehistoric Historic Both

1907, Los Angeles County Assessor

P7. Owner Address:

EFIGENIO, IRMA

2646 S HOBART BLVD

LOS ANGELES CA, CA 90018

P8. Recorded by:

Jennifer Krintz

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter “none.”)

Attachments: NONE

Continuation Sheet District Record

Building, Structure, and Object Record Rock Art Record

Object Archaeological Record Artifact Record

Site Linear Feature Record

District Archaeological Record Milling Station Record

Element of District Photograph Record

Other: (List)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: 5D3

Resource Name or #  (Assigned by recorder)  2646 HOBART BLVD

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential  B4. Present Use: Residential 

B5. Architectural Style: Transitional Craftsman 

B6. Construction History: 
3/17/1920: Alteration permit to add a sleeping porch onto rear.

B7. Moved?  ☒ No  ☐ Yes  ☐ Unknown  Date: 

B8. Related Features: 

B9a. Architect:  
B9b. Builder: Henry Vafdemkamp 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6654.68949915 Property Type Residential Applicable Criteria A, C 
Period of Significance: 1878-1948 

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Jennifer Krintz 
reservation Associates
1611 S. Pacific Coast Highway, Ste. 104 
Redondo Beach, CA 90277 

Date of Evaluation: 5/7/2009

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles.

Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer ____________________________
Date _______________

Resource Name or #: (Assigned by recorder) 2650 HOBART BLVD

P1. Other Identifier:

P2. Location: a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2650 S HOBART BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012010

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Transitional Craftsman residential building; hipped roof, knee braces, exposed rafter tails and purlins, composition roll (alteration); concrete foundation; wood clapboard siding on exterior walls, concrete walkway and steps leading to partial-width entry porch, front gable porch roof with large decorative bargeboard supported by paired squared wooden posts sitting atop a wooden clapboard wall; wooden primary door within porch obscured by a metal security door (alteration); double hung wood sash windows, as well as an angled bay on the façade; wooden ribbon casements on south elevation; brick chimney located on the south elevation exterior; metal security bars cover some of the windows (alteration); shed roof extension on porch (alteration) and rear gable addition (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1907, Los Angeles County Assessor

P7. Owner Address:

PEARSON, NORMA J AND
2650 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Describe)

Intensive Level Survey

P10. Survey Type:

P9. Date Recorded: 5/7/2009

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record

Location Map Building, Structure, and Object Record Linear Feature Record

Sketch Map Archaeological Record Milling Station Record

Other: (List) Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2650 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History:
12/5/1906: Building permit to construct 1-room shed.

B7. Moved? ✓ No  ☐ Yes  ☐ Unknown  Date:  
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Area 6656.43555046
   Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

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HP 2. Single family property

B12. References:
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B13. Remarks:

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   1611 S. Pacific Coast Highway, Ste. 104
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Date of Evaluation: 5/7/2009

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**P1. Other Identifier:**
- Not for Publication
- Unrestricted
- County: Los Angeles

**P2. Location:**
- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
- Zone: mE/ mN
- Address: 2656 S HOBART BLVD

**P3. Description:**
One story; near rectangular plan; Craftsman residential building; side gable roof, knee braces, exposed rafter tails, composition roll alteration; concrete foundation; wood clapboard and split wood shingle siding on exterior walls; concrete walkway and steps leading to partial-width recessed entry porch supported by tapered square columns sitting atop masonry bricks; primary door within porch (material unknown); double hung wood sash windows, as well as large picture windows with diamond-paned transoms on facade; large front gable roof dormer; metal security bars cover some of the windows (alteration).

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other

**P5b. Description of Photo:**
West and south elevations, Lkg NE, 3/6/09

**P6. Date Constructed/Age and Sources:**
- 1908, Los Angeles County Assessor

**P7. Owner Address:**
BLOCKER, FREDERICK R AND YVE
3931 HEPBURN AVE
LOS ANGELES CA, CA 90008

**P8. Recorded by:**
Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:**
5/7/2009

**P10. Survey Type:**
- Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder) 2656 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
11/7/1919: Alteration permit to construct block terrace, wall, foundation.
11/7/1919: Alteration permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6655.52159997
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz Preservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009
display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. 

Distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, and clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P2. Location: 
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2713 S HOBART BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: 
One story; irregular plan; Colonial Revival residential building; gable-on-hip roof with a side gable roof extension and a front gable projection, boxed eaves and composite shingle cladding; front gable dormer; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width recessed entry porch; thin metal columns supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood windows; vent on dormer; rear additions (alteration); carport on south elevation (addition); metal awnings on some windows (alteration); metal screens on windows (alteration); security bars on windows and door (alteration); garage building at southwest corner of property.

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
B1. Historic Name: 2713 HOBART BLVD
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Colonial Revival

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
B15. Architect: Otto Lefevre
B16. Builder: Otto Lefevre

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
B9a. Architect: Otto Lefevre
B9b. Builder: Otto Lefevre

Properties Type Residential Applicable Criteria A, C
Period of Significance: 1878-1948

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2716 HOBART BLVD

P1. Other Identifier:
- Not for Publication □
- Unrestricted ☑
- County Los Angeles

P2. Location:
- USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec B.M.
c. Address: 2716 S HOBART BLVD
- City LOS ANGELES
- Zip 90018

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between 29th Street and 27th Street.

P3. Description:
One-and-one-half story; near rectangular plan; Craftsman residential building; side gable roof, exposed rafter tails, composition roll; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and steps leading to full-width recessed entry porch supported by square clapboard-clad columns; primary door within porch (material unknown); double hung wood sash windows, as well as large picture windows with transoms on façade, ribbon wooden casements; large front shed roof dormer (alteration); metal security bars cover some of the windows (alteration); brick chimney located on the south elevation exterior.

P4. Resources Present:
- Building ☑
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5. Description of Photo:
- View, date, accession #: West and south elevations, Lkg NE, 3/6/09

P6. Date Constructed/Age and Sources:
- Historic ☑
- Prehistoric
- Both
1907, Los Angeles County Assessor

P7. Owner Address:
CAPATA, NICHOLAS P AND RACHE
2716 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
- Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
5/7/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record
- Artifact Record

DPR 523B (1/95) PCR Services Corporation
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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation:  5/7/2009
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P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with boxed eaves and composite shingle cladding; front gable dormer; interior brick chimney; concrete foundation; wood clapboard, wood shingle and faux stone masonry (alteration) siding on exterior walls; concrete steps leading to partial width recessed entry porch; two rectangular columns supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood windows; aluminum sliding windows (alterations); angled bays on north and south elevations; metal screens on windows (alteration); security bars on windows (alteration).

P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East and north elevations, Lkg SW, 3/16/09

P6. Date Constructed/Age and Sources:
[ ] Prehistoric [ ] Historic [ ] Both
1906, Los Angeles County Assessor

P7. Owner Address:
CHAVEZ, HERLINDA R AND
2506 LINCOLN PARK AVE
LOS ANGELES CA, CA 90031

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: [ ] NONE [ ] Continuation Sheet [ ] District Record [ ] Rock Art Record
[ ] Location Map [ ] Building, Structure, and Object Record [ ] Linear Feature Record [ ] Artifact Record
[ ] Sketch Map [ ] Archaeological Record [ ] Milling Station Record [ ] Photograph Record
B1. Historic Name: 2717 HOBART BLVD
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
2/15/1921: Alteration permit to add 3 bay windows, a screened porch, bedroom and bathroom, change stairway.

B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:

B9a. Architect: Frank Raynes
B9b. Builder: Frank Raynes

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 6350.26875013
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Preservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly in Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
**Primary Record**

- **Resource Name or #:** 2721 HOBART BLVD

**P1. Other Identifier:**
- Not for Publication
- Unrestricted
- Los Angeles

**P2. Location:**
- **Address:** 2721 S HOBART BLVD
- **City:** LOS ANGELES
- **Zip:** 90018
- **County:** Los Angeles

**P3 Description:**
- One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped dormers on east, north and south elevations; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial width entry porch; wood glazed panel entry door with sidelights within porch; fixed vinyl windows with transoms; double-hung vinyl windows; aluminum sliding windows (alterations); angled bays on north elevation; metal screens on windows (alteration); garage building at southwest corner of property.

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**
- East and north elevations, Lkg SW, 3/16/09

**P6. Date Constructed/Age and Sources:**
- 1912, Los Angeles County Assessor

**P7. Owner Address:**
- JIMENEZ, HECTOR
- 2721 S HOBART BLVD
- LOS ANGELES CA, CA 90018

**P8. Recorded by:**
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:** 5/7/2009

**P11. Report Citation:** Intensive Level Survey

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**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Hipped roof cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit for 2721 S. Hobart.

Builder: Joe Flovis

4/11/1949: Alteration permit to convert SFR to two units, add kitchen, bath, etc. at 2721-2723 S. Hobart.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 6350.27124976

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)  HP 3. Multiple family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  reservation Associates

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2801 HOBART BLVD

P1. Other Identifier:
Not for Publication
Unrestricted

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.

P2. Location: S HOBART BLVD City LOS ANGELES Zip 90018

b. Address: 2801 S HOBART BLVD

C. UTM: (Give more than one for large and/or linear resources)
Zone mE/ mN

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. Address: 2801 S HOBART BLVD

D. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 27th Street and 29th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; rectangular plan; Hipped Roof Cottage residential building; hipped roof with boxed eaves and composite shingle cladding; hipped dormer; concrete foundation; synthetic siding on exterior walls; concrete steps leading to full-width brick masonry entry porch; four tapered square wooden columns sitting atop brick piers support the porch roof; entry door (material unknown) with sidelights within porch; fixed multi-light wood window on porch; fixed wood window with transom; double-hung wood windows; fixed wood windows with diamond panes on dormer; hexagonal bay within porch; metal screens on some windows (alteration); security bars on entry door (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
East elevation, Lkg W, 3/16/09

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both
1908, Los Angeles County Assessor

P7. Owner Address:
TIGGS, CLARETTA M
2801 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record
Location Map Building, Structure, and Object Record Rock Art Record
Sketch Map Archaeological Record Photograph Record
Other: (List)
Resource Name or # (Assigned by recorder) 2801 HOBART BLVD

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential
B5. Architectural Style: Hipped roof cottage
11/23/1907: Building permit to construct barn.
B7. Moved? ☑ No ☐ Yes ☐ Unknown  
Date:  
Original Location:  
B8. Related Features: 
B9a. Architect: J.J. Fostler  
B9b. Builder: J.J. Fostler
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area 6649.24079998  
Period of Significance: 1878-1948  
Property Type Residential  
Applicable Criteria A, C
(The Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks: 
B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277
Date of Evaluation:  
5/7/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
Resource Name or #: (Assigned by recorder)  2802 HOBART BLVD

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles
- Assigned by recorder

P2. Location:
- S HOBART BLVD
- 2802
- Los Angeles
- 90018
- Assigned by recorder

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; near rectangular plan; Hipped-Roof Cottage residential building; hipped roof, exposed rafter tails, composition roll cladding (alteration), hipped front dormer; concrete foundation; stucco siding on exterior walls (alteration); concrete walkway and tiled steps (alteration) leading to full-width recessed entry porch supported by grouped square columns sitting atop stucco piers, dentil molding along fascia board within porch; primary wood door within porch; double hung wood sash windows, large picture windows with transoms within porch; metal security bars cover some of the windows (alteration); brick chimney on north elevation exterior.

P3b Resource Attributes: (List attributes and codes)
- HP 3. Multiple family property

P4. Resources Present: Building

P5b Description of Photo:
West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:
- 1904, Los Angeles County Assessor

P7. Owner Address:
- CHAVEZ, JORGE AND MANUELA
- 2802 S HOBART BLVD
- LOS ANGELES, CA 90018

P8. Recorded by:
- Jennifer Krintz
  Galvin Preservation Associates
  1611 S. Pacific Coast Highway, Ste.
  Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: Cite survey report and other sources, or enter "none.")
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

BUILDING, STRUCTURE, AND OBJECT RECORD  

Resource Name or #  (Assigned by recorder)  2802 HOBART BLVD

B1. Historic Name:  
B2. Common Name  
B3. Original Use:  Residential  
B4. Present Use:  Residential  
B5. Architectural Style:  Hipped-roof cottage  
B6. Construction History:  

06/09/1941: alteration permit to remove back porch on south side to east side of building, make nook out of the old porch.  
09/14/1960: alteration permit to add bedroom, bath and kitchen in rear. Change use to duplex.  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  
B8. Related Features:  

B9a. Architect:  J.A. Mathis  
B9b. Builder:  Peffley & Miller  
B10. Significance:  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

Period of Significance:  1878-1948  
Property Type:  Residential  
Applicable Criteria:  A, C  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

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B11. Additional Resource Attributes:  (List attributes and codes)  HP 3. Multiple family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator:  Jennifer Krintz  Preservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation:  5/7/2009  

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PRIMARY RECORD

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<tr>
<th>Field</th>
<th>Value</th>
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<td>Resource Name or #</td>
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<td>P1. Other Identifier</td>
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<tr>
<td>P2. Location</td>
<td></td>
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<tr>
<td>b. USGS 7.5' Quad</td>
<td>S HOBART BLVD</td>
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<tr>
<td>c. Address</td>
<td>2812 S HOBART BLVD</td>
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<tr>
<td>d. UTM</td>
<td>Zone</td>
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<tr>
<td>e. Other Locational Data</td>
<td>Parcel No. 5053013009</td>
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<tr>
<td>P3 Description</td>
<td>One story; near rectangular plan; Transitional Craftsman residential building; hipped roof, exposed rafter tails, hipped roof porch roof, front gable dormer, asphalt shingles (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to full-width entry porch supported by Tuscan-like chamfered columns sitting atop brick piers; primary wood door within porch; double hung wood sash windows with diamond-patterned transoms, vinyl sliders within porch (alteration), two windows boarded over (alteration).</td>
</tr>
<tr>
<td>P11. Report Citation</td>
<td>(Cite survey report and other sources, or enter &quot;none.&quot;)</td>
</tr>
<tr>
<td>Attachments</td>
<td></td>
</tr>
</tbody>
</table>

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: Building |

P5b Description of Photo:

West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:

1905, Los Angeles County Assessor

P7. Owner Address:

BROWN, CHRISTINE AND MICHAEL
2812 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B6. Construction History: 
1/22/1907: Alteration permit to turn barn into a house. Owner: Mrs. H.P. Wilcox. Builder: E.D. Reed. 
11/2/1923: Building permit for garage construction. 

B7. Moved? ☑ No □ Yes □ Unknown 
B8. Related Features: 
B9a. Architect: 
B9b. Builder: Wm. W. Schneider 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
Area 6649.35794964 
Period of Significance: 1878-1948 
Property Type Residential 
Applicable Criteria A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Jennifer Krintz Preservation Associates 
1611 S. Pacific Coast Highway, Ste. 104 
Redondo Beach, CA 90277 
Date of Evaluation: 5/7/2009 

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIME RECORD

Resource Name or #: (Assigned by recorder) 2816 HOBART BLVD

P1. Other Identifier:
- Not for Publication
- Unrestricted
- A. County Los Angeles

P2. Location:
- (P2b and P2c or P2d. Attach a Location Map as necessary.)
- B. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

P3. Description:
- (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Transitional Craftsman residential building; hipped roof clad in composite roll (alteration), exposed rafter tails, large front gable dormer, knee braces, decorative bargeboard; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to full-width entry porch supported by paired Tuscan-like columns sitting atop a clapboard wall; primary wood door within porch covered with a security screen door; two picture windows flanked by double hung wood sash windows and surmounted by transoms, double hung wood sash windows within angled and square bays on north and south elevations, brick chimney likely sealed on south elevation exterior (alteration), other chimney located on the rear of the building within the wall.

Parcels No. 5053013010

P4. Resources Present:
- Building

P5. Other Identifier:
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. 29th Street and W. 27th Street.

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:
- THOMPSON, MARC A
- 457 CLINTON AVE
- BROOKLYN NY, CA 11238

P8. Recorded by:
- Name, affiliation, and address
- Jennifer Krintz
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
- 5/7/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")
B1. Historic Name: 2816 HOBART BLVD

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

(Brush importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz  Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assign by recorder) 2822 HOBART BLVD

Other Listings

Review Code __________ Reviewer ___________________________ Date _______________

Primary #
HRI #
NRHP Status Code 5D3

Trinomial

P1. Other Identifier:
Not for Publication ☐ Unrestricted ☑

P2. Location:

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2822 S HOBART BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between 29th Street and 27th Street.

Parcel No. 5053013011

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Craftsman residential building; side gable roof, exposed rafter tails, front gable porch roof, knee braces, exposed purlins; concrete foundation; horizontal wood board siding on exterior walls; concrete walkway and concrete steps leading to partial-width entry porch supported by cut stone columns; primary wood door within porch covered with a security screen door; two picture windows, vinyl sliders on north elevation (alteration); brick chimney south elevation exterior.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

Building ☑ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P4. Resources Present:

Building ☑ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:

Prehistoric ☐ Historic ☑ Both

1912, Los Angeles County Assessor

P7. Owner Address:

STACKHOUSE.CHARLES AND JULI
2822 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

NONE ☐ Location Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record

District Record ☑ Linear Feature Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #**  (Assigned by recorder)  2822 HOBART BLVD

**B1. Historic Name:**
**B2. Common Name**

**B3. Original Use:**  Residential  
**B4. Present Use:**  Residential  

**B5. Architectural Style:**  Craftsman  

**B6. Construction History:**  (Construction date, alterations, and date of alterations)
- 3/10/1971: Building permits to add bathroom, change window sizes, enlarge closet, install new cabinets; construct a garage.

**B7. Moved?**  ☑ No  ☐ Yes  ☐ Unknown  
**Date:**  
**Original Location:**  

**B8. Related Features:**

**B9a. Architect:**  
**B9b. Builder:**  S.E. Glaberg  

**B10. Significance:**  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:**  4721.5156  
**Period of Significance:**  1878-1948  
**Property Type:**  Residential  
**Applicable Criteria:**  A, C  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B11. Additional Resource Attributes:**  (List attributes and codes)  
**HP 2. Single family property**  

**B12. References:**  
LA City Permits, Los Angeles Times, Sanborn Maps  

**B13. Remarks:**  

**B14. Evaluator:**  Jennifer Krintz  
**Reservation Associates**  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  

**Date of Evaluation:**  5/7/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier:  
- Not for Publication  
- Unrestricted

P2. Location:  
- Los Angeles

P3. Resource Description:  
One story; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two tripled and two paired rectangular columns supporting porch roof; wood entry door within porch; fixed wood window with transom; double-hung wood sash windows; fixed wood window with triangular panes under front gable; double-hung vinyl sash windows (alteration); wood slat vent under front gable; wood brackets supporting roof overhangs; wood corbels under window shelf on front gable; angled bay within porch; metal screens on windows and entry door (alteration); security bars on windows (alteration).

P3b. Resource Attributes:  
- Building [✓], Structure [ ], Object [ ], Site [ ], District [ ], Element of District [ ], Other [ ]

P4. Resources Present:  
- HP 2. Single family property

P5b. Description of Photo:  
- East elevation, Lkg W, 3/16/09

P6. Date Constructed/Age and Sources:  
- Prehistoric [ ], Historic [✓], Both [ ]

P7. Owner Address:  
TEE.ERNA B  
2823 S HOBART BLVD  
LOS ANGELES CA, 90018

P8. Recorded by:  
Laura Vanaskie  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277

P9. Date Recorded:  
5/7/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
**Resource Name or #**: (Assigned by recorder) 2823 HOBART BLVD

**NRHP Status Code**: 5D3

**B1. Historic Name**: 
**B2. Common Name**: 
**B3. Original Use**: **residential**
**B4. Present Use**: **Residential**

**B5. Architectural Style**: **Craftsman**

**B6. Construction History**:  
(Construction date, alterations, and date of alterations)

*No original building permit.*

*8/2/1944: Building permit for garage construction.*

**B7. Moved?**  □ No  □ Yes  ☑ Unknown  **Date:**  
**Original Location:** 

**B8. Related Features**: 

**B9a. Architect:**  
**B9b. Builder:** 

**B10. Significance: Theme**: **Railroad and Horsecar Suburbs; Streetcar Suburbs**  
**Area**: 6051.08069943  
**Period of Significance**: 1878-1948  
**Property Type**: Residential  
**Applicable Criteria**: A, C

(Comment on importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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**B11. Additional Resource Attributes**: (List attributes and codes)  
**HP 2. Single family property**

**B12. References**:  
LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks**: 

**B14. Evaluator**: Laura Vanaskie  
reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation**: 5/7/2009
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered box porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
# PRIMARY RECORD

## Resource Name or #:

2902 HOBART BLVD

## HRI #

NRHP Status Code

1. **Primary #**: 5D3

## Trinomial

**Review Code**: 

**Reviewer**: 

**Date**: 

### Review Code: __________ Date _______________ Reviewer ____________________________

### OTHER LISTINGS

- **Other Listings**: 

- **Review Code**: 

- **Date**: 

- **Reviewer**: 

### PRIMARY RECORD

#### a. **County:** Los Angeles

#### b. **USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.**

#### c. **Address:**

2902 S HOBART BLVD

#### d. **UTM:** (Give more than one for large and/or linear resources)

#### e. **Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

**Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. 29th Street and W. 30th Street.**

**Parcel No.**: 5053014001

### P3 Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; near rectangular plan; Transitional Craftsman residential building; side gable roof, two front gable dormers, exposed rafter tails, extended shed porch roof; concrete foundation; horizontal wood board siding on exterior walls and split wood shingles under front gable dormer; concrete walkway and concrete steps leading to partial-width recessed entry porch supported by square wooden columns; primary wood door within porch; a picture window within the porch surmounted by a transom, primarily double hung wood sash windows, angled bay window on the facade; chain link fence surrounds the property (alteration); brick chimney on north elevation exterior.

### P4. Resources Present:

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

### P5b Description of Photo:

(View, date, accession #)

**West elevation, Lkg E, 3/6/09**

### P6. Date Constructed/Age and Sources:

- **Prehistoric**
- **Historic**
- **Both**

1912, Los Angeles County Assessor

### P7. Owner Address:

CHIU, DAVID AND

2902 S HOBART BLVD

LOS ANGELES CA, 90018

### P8. Recorded by:

(Name, affiliation, and address)

Jennifer Krintz

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

### P9. Date Recorded:

5/7/2009

### P10. Survey Type:

(Describe)

Intensive Level Survey

### P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

### Attachments:

- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**
- **Rock Art Record**
- **Artifact Record**

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**DPR 523B (1/95) PCR Services Corporation**
Resource Name or #  (Assigned by recorder)  2902 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
3/6/1916: Alteration permit to construct sleeping porch by extending dormer on rear of house.
9/20/1919: Building permit to construct garage.
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 4500.017
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleyways. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz  reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2907 HOBART BLVD

Review Code __________ Reviewer ____________________________ Date _______________

P1. Other Identifier:

P2. Location:

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2907 S HOBART BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009030

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; shed porch roof with metal cladding (alteration); concrete foundation; wood clapboard siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; rectangular posts supporting porch roof; entry door (material unknown) within porch; aluminum sliding windows (alteration); bay with lattice vents under front gable; wood brackets supporting roof overhangs; metal screens on windows and entry door (alteration); security bars on windows (alteration); chain-link fence (alteration); garage building at southwest corner of property. Note – Much of this property is obscured by heavy foliage.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

East elevation, Lkg W, 3/16/09

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1905, Los Angeles County Assessor

P7. Owner Address:

VALLADARES, ALFONSO AND
2907 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)

Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Photograph Record

Rock Art Record Artifact Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2907 HOBART BLVD

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
12/02/1925: building permit for garage construction.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 5080.21840011
Property Type Residential Applicable Criteria A, C
(Construction date, alterations, and date of alterations)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2911 HOBART BLVD

P1. Other Identifier:
- a. County
- Los Angeles

P2. Location:
- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
- Zone mE/ mN
- Address: 2911 S HOBART BLVD
- City LOS ANGELES
- Zip 90018
- Parcel No. 5053009031

P3 Description:
One story; rectangular plan; Craftsman residential building; side gable roof with open eaves and composite shingle cladding; front gable dormer; concrete foundation; wood shingle and synthetic siding on exterior walls; concrete steps leading to full-width entry porch; two tapered rectangular columns supporting porch roof; wood entry door within porch; fixed wood windows; other windows not visible from street; wood brackets supporting roof overhangs; metal screens on some windows (alteration); security bars on entry door (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
East and south elevations, Lkg NW, 3/16/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1906, Los Angeles County Assessor

P7. Owner Address:
- NIXON, SAM JR
- 2911 S HOBART BLVD
- LOS ANGELES CA, CA 90018

P8. Recorded by:
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
5/7/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
B1. Historic Name: 2911 HOBART BLVD
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman

B7. Moved? No

B8. Related Features:
B9a. Architect: Frank Schoenrock
B9b. Builder: Frank Schoenrock

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

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B12. References:
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B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009

(DPR 523B (1/95) PCR Services Corporation)
B10 Significance (Continued)

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2912 HOBART BLVD

P1. Other Identifier:
- Address: 2912 S HOBART BLVD
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

P2. Location:
- USGS 7.5' Quad: S HOBART BLVD
- City: LOS ANGELES
- Zip: 90018
- B.M.: 1/4 of 1/4 of Sec
- Zone: mE/mN
- Orientation: West elevation facing west.
- Parcel No.: 5053014004

P3 Description: One story, near rectangular plan; Craftsman residential building; side gable roof, one front gable roof with extended secondary front gable porch roof, exposed rafter tails, knee braces; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to partial-width recessed entry porch supported by square wooden columns sitting atop piers (material unknown); primary door within porch (material unknown) covered by a screen security door (alteration); aluminum sliding windows on façade (alteration); chain link fence surrounds the property (alteration).

P3b. Resource Attributes:
- HP 2. Single family property

P4. Resources Present: Building

P5b Description of Photo:
- West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:
- MONROY, OSCAR AND MARGARIT
- 2912 S HOBART BLVD
- LOS ANGELES, CA 90018

P8. Recorded by:
- Jennifer Krintz
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
- 5/7/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- Cite survey report and other sources, or enter "none."

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #**: (Assigned by recorder)  2912 HOBART BLVD

**Historic Name:**

**Common Name**

**Original Use:** Residential  
**Present Use:** Residential

**Architectural Style:** Craftsman

**Construction History:** (Construction date, alterations, and date of alterations)


**Moved?** ☑ No  ☐ Yes  ☐ Unknown  
**Date:**

**Original Location:**

**Related Features:**

**Architect:**

**Builder:** California Bungalows

**Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:** 6650.025

- **Period of Significance:** 1878-1948
- **Property Type:** Residential
- **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

**Additional Resource Attributes:** (List attributes and codes)

- **Property Type:** Residential
- **Applicable Criteria:** A, C

**References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**Evaluator:** Jennifer Krintz  
**Reservation Associates**  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 5/7/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2915 HOBART BLVD

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2915 S HOBART BLVD ; City LOS ANGELES ; Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009032

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable dormer; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two sets of three tapered rectangular columns atop masonry pedestals supporting porch roof; entry door (material unknown) within porch; fixed wood windows with and without transoms; double-hung wood sash windows; wood lattice vent on dormer; wood brackets supporting roof overhangs; metal screens on some windows (alteration); security bars on windows and entry door (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East elevation, Lkg W, 3/16/09

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both
1907, Los Angeles County Assessor

P7. Owner Address:
MORALES,RAYMOND A CO TR
1922 CORDOVA ST
LOS ANGELES CA, CA 90018

P8. Recorded by:
(LName, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record Rock Art Record
Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
Sketch Map Archaeological Record Milling Station Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History:  
1/19/1907: Building permit to construct residence. Owner: Frank Schoenrock. Architect and Builder: same. Cost: $1,800. (Not built?)  

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features:  
B9a. Architect: none  
B9b. Builder: Geo. R. Peterson  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Property Type: Residential  
Applicable Criteria: A, C  
Period of Significance: 1878-1948  

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  (List attributes and codes)  
HP 2. Single family property

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:  

B14. Evaluator:  Laura Vanaskie  
reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 5/7/2009
display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, and wide overhanging eaves. Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts. William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than hidden behind unnecessary decoration. In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract. The Craftsman style quickly trickled down to the general population and became very popular throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract. The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole. Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects. Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract. In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. 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Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone. Transition Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Resource Name or #:</strong> (Assigned by recorder)</td>
<td>2922 HOBART BLVD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**P1. Other Identifier:**
- **Not for Publication**  
- **Unrestricted**

**P2. Location:**
- **a. County** Los Angeles

**P3. Description:**
- (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*One story, near rectangular plan; Transitional Craftsman residential building; hipped roof, hipped porch roof, exposed rafter tails; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to partial-width entry porch supported by grouped Tuscan-like columns sitting atop a clapboard wall; primary door within porch (material unknown) covered by a screen security door (alteration) flanked by sidelights; large windows on façade with metal awnings (alteration), double hung vinyl sash windows and an angled bay on the north elevation; iron fence surrounds the property (alteration); brick chimney on south elevation exterior.*

**P3b. Resource Attributes:**  
- **HP 2. Single family property**

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b. Description of Photo:**
- **West elevation, Lkg E, 3/6/09**

**P6. Date Constructed/Age and Sources:**
- **1903, Los Angeles County Assessor**

**P7. Owner Address:**
- **VILLAFUERTE, ROGER**
- **2922 S HOBART BLVD**
- **LOS ANGELES, CA 90018**

**P8. Recorded by:**
- **Jennifer Krintz**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

**P9. Date Recorded:**
- **5/7/2009**

**P10. Survey Type:**
- **Intensive Level Survey**

**P11. Report Citation:**
- (Cite survey report and other sources, or enter "none.")

**Attachments:**
- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**

**DPR 523B (1/95) PCR Services Corporation**
Resource Name or # (Assigned by recorder) 2922 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved? No
B8. Related Features:
B9a. Architect: W.W. Anderson
B9b. Builder: W.W. Anderson
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Area: 6650.69050036
   Period of Significance: 1878-1948
   Property Type: Residential
   Applicable Criteria: A, C

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B12. References:
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B13. Remarks:

B14. Evaluator: Jennifer Krintz
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009

DPR 523B (1/95) PCR Services Corporation
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
TRINOMIAL
Primary # 5D3
NRHP Status Code

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2927 HOBART BLVD

P2. Location:
Unrestricted

P3. Description:
One story; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; exterior clinker brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width clinker brick entry porch; four rectangular clinker brick columns supporting porch roof; wood entry door with tapered wood frame within porch; fixed wood windows with and without transoms; double-hung wood sash windows; fixed wood windows with diamond panes on front gable; metal screens on some windows (alteration); security bars on windows (alteration); metal fence (alteration).

P3b. Resource Attributes:
HP 2. Single family property

P4. Resources Present:

P5b. Description of Photo:
East and north elevations, Lkg SW, 3/16/09

P6. Date Constructed/Age and Sources:
1906, Los Angeles County Assessor

P7. Owner Address:
TAYLOR, FAYE L ET AL
2927 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none."
Resource Name or # (Assigned by recorder)  2927 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
   9/20/1928: Building permit to construct garage.
   10/27/1938: Building permit to construct garage.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  6351.15755024
   Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
( Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104  Redondo Beach, CA 90277
Date of Evaluation:  5/7/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2933 HOBART BLVD

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Primary #: NRHP Status Code 5D3
- Other Listings
- Review Code __________ Date _______________Reviewer ____________________________

P2. Location: and (P2b and P2c or P2d. Attach a Location Map as necessary.)
- Address: 2933 S HOBART BLVD
- City LOS ANGELES
- Zip 90018
- County Los Angeles
- Other Identifier: Not for Publication
- USGS 7.5' Quad T R 1/4 of 1/4 of Sec B.M.
- UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with off-center front and side gable projections, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; wood steps leading to partial-width entry porch; four rectangular columns with knee braces supporting porch roof; entry door (material unknown) with sidelights within porch; fixed wood windows with and without transoms; double hung wood sash windows; wood slat vents under gable-on-hip; metal arched roof vents (alteration); exposed trusses on porch’s front gable and north side gable; wood brackets supporting roof overhangs; metal screens on windows (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property
P4. Resources Present: Building
P5b Description of Photo: 
- East and north elevations, Lkg SW, 3/16/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1905, Los Angeles County Assessor

P7. Owner Address:
- ALLISON, OLIVIA
- 2933 S HOBART BLVD
- LOS ANGELES CA, CA 90018

P8. Recorded by:
- (Name, affiliation, and address)
- Laura Vanaskie
  Galvin Preservation Associates
  1611 S. Pacific Coast Highway, Ste.
  Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)
- Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE
- Location Map
- Sketch Map
- Other: (List)
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2933 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  6349.88744956
Period of Significance:  1878-1948  Property Type  Residential  Applicable Criteria  A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B12. References:
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B13. Remarks:

B14. Evaluator:  Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation:  5/7/2009

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Resource Name or #: (Assigned by recorder) 2947 HOBART BLVD

P1. Other Identifier:

P2. Location:

a. County  Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2947 S HOBART BLVD 29th Street and 30th Street.

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of W. Hobart Boulevard between 29th Street and 30th Street.

P3 Description:

One story; rectangular plan; Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable porch roof; exterior stone masonry chimney; concrete foundation; aluminum siding and stucco with stone inlays under front gable (alteration); concrete steps leading to partial-width entry porch; two rectangular stone masonry columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows with and without transoms; double-hung wood windows with and without diamond panes; multi-light wood windows on porch gable; faux half-timbering decoration within front gable, knee braces; wood dentils along cornice line; angled bay on facade; metal screens on windows and entry door (alteration); security bars on windows (alteration); garage building at northwest corner of property.

P3b. Resource Attributes:

P4. Resources Present:

HP 2. Single family property

P5b Description of Photo:

(View, date, accession #)

P6. Date Constructed/Age and Sources:

1907, Los Angeles County Assessor

P7. Owner Address:

CHAMBERLAIN, GERTRUDE TR
2947 S HOBART BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

5/7/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

DPR 523B (1/95) PCR Services Corporation
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B12. References:
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B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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**PRIMARY RECORD**

<table>
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<th>HRI #</th>
<th>Trinomial</th>
<th>NRHP Status Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>5D3</td>
</tr>
</tbody>
</table>

**Resource Name or #:** (Assigned by recorder) 2957 HOBART BLVD

**a. County:** Los Angeles

**b. USGS 7.5' Quad:** S HOBART BLVD

**c. Address:** 2957 HOBART BLVD

**d. UTM:** (Give more than one for large and/or linear resources)

**Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard at the intersection of Hobart Boulevard and 30th Street.**

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-two stories; rectangular plan; Craftsman residential building; side gable roof with cross gable porch roof on first story; front gable roof on half-story; all roofs with exposed rafter tails, false beams and composite shingle cladding; exterior brick chimney appears to be sealed/shortened; concrete foundation; wood siding on exterior walls; concrete steps leading to wraparound brick masonry entry porch; two short rectangular columns atop brick masonry pedestals supporting porch roof; entry door (material unknown) within porch; fixed wood windows with and without transoms; double-hung wood sash windows; double-hung vinyl sash windows (alteration); aluminum sliding windows (alteration); wood slat vents on half-story gable; exposed decorative truss on porch’s front gable; wood brackets supporting roof overhangs; angled bay next to porch; metal screens on windows and entry door (alteration); security bars on windows (alteration).

**P4. Resources Present:**

- **[ ] Building**
- **[ ] Structure**
- **[ ] Object**
- **[ ] Site**
- **[ ] District**
- **[ ] Element of District**
- **[ ] Other (Isolates, etc.)**

**P5b Description of Photo:**

(View, date, accession #)

East and north elevations, Lkg SW, 3/16/09

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**
- **Both**

1915, Los Angeles County Assessor

**P7. Owner Address:**

PATTERSON, LEONA AND
5633 BOWESFIELD ST
LOS ANGELES, CA 90016

**P8. Recorded by:**

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:** 5/7/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**

- [ ] NONE
- [ ] Continuation Sheet
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Rock Art Record
- [ ] Location Map
- [ ] Building, Structure, and Object Record
- [ ] Milling Station Record
- [ ] Photograph Record
- [ ] Sketch Map
- [ ] Archaeological Record
- [ ] Other: (List)

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2957 HOBART BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
7/26/1926: Building permit for garage construction.
2/2/1928: Alteration permit to enclose the open porch on 2nd floor with a screen and roof.
B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 6350.022
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B13. Remarks:
B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
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Date of Evaluation: 5/7/2009

(This space reserved for official comments.)

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Theme: Arts & Crafts Movement

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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code

Resource Name or #: (Assigned by recorder) 3004 HOBART BLVD

P1. Other Identifier:
- Not for Publication □
- Unrestricted □
- Los Angeles a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 3004 S HOBART BLVD City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Jefferson Boulevard and 30th Street.

P2. Location:
- Los Angeles a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

P3. Other Identifier:
- Not for Publication □
- Unrestricted □

P4. Resources Present:
- Building □
- Structure □
- Object □
- Site □
- District □
- Element of District □
- Other (Isolates, etc.) □

P5b Description of Photo:
- View, date, accession #
- West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:
- Prehistoric □
- Historic □
- Both 1906, Los Angeles County Assessor

P7. Owner Address:
- WILLIAMS, EUGENE
- 3004 S HOBART BLVD
- LOS ANGELES CA, CA 90018

P8. Recorded by:
- Jennifer Krintz
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)
- Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter “none.”)

Attachments:
- NONE □
- Location Map □
- Building, Structure, and Object Record □
- Archaeological Record □
- District Record □
- Linear Feature Record □
- Milling Station Record □
- Photograph Record □
- Rock Art Record □
- Other: (List) □

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder)  3004 HOBART BLVD

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Hipped roof cottage  
B6. Construction History:  

B7. Moved?  No  Yes  Unknown  Date:  
B8. Related Features:  

B9a. Architect: Edward Kendall  
B9b. Builder: Edward Kendall  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 5586.0192  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  

(Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B12. References:  LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Jennifer Krintz  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation:  5/7/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3013 HOBART BLVD

P1. Other Identifier:

- Not for Publication  Unrestricted

- County  Los Angeles

- Address: 3013 S HOBART BLVD

- City  LOS ANGELES

- Zip 90018

- UTM: (Give more than one for large and/or linear resources)

- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 30th Street and W. Jefferson Boulevard.

P2. Location:

- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

- Address: 3013 S HOBART BLVD

- City  LOS ANGELES

- Zip 90018

- UTM: Zone mE/ mN

- Other Identifiers: Not for Publication

- Unrestricted

P3. Description:

One and one-half stories; rectangular plan; Transitional Craftsman residential building; side-gable roof with open eaves and composite shingle cladding; shed roof dormer; front gable dormer; exterior stuccoed chimney (alteration); concrete foundation; aluminum siding on exterior walls (alteration); concrete steps leading to full-width entry porch: four round classical columns supporting porch roof; entry door (material unknown) with multi-light sidelights within porch; fixed wood windows with and without transoms; casement wood windows; double-hung wood windows; double-hung vinyl windows (alteration); wood slat vents underneath side gables; angled bay on south elevation; metal screens on windows and entry door (alteration); garage buildings along western property perimeter.

P4. Resources Present:

- Building

- Structure

- Object

- Site

- District

- Element of District

- Other (Isolates, etc.)

P5b. Description of Photo:

East and south elevations, Lkg NW, 3/16/09

P6. Date Constructed/Age and Sources:

- 1906, Los Angeles County Assessor

- Historic

- Both

P7. Owner Address:

ROBINSON, GREGORY B
2946 S HOBATR BLVD
LOS ANGELES CA, 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

5/8/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 3013 HOBART BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:


06/09/1941: building permit for private garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6649.35524964

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

(Construction date, alterations, and date of alterations)

(B) ( discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  preservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation: 5/8/2009

(This space reserved for official comments.)
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**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P2. Location:
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 3017 S HOBART BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 30th Street and W. Jefferson Boulevard.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half stories; rectangular plan; Transitional Craftsman residential building; side gable roof with open eaves and composite shingle cladding; shed roof dormer with exposed rafter tails; exterior stuccoed chimney (alteration); concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two rectangular columns supporting porch roof; entry door (material unknown) with sidelights within porch; fixed wood window with transom; double-hung wood sash windows; wood slat vents on side gables; metal screens on windows and entry door (alteration); security bars on some windows (alteration); carport on south elevation (alteration); metal awnings (alteration); garage building northwest corner of property.

P5b Description of Photo: (View, date, accession #)

East elevation, Lkg W, 3/16/09

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1907, Los Angeles County Assessor

P7. Owner Address:

HOLMES, ELAINE
4721 BRYNHURST AVE
LOS ANGELES CA, CA 90043

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)


12/4/1908: Alteration permit to build an addition to barn.

1/5/1921: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 6650.0207

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

(Comment on the importance of the resource in terms of historical or architectural context. Discuss the significance of the resource in terms of theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/8/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

[Table with columns and rows containing detailed information about the property]

P1. Other Identifier:
- Resource Name or #: (Assigned by recorder) 3023 HOBART BLVD

P2. Location:
- Address: 3023 S HOBART BLVD
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

P3. Description:
One and one-half stories; irregular plan; Transitional Craftsman residential building; side gable roof with open eaves and composite shingle cladding; front gable porch roof with exposed rafter tails; front gable dormer with exposed rafter tails; exterior clinker brick chimney; concrete foundation; channel drop wood siding on exterior walls; concrete steps leading to partial-width entry porch; three rectangular columns with knee braces atop brick pedestals supporting porch roof; wood entry door with sidelights within porch; secondary entrance atop wood staircase to second story on south elevation (alteration); secondary entry door not visible from street; fixed wood windows with diamond pane transoms; fixed wood windows without transoms; double-hung wood windows; casement wood windows; angled bay within porch; wood brackets supporting roof overhangs; metal screens on some windows (alteration); garage building northwest corner of property.

P4. Resources Present:
- HP 2. Single family property

P5. Description of Photo:
- View, date, accession #)

P6. Date Constructed/Age and Sources:
- 1910, Los Angeles County Assessor

P7. Owner Address:
- BROWN HELEN S
- 3023 S HOBART BLVD
- LOS ANGELES CA, CA 90018

P8. Recorded by:
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
5/8/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Other: (List)

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 3023 HOBART BLVD

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations)
   8/7/1922: Alteration permit to install partitions for 2 sleeping rooms and bath upstairs; enlarge screen porch.
   9/10/1926: Alteration permit to add one room to 1st story and add one sleeping porch to 2nd story.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 
B8. Related Features: 
B9b. Builder: H.L. Wilson 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Property Type Residential Applicable Criteria A, C
   Period of Significance: 1878-1948
   Area 6650.0207
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

   The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

   The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: 

B14. Evaluator: Laura Vanaskie Reservoir Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277

Date of Evaluation: 5/8/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
PRIMARY RECORD

Resource Name or #: 2616 HOBART Boulevard

P1. Other Identifier:
- Not for Publication
- Unrestricted
- County: Los Angeles

P2. Location: 2616 HOBART Boulevard, Los Angeles, Zip 90013

P3. Resource Attributes: Government building

P4. Resources Present: Building

P5b. Description of Photo: West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:
- Historic

P7. Owner Address: 354 S SPRING ST LOS ANGELES CA 90013

P8. Recorded by: Jennifer Krintz

P9. Date Recorded: 5/7/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #

Trinomial

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings

Review Code __________ Reviewer __________________________ Date _______________

Resource Name or #: (Assigned by recorder) 2707 HOBART Boulevard

P1. Other Identifier:

P2. Location:

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2707 S HOBART Boulevard City LOS ANGELES Zip

d. UTM: Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010016

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; irregular plan; Queen Anne residential building; hipped roof with lower front and side gables, boxed eaves and composite shingle cladding; front gable dormer; mansard porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls (alteration); concrete steps leading to wraparound entry porch; four tapered octagonal columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows; double-hung vinyl windows; wood corbels along cornice lines; hexagonal bay next to porch on east elevation; addition on southwest corner (alteration); metal screens on some windows (alteration); security bars on windows (alteration); metal awnings on some windows; garage building at northwest corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

East and north elevations, Lkg SW, 3/16/09

P6. Date Constructed/Age and Sources:

1918, Los Angeles County Assessor

P7. Owner Address:

2707 S HOBART BLVD
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/7/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Resource Name or #** (Assigned by recorder) 2707 HOBART Boulevard

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential  
**B4. Present Use:** Residential

**B5. Architectural Style:** Queen Ann

**B6. Construction History:** (Construction date, alterations, and date of alterations)

No original building permit.


**B7. Moved?** ☑ No ☐ Yes ☐ Unknown  
**Date:**  
**Original Location:**

**B8. Related Features:**

**B9a. Architect:**  
**B9b. Builder:**

**B10. Significance:**  
**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Period of Significance:** 1878-1948  
**Property Type** Residential  
**Applicable Criteria** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

**B11. Additional Resource Attributes:** (List attributes and codes)  
HP 2. Single family property

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 5/7/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole. Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Arts & Crafts Movement
The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.
Resource Name or #: (Assigned by recorder) 3002 HOBART Boulevard

P1. Other Identifier:
- Not for Publication  
- Unrestricted

P2. Location:  
- County Los Angeles

P2b. Address:  
- S HOBART Boulevard
- LOS ANGELES CA 90018

P2c. USGS 7.5’ Quad:  
- Date T R 1/4 of 1/4 of Sec B.M.
- Zone mE/ mN

P2d. UTM:  
- (Give more than one for large and/or linear resources)
- Zone
- mE/ mN

P2e. Other Locational Data:  
- (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
- Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Jefferson Boulevard and 30th Street.

P2f. Resource Attributes:  
- (List attributes and codes)

P3. Description:  
- (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; near rectangular plan; Transitional Craftsman residential building; side gable roof, front gable dormer, exposed rafter tails, knee braces, composite shingle (alteration); concrete foundation; split wood shingle siding on exterior walls; brick walkway and brick steps leading to full-width entry porch supported by brick columns; primary wood door within porch; large picture window on façade flanked by diamond-paned windows and surmounted by transoms, double hung vinyl sash windows; iron fence surrounds the property (alteration); brick chimney on south elevation exterior.

P3b. Resource Attributes:  
- (List attributes and codes)

HP 3. Multiple family property

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5. Photographs:  
- (Describe resources and its major elements. Include view, date, accession #)

West elevation, Lkg E, 3/6/09

P5b. Description of Photo:  
- (View, date, accession #)

P6. Date Constructed/Age and Sources:  
- (Prehistoric)
- Historic
- Both

1906, Los Angeles County Assessor

P7. Owner Address:  
- 3002 S HOBART BLVD
- LOS ANGELES CA 90018

P8. Recorded by:  
- (Name, affiliation, and address)

Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
- 5/7/2009

P10. Survey Type:  
- (Describe)

Intensive Level Survey

P11. Report Citation:  
- (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE
- Location Map
- Sketch Map
- Other: (List)

- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record
- Artifact Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 3002 HOBART Boulevard

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
Date of Evaluation: 5/7/2009

(This space reserved for official comments.)
Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary #</td>
<td>HRI #</td>
<td>NRHP Status Code</td>
<td>5D3</td>
</tr>
</tbody>
</table>

| Trinomial | Primary # | NRHP Status Code | 5D3 |

| Resource Name or #: | (Assigned by recorder) | 3106 HOBART Boulevard |

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Other Listings
- Review Code
- Date
- Reviewer

P2. Location:
- a. County: Los Angeles
- Address:
- City: LOS ANGELES
- Zip: 90018
- USGS 7.5' Quad Date
- T
- R
- 1/4 of Sec
- B.M.
- Tr. M.E./M.N.
- B.M. Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Jefferson Boulevard and 30th Street.
- Parcel No.: 5053015009

P3. Resource Attributes:
- HP 3. Multiple family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b. Description of Photo:
- View, date, accession #
- West elevation, Lkg E, 3/6/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1924, Los Angeles County Assessor

P7. Owner Address:
- 3106 S HOBART BLVD
- LOS ANGELES CA 90018

P8. Recorded by:
- Jennifer Krintz
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
- 5/7/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- Cite survey report and other sources, or enter "none."

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2631 LA SALLE AVE

P1. Other Identifier:

P2. Location:

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2631 S LA SALLE AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street.

P3 Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with flared, boxed eaves and composite roll cladding (alteration); hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; four round columns supporting porch roof; wood entry door within porch; south side of front porch enclosed by a window; fixed wood windows with transoms; fixed diamond pane window with side vents on dormer; double-hung wood sash windows; casement wood windows; metal screens on some windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1906, Los Angeles County Assessor

P7. Owner Address:

WOMACK,JOE N
4 RAVENHILL DR
POMONA, CA 91766

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Photograph Record Rock Art Record

DPR 523B (1/95) PCR Services Corporation
### BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>Assigned by recorder</th>
<th>2631 LA SALLE AVE</th>
</tr>
</thead>
</table>

#### B1. Historic Name:

#### B2. Common Name:

#### B3. Original Use: Residential

#### B4. Present Use: Residential

#### B5. Architectural Style: Hipped roof cottage

#### B6. Construction History:

- **3/14/1923**: Building permit to construct garage.

#### B7. Moved?
- [x] No
- [ ] Yes
- [ ] Unknown

#### B8. Related Features:

##### B9a. Architect:

##### B9b. Builder:

- J.A. Kemp

#### B10. Significance: Theme:

- **Railroad and Horsecar Suburbs; Streetcar Suburbs**
- **Property Type**: Residential
- **Applicable Criteria**: A, C

#### Period of Significance:

- **1878-1948**

#### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

#### B11. Additional Resource Attributes:

- **Property Type**: Residential
- **Period of Significance**: 1878-1948
- **Applicable Criteria**: A, C

#### B12. References:

- LA City Permits, Los Angeles Times, Sanborn Maps
- **HP 2. Single family property**

#### B13. Remarks:

#### B14. Evaluator: Laura Vanaskie

#### Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

#### Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
The early residences in the tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:

P2. Location:
- a. County: Los Angeles
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- c. Address: 2640 S LA SALLE AVE
- d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020031

P3 Description:
One and one-half stories; square plan; Transitional Craftsman residential building; side gable roof with boxed eaves and composite shingle cladding; hipped roof balcony dormer; exterior brick chimney; concrete foundation; wood clapboard siding and vinyl siding (alteration) on exterior walls; concrete steps leading to partial-width entry porch; three round columns supporting recessed porch roof; wood entry door with sidelights within porch; secondary wood door within balcony; fixed wood window with transom; double-hung wood windows; awning wood window; security bars on some windows (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1904, Los Angeles County Assessor

P7. Owner Address:
LOPEZ, JACOBO
2640 S LA SALLE AVE
LOS ANGELES CA, 90018

P8. Recorded by:
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe) Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Resource Name or #:** (Assigned by recorder) 2648 LA SALLE AVE

**P1. Other Identifier:**

- Not for Publication
- Unrestricted

**P2. Location:**

- a. County: Los Angeles
- b. USGS 7.5' Quad: S LA SALLE AVE
- c. Address: 2648 S LA SALLE AVE
- d. UTM: Zone; mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between W. Adams Boulevard and 27th Street.

**Parcel No.:** 5053020032

**P3 Description:**

- Two stories; rectangular plan; Craftsman multi-family residence; front gable roof with exposed rafter tails and beams; roof cladding not visible from street; balcony over porch; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two square block masonry columns supporting balcony; four wood entry doors within porch; two secondary doors within balcony; double hung wood sash windows; angled bay south elevation; metal screens on windows (alteration); metal fence (alteration).

**P3b. Resource Attributes:**

- HP 3. Multiple family property

**P4. Resources Present:**

- Building
- Structure

**P5b Description of Photo:**

- West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- 1912, Los Angeles County Assessor

**P7. Owner Address:**

- HARVEY, NORMA
- 1036 S CLOVERDALE AVE
- LOS ANGELES, CA 90019

**P8. Recorded by:**

- Laura Vanaske
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:**

- 4/30/2009

**P10. Survey Type:**

- Intensive Level Survey

**P11. Report Citation:**

- (Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**P1. Other Identifier:**
- County: Los Angeles

**P2. Location:**
- Address: 2823 S LA SALLE AVE
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

**P3 Description:**
One story; irregular plan; No Style residential building; hipped roof with partially enclosed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps parallel to street facade leading to partial-width entry porch; one rectangular column supporting porch roof; two wood entry doors, one with detailed panels and one plain (alteration); fixed wood windows with and without transoms; double hung wood sash windows; metal screens on some windows (alteration); shed addition to north elevation (alteration); chain-link fence (alteration); garage building located at southwest corner of property.

**P3b. Resource Attributes:**
- HP 2. Single family property

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
- View, date, accession #
- East and south elevations, Lkg NW, 3/3/09

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both
- 1905, Los Angeles County Assessor

**P7. Owner Address:**
- CLARK, ARLINDA AND ADDIE P
- 2817 S LA SALLE AVE
- LOS ANGELES CA, CA 90018

**P8. Recorded by:**
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277

**P9. Date Recorded:**

**P10. Survey Type:**
- Intensive Level Survey

**P11. Report Citation:**
- Cite survey report and other sources, or enter "none."

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
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- Photograph Record
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The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2912 LA SALLE AVE

P1. Other Identifier:

a. County  Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2912 S LA SALLE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No.  5053022003

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. UTM: (Give more than one for large and/or linear resources)

c. Address: 2912 S LA SALLE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed rafter tails and composite shingle cladding; front gable porch roof; interior brick chimney; concrete foundation; wood clapboard and wood diagonal siding on exterior walls; concrete steps leading to partial-width entry porch; one classical round column and two engaged classical round columns supporting porch roof; two wood entry doors, one solid and glazed panel (alteration); fixed wood windows with and without transoms; double-hung wood sash windows; angled bay on south elevation; decorative wood brackets supporting roof; cornice-line dentils; wood slat vent under gable-on-hip; part of porch may have been filled in (alteration); metal screens on some windows (alteration); security bars on some windows and entry door (alteration); garage building located at southeast corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present:

✓ Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1907, Los Angeles County Assessor

P7. Owner Address:

NISHITSUJI, GEORGE TR
2912 S LA SALLE AVE
LOS ANGELES CA, 90018

P8. Recorded by:

(Last name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  

✓ District Record  Rock Art Record

✓ Location Map  Building, Structure, and Object Record  Linear Feature Record

✓ Sketch Map  Archaeological Record  Milling Station Record

Other: (List)  Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2918 LA SALLE AVE

P1. Other Identifier:
Not for Publication Unrestricted

P2. Location:
la. County Los Angeles

P2b. Location: and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2918 S LA SALLE AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One and one-half stories; irregular plan; Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; double-hung vinyl sash windows (alteration); aluminum sliding windows (alteration); decorative wood brackets supporting roof; cornice-line dentils; wood slat vent under front gable; exposed wood truss on front gable; additions on south and east elevations; bubble skylights (alteration); metal screens on some windows (alteration); security bars on some windows (alteration); garage building located at southeast corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both
1905, Los Angeles County Assessor

P7. Owner Address:
RIOs, GUILLERMO A AND MARTHA
2916 S LA SALLE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments: NONE Location Map Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2918 LA SALLE AVE

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History: 
9/24/1912: Alteration permit to add a sleeping porch with screen.
2/26/1925: Alteration permit for 2916-2918 S. La Salle to add two rooms and baths, change two halls and one kitchen, demolish garage.
2/26/1925: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location: 
B8. Related Features: 

B9a. Architect: G.F. Sloan 
B9b. Builder: G.F. Sloan 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area Property Type Residential Applicable Criteria A, C 
Period of Significance: 1878-1948 Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Laura Vanaskie 
Reservation Associates 
1611 S. Pacific Coast Highway, Ste. 104 
Redondo Beach, CA 90277 
Date of Evaluation: 5/4/2009 

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

| Primary # | HRI # | Trinomial | NRHP Status Code | 5D3 |

**Trinomial #**

**Other Listings**

**Review Code**

**Date**

**Reviewer**

---

**Resource Name or #:** (Assigned by recorder) **2932 LA SALLE AVE**

**P1. Other Identifier:**

- **Not for Publication**
- **Unrestricted**

**a. County** **Los Angeles**

**b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.**

**c. Address:** **2932 S LA SALLE AVE**

**d. UTM:** (Give more than one for large and/or linear resources)

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

**Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.**

**Parcel No.** **5053022007**

**P2. Location:**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

- a. **County** **Los Angeles**

**b. Address:** **2932 S LA SALLE AVE**

**c. Date**

**d. Zip** **90018**

**P3 Description:**

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with exposed notched rafter tails and composite roll cladding (alteration); double front-gable porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch, porch partially enclosed (alteration); paired rectangular columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows; double-hung wood windows; fixed wood diamond pane window; wood vent under gable-on-hip; vertical wood board pattern on front gables; cornice-line dentils; decorative bargeboards; metal screens on some windows and entry door (alteration); garage building located at northeast corner of property.

**P3b. Resource Attributes:**

(List attributes and codes) **HP 2. Single family property**

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**

(View, date, accession #)

- **West elevation, Lkg E, 3/3/09**

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**
- **Both**

1907, Los Angeles County Assessor

**P7. Owner Address:**

JONES, MAGLEAN M TR
2932 S LA SALLE AVE
LOS ANGELES CA, CA 90018

**P8. Recorded by:**

(Describe)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:** **5/5/2009**

**P10. Survey Type:**

- **Intensive Level Survey**

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Intensive Level Survey**

- **NONE**
- **Continuation Sheet**
- **District Record**

**Rock Art Record**

**Artifact Record**

**Photograph Record**

**Attachments:**

- **Location Map**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **Milling Station Record**
- **Photograph Record**

---

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder): 2932 LA SALLE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:
B9a. Architect: 
B9b. Builder: Frank Schoenrock

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7499.53370085
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
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P2. Location:  
- County: Los Angeles
- Address: 2941 S LA SALLE AVE
- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- UTM: (Give more than one for large and/or linear resources)
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; interior stuccoed chimney (alteration); concrete foundation; asbestos siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; one square and three round columns supporting recessed porch roof; wood entry door within porch; fixed wood windows with and without transoms; double-hung wood windows; double-hung aluminum windows (alteration); angled bays on east and south elevations; decorative wooden bargeboard structure on front gable with knee braces; metal screens and security bars on some windows (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)  
HP 2. Single family property

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:  
(Describe resources and its attributes and codes)

P6. Date Constructed/Age and Sources:  
- Prehistoric
- Historic
- Both

1904, Los Angeles County Assessor

P7. Owner Address:  
HAWKINS, CAROLE L
2941 S LA SALLE AVE
LOS ANGELES, CA 90018

P8. Recorded by:  
(Laura Vanaskie)
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
5/5/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE
- Location Map
- Sketch Map
- Building, Structure, and Object Record
- Archaeological Record
- Continuation Sheet
- District Record
- Linear Feature Record
- Milling Station Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________________ Reviewer __________________ Date ________________

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2945 LA SALLE AVE

P1. Primary Identifier:

P2. Location: a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2945 S LA SALLE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite roll cladding (alteration); front gable dormer; interior brick chimney; concrete foundation; channel drop wood siding on exterior walls; concrete steps leading to partial-width entry porch; one square column supporting porch roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood sash windows; fixed wood window with side vents on dormer; angled bay on façade; metal screens on some windows and entry door (alteration); chain-link fence (alteration); garage building located at west end of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:

❑ Prehistoric ☑ Historic ❑ Both

1905, Los Angeles County Assessor

P7. Owner Address:

HERNANDEZ, ELVIA
2945 S LA SALLE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

☑ NONE ☑ Continuation Sheet ☑ District Record

☑ Location Map ☑ Building, Structure, and Object Record ☐ Rock Art Record

☑ Sketch Map ☑ Archaeological Record ☐ Artifactual Record

☑ Other: (List) ☑ Linear Feature Record ☑ Milling Station Record

☑ Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2945 LA SALLE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit.

B7. Moved? ☑ Yes ☐ No ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
    Period of Significance: 1878-1948
    Property Type Residential
    Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
    HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
    1611 S. Pacific Coast Highway, Ste. 104
    Redondo Beach, CA 90277

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
2946 LA SALLE AVE

Los Angeles

Parcel No. 5053022010

P3 Description:
One and one-half stories; square plan; Transitional Craftsman residential building; side gable roof with a large front gable dormer and a front gable porch roof, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two square wooden columns supporting porch roof; wood entry door within porch; double-hung wood sash windows; aluminum sliding windows (alteration); arched wood slat vent under front gable; vertical wood board pattern on porch roof; metal awnings on some windows, may be hiding transoms (alteration); metal screens on some windows (alteration).

P5b Description of Photo:
West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:
Prehistoric	Historic	Both
1907, Los Angeles County Assessor

P7. Owner Address:
SCHREPFFERMAN, MICHAEL G CO T
12377 LEWIS ST
GARDEN GROVE CA, CA 92840

P8. Recorded by:
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
5/5/2009

Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2946 LA SALLE AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: 

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features:  


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area: 7500.0315  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C

(The Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  
reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P2. Location:  
   a. County  Los Angeles  
   b. Address: 2951 S LA SALLE AVE  
   c. USGS 7.5' Quad  S  LA SALLE AVE  
   d. UTM: Zone mE/ mN  
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  

P3 Description:  
   One story; rectangular plan; Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; front gable dormer; exterior painted brick chimney; concrete foundation; wood clapboard siding and painted brick on exterior walls; brick pattern includes alternating extruded bricks; concrete steps and brick and concrete ramp (alteration) leading to full-width entry porch; four tapered square columns sitting atop brick piers support the porch roof; wood entry door within porch; fixed wood windows; double-hung wood sash windows; aluminum sliding windows (alteration); wood slat vents under side gables; wood brackets supporting dormer roof; angled bay on south elevation; metal screens on some windows (alteration); chain-link fence (alteration); garage building in southwest corner of property.

P5b Description of Photo:  
   East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:  
   Prehistoric  Historic  Both  
   1912, Los Angeles County Assessor

P7. Owner Address:  
   GONZALEZ, NORBERTO  
   5322 THIRD AVE  
   LOS ANGELES CA, CA 90043

P8. Recorded by:  
   Laura Vanaske  
   Galvin Preservation Associates  
   1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277


P10. Survey Type:  Intensive Level Survey
Resource Name or # (Assigned by recorder) 2951 LA SALLE AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  

B5. Architectural Style: Craftsman  
B6. Construction History:  
10/16/1916: Building permit to construct garage.

B7. Moved?  [ ] No  [ ] Yes  [ ] Unknown  Date:  
Original Location:  

B8. Related Features:  

B9a. Architect:  
B9b. Builder: Wm. W. Schneider  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
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B11. Additional Resource Attributes:  
HP 2. Single family property  

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 5/5/2009  

(This space reserved for official comments.)
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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

HRI #  
Trinomial  
NRHP Status Code  5D3

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: (Assigned by recorder)  2952 LA SALLE AVE

P1. Other Identifier:  
Not for Publication  ✅ Unrestricted

P2. Location:  
Los Angeles

b. USGS 7.5' Quad  
LA SALLE AVE  
City LOS ANGELES  
Zip 90018

c. Address:  
2952 S LA SALLE AVE

d. UTM:  
Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No.  5053022011

P3 Description:  
One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with front gable porch roof with knee braces, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; brick steps leading to partial-width entry porch; porch has been enclosed (alteration); wood entry doors within porch; fixed wood windows; fixed aluminum windows (alteration); aluminum sliding windows (alteration); double-hung aluminum windows; wood slat vent under gable-on-hip; wood dentils along cornice; beaded wood trim on front gable; angled bay on facade, squared bay on north elevation; metal screens on some windows (alteration); security bars on some windows and entry doors (alteration); two garage/guest house buildings, one at northeast corner, one at south-central portion of property.

P3b. Resource Attributes:  
List attributes and codes

HP 3. Multiple family property

P4. Resources Present:  
Building  ✅ Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:  
View, date, accession #

P6. Date Constructed/Age and Sources:  
1910, Los Angeles County Assessor

P7. Owner Address:  
BERTRAND, RITA  
2952 S LA SALLE AVE  
LOS ANGELES, CA 90018

P8. Recorded by:  
Laura Vanaskie


P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
Cite survey report and other sources, or enter "none."

Attachments:  
NONE  Continuation Sheet  District Record

Location Map  Building, Structure, and Object Record

Sketch Map  Archaeological Record  Rock Art Record

Other: (List)  Linear Feature Record  Artifact Record

Linear Feature Record  Milling Station Record  Photograph Record
B1. Historic Name: B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location: 
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.035
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/5/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3011 LA SALLE AVE

P1. Other Identifier:
- Not for Publication  
- Unrestricted

P2. Location:
- a. County  Los Angeles
- b. USGS 7.5' Quad 3011 S LA SALLE AVE
- c. Address: 3011 S LA SALLE AVE
- d. UTM: (Give more than one for large and/or linear resources)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 30th Street and W. Jefferson Boulevard.

P3 Description: (List attributes and codes)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; wood clapboard siding and vertical board siding on exterior walls; concrete steps leading to partial-width entry porch; two pairs of rectangular columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows with transoms; aluminum sliding windows (alteration); metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence with metal gate (alteration).

P3b Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:
- View, date, accession #)
- East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:

VELASQUEZ, EDGAR R ET AL
3011 S LA SALLE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)
- Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Building, Structure, and Object Record  
- Archaeological Record  
- Continuation Sheet  
- Linear Feature Record  
- Milling Station Record  
- District Record  
- Photograph Record  
- Rock Art Record  
- Artifact Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: LA SALLE AVE
B2. Common Name: 3011
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Hipped roof cottage
B6. Construction History:
11/10/1914: Alteration permit to enclose front porch to use as sun parlor.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: O.F. Scherer
B9b. Builder: H.D.M. Cabe

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
Resource Name or #: 3012 LA SALLE AVE

P2. Location:
- a. County: Los Angeles
- b. Address: 3012 S LA SALLE AVE
- c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- d. UTM: Zone mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard.

P3 Description: One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with exposed rafter tails and composite shingle cladding; front-gable porch roof; exterior faux masonry chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three tapered square columns supporting porch roof; wood entry door within porch; fixed wood windows; double hung sash windows; multi-light wood window with wood slate side vents on porch gable; wood lattice vent on gable-on-hip; cornice-line dentils; beaded wood trim on porch gable window; metal screens on some windows (alteration); brick and metal fence (alteration); two garage/guest house buildings along eastern perimeter of property.

P3b. Resource Attributes: HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric Historic Both

1906, Los Angeles County Assessor

P7. Owner Address:
- JOE, GLEN C AND JANET M TRS
- 16801 ASHWOOD LN
- HUNTINGTON BEACH, CA 9264

P8. Recorded by:
- Laura Vanaskie
  Galvin Preservation Associates
  1611 S. Pacific Coast Highway, Ste.
  Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Continuation Sheet
- Building, Structure, and Object Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Location Map
- Sketch Map
- Archaeological Record
- Rock Art Record
- Artifact Record
B1. Historic Name:  

B2. Common Name:  

B3. Original Use: Residential  
B4. Present Use: Residential  

B5. Architectural Style: Transitional Craftsman  

B6. Construction History:  

B7. Moved? ☑ No ☐ Yes ☐ Unknown  

B8. Related Features:  

B9a. Architect: Chas Liddell  
B9b. Builder: H.G. Hildebrandt  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 7499.2747496  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
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B11. Additional Resource Attributes: (List attributes and codes)  
HP 2. Single family property  

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 5/5/2009  

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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<table>
<thead>
<tr>
<th>Resource Name or #:</th>
<th>3022 LA SALLE AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Code</td>
<td></td>
</tr>
<tr>
<td>Reviewer</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

### P1. Other Identifier:
- **Not for Publication** ☐
- **Unrestricted** ✓
- **County** Los Angeles

#### P2. Location:
- **USGS 7.5' Quad Date** T R 1/4 of 1/4 of Sec  
  - **Zone** mE/ mN
- **Address:** 3022 LA SALLE AVE  
  - **City** LOS ANGELES  
  - **Zip** 90018

#### P3. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate):
- **Parcel No.** 5053023005

### P3 Description:
One story; rectangular plan; Craftsman residential building; side gable roof with hipped roof rear addition (alteration), exposed rafter tails, knee braces and composite shingle cladding; front-gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door with two windows within porch; wood and metal screen on entry door; fixed wood windows with and without transoms; wood double-hung windows; wood slat vents with transoms on dormer; wood dentils along cornice line; metal screens on some windows (alteration); chain-link fence (alteration); garage building at southeast corner of property.

### P3b. Resource Attributes:
- **Building** ✓
- **Structure** ☐
- **Object** ☐
- **Site** ☐
- **District** ☐
- **Element of District** ☐
- **Other (Isolates, etc.)** ☐

### P4. Resources Present:
- **Prehistoric** ☐
- **Historic** ✓
- **Both** ☐
- **1905, Los Angeles County Assessor** KUMAMOTO, KIYOSHI
- **16766 KNOLLWOOD DR** GRANADA HILLS CA, CA 91344

### P6. Date Constructed/Age and Sources:
- **Prehistoric** ☐
- **Historic** ✓
- **Both** ☐
- **1905, Los Angeles County Assessor**

### P7. Owner Address:
- **KUMAMOTO, KIYOSHI**
- **16766 KNOLLWOOD DR**
- **GRANADA HILLS CA, CA 91344**

### P8. Recorded by:
- **Laura Vanaskie**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

### P9. Date Recorded:
- **5/6/2009**

### P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

### Attachments:
- **NONE** ☐
- **Location Map** ☐
- **Sketch Map** ☐
- **Archaeological Record** ☐
- **District Record** ✓
- **Building, Structure, and Object Record** ☐
- **Linear Feature Record** ☐
- **Milling Station Record** ☐
- **Photograph Record** ☐
- **Rock Art Record** ☐
- **Artifact Record** ☐

DPR 523B (1/95) PCR Services Corporation
Resource Name or #: 3022 LA SALLE AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History:  
10/20/1905: Building permit for residence. Architect and builder are same as owner: W.R. Ziegler. Cost $1,800.  
11/2/1912: Building permit for construction of garage.  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  
B8. Related Features:  
B9a. Architect: W.R. Ziegler  
B9b. Builder: W.R. Ziegler  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.  

B11. Additional Resource Attributes:  
HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  
B14. Evaluator: Laura Vanaskie, Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 5/6/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered box porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer_________________________ Date _______________

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 3026 LA SALLE AVE

P2. Location: □ Not for Publication ✓ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
a. County Los Angeles
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M. 3026 S LA SALLE AVE
City LOS ANGELES Zip 90018
c. Address: 3026 LA SALLE AVE Los Angeles
Zone mE/ mN

d. UTM: (Give more than one for large and/or linear resources) Zone

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable projection, exposed rafter tails and composite shingle cladding; hipped and shed roof addition on east elevation (alteration); interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; enclosed portion of porch may have originally been open (alteration); two round classical columns supporting porch roof; wood entry door within porch; secondary entries on west elevation of rear addition (alteration) and north elevation (alteration); fixed wood windows with transoms; double-hung wood sash windows; vinyl double-hung sash windows (alteration); aluminum sliding windows (alteration); wood lattice vent on front gable; wood dentils along cornice line; wood brackets supporting roof overhangs; beaded wood trim on the bargeboard; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); metal and block masonry fence (alteration); garage building at southeast corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ✓ Building ✓ Structure ✓ Object  □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:
ROSALES, JOSE
3026 S LA SALLE AVE
LOS ANGELES, CA 90018

P8. Recorded by:
(Last name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □ NONE □ Continuation Sheet ✓ District Record
□ Location Map □ Building, Structure, and Object Record □ Linear Feature Record
□ Sketch Map □ Archaeological Record □ Milling Station Record □ Rock Art Record
□ Photograph Record □ Other: (List)

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:  
B8. Related Features:  
B9a. Architect: W.R. Ziegler  
B9b. Builder: W.R. Ziegler  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 7500.02800037  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 5/6/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
One story; square plan; Craftsman residential building; gable-on-hip roof exposed rafter tails and composite shingle cladding; front gable porch roof; brick interior chimney with stucco trim (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three rectangular columns supporting porch roof; entry door (material unknown) within porch; large wood picture windows; double-hung wood sash windows; fixed wood window on porch gable; wood lattice vent on gable-on-hip; wood dentils along cornice line; beaded wood trim on bargeboard; false exposed truss on front gable; wood brackets supporting front gable; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence (alteration); garage building at southeast corner of property.
B1. Historic Name: B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
01/02/1906: Building permit for residence. Architect and builder are same as owner: W.R. Ziegler. Cost $1,800.

B7. Moved? ☐ No ☐ Yes ☐ Unknown  Date:  Original Location:
B8. Related Features:
B9a. Architect:  B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 7500.27660013
   Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:
       1611 S. Pacific Coast Highway, Ste. 104
       Redondo Beach, CA 90277
Date of Evaluation: 5/6/2009

(This space reserved for official comments.)
Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2700 LA SALLE Avenue

P1. Other Identifier:
Not for Publication Unrestricted

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.

P2. Location: S LA SALLE Avenue City LOS ANGELES Zip

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue at the intersection of La Salle Avenue and 27th Street.

Parcel No. 5053021001

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two stories; rectangular plan; Transitional Craftsman residential building; cross gable roof with asymmetrical front gable, exposed rafter tails and composite shingle cladding; shed roof over porch; balcony under arched opening on north elevation; exterior chimney clad with faux stone (alteration); concrete foundation; wood clapboard and faux stone siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door with sidelights within porch; secondary door within balcony; double hung wood sash windows; fixed wood windows with transoms; oval filled-in window under roof gable; metal screens on some windows (alteration); some windows filled in; metal and faux stone fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:
1901, Los Angeles County Assessor

P7. Owner Address:
2700 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:
(Laura Vanaske)
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record
Location Map Building, Structure, and Object Record Rock Art Record
Sketch Map Archaeological Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2700 LA SALLE Avenue

B2. Common Name

B3. Original Use: Residential  
B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:  
No original building permit.  
6/8/1936: Alteration permit to remove and replace termite damaged wood.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  

B8. Related Features:

B9a. Architect:  
B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C

B11. Additional Resource Attributes:  
HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

(The space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2703 LA SALLE Avenue

P1. Other Identifier:
- Not for Publication
- Unrestricted

Address: 2703 S LA SALLE Avenue

City: LOS ANGELES
Zip: 90277

County: Los Angeles

P2. Location:
- USGS 7.5' Quad
- Zone mE/ mN
- Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue at the intersection of S. La Salle Avenue and 27th Street.

Parcel No.: 5053018015

P3. Description:
One-and-one-half stories; rectangular plan; Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; front gable dormer with balcony; shed roof over porch; interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; secondary wood door within balcony; double hung wood sash windows with diamond panes; other windows boarded over; wood slat vents under roof gables; wood brackets supporting roof; metal screens on some windows and doors (alteration); security bars on some windows (alteration).

P3b. Resource Attributes:
- List attributes and codes

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
- View, date, accession #

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1907, Los Angeles County Assessor

P7. Owner Address:
2780 LAKE VISTA DR
LEWISVILLE TX 75067

P8. Recorded by:
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/30/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2703 LA SALLE Avenue

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations)  

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  
B8. Related Features:  

B9a. Architect: W.D. Campbell  
B9b. Builder: B.A. Carr  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  
Property Type Residential  
Applicable Criteria A, C  
(Describe importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  
HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  

Date of Evaluation: 4/30/2009  
(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The building at 2723 Harvard Avenue is a Craftsman style residence built in 1904. The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as...
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2706 LA SALLE Avenue

Primary # HRI #
Trinomial
NRHP Status Code 5D3

Review Code Reviewer Date

P1. Other Identifier:

P2. Location:  

d. UTM: (Give more than one for large and/or linear resources) Zone E mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; L-shaped plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; pedimented dormer over second story bay window; hipped roof over porch; interior brick chimney; concrete foundation; wood clapboard siding, wood shingle siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; two square columns supporting porch roof; wood entry door within porch; double hung wood sash windows; fixed wood windows with transoms; wood window with filled-in diamond panes and side vents in dormer pediment; metal screens on some windows (alteration); metal porch rails (alteration); chain-link fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1906, Los Angeles County Assessor

P7. Owner Address:

2706 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)
Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
B1. Historic Name: 2706 LA SALLE Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
3/31/1920: Building permit to construct garage.
9/21/1927: Building permit to construct garage.
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:
B9a. Architect: C.A. Scovel
B9b. Builder: C.A. Scovel
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs (Construction date, alterations, and date of alterations) Period of Significance: 1878-1948 Property Type: Residential Applicable Criteria: A, C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2707 LA SALLE Avenue

P1. Other Identifier:

P2. Location:

a. County Los Angeles

b. Address: 2707 S LA SALLE Avenue

c. Address: 2707 LA SALLE Avenue

d. UTM: (Give more than one for large and/or linear resources)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; rectangular plan; Colonial Revival residential building with Craftsman features; hipped roof with exposed rafter tails and composite shingle cladding; bay dormer; hipped roof over porch; concrete foundation; wood clapboard siding and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two square classical columns supporting porch roof; wood entry door with sidelights within porch; double-hung wood windows with diamond panes; fixed wood windows with transoms; sliding wood window; decorative wood shutters on some windows; oval medallion under bay roof; metal screens on some windows (alteration); garage building at west-central portion of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

1903, Los Angeles County Assessor

P7. Owner Address:

0 PO BOX 527
BEVERLY HILLS CA 90213

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments:

NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2707 LA SALLE Avenue

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential 
B5. Architectural Style: Colonial Revival with Craftsman features 
B6. Construction History: No original building permit.
1948: Alteration permit to enlarge bath, remove door, install window, etc.
10/21/1959: Building permit to construct garage.

B7. Moved? ☐ No ☑ Yes ☐ Unknown Date: 
B8. Related Features: 

B9a. Architect: 
B9b. Builder: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property 
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Laura Vanaskie Reservation Associates 
1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277 
Date of Evaluation: 4/30/2009 

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Commonly used materials within the tract include wood, brick and stone.

Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Resource Name or #: (Assigned by recorder) 2712 LA SALLE Avenue

P1. Other Identifier:

P2. Location:  
- Not for Publication [ ]  
- Unrestricted [ ]  

(a) County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

(b) USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

(c) Address: 2712 S LA SALLE Avenue City LOS ANGELES Zip

(d) UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

(e) Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021003

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; square plan; Queen Anne residential building; hipped roof with boxed eaves and composite shingle cladding; pedimented dormer; hipped roof over porch; partial-width balcony over porch; concrete foundation; wood clapboard siding and wood fish scale siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door with sidelights within porch; secondary wood door within balcony; double-hung wood windows; fixed wood windows with transoms; casement wood windows; multi-light wood window on dormer pediment; decorative woodwork on dormer pediment; carved wood bracket supporting roof.

P3b. Resource Attributes: (List attributes and codes)  
- HP 2. Single family property

P4. Resources Present:  
- Building [ ]  
- Structure [ ]  
- Object [ ]  
- Site [ ]  
- District [ ]  
- Element of District [ ]  
- Other (Isolates, etc.) [ ]

P5b Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:

- Prehistoric [ ]  
- Historic [ ]  
- Both [ ]

1903, Los Angeles County Assessor

P7. Owner Address:

2712 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE [ ]
- Continuation Sheet [ ]
- Building, Structure, and Object Record [ ]
- District Record [ ]
- Linear Feature Record [ ]
- Milling Station Record [ ]
- Rock Art Record [ ]
- Artifact Record [ ]
- Archaeological Record [ ]
- Photograph Record [ ]

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2712 LA SALLE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Queen Ann
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit. 6/30/1928: Alteration permit to add 1 room on 2nd floor and 1 room on 1st floor. Change from 1-family dwelling to 2-family.

B7. Moved? ☒ No ☐ Yes ☐ Unknown
B8. Related Features:

B9a. Architect: B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Period of Significance: 1878-1948
   Property Type: Residential
   Applicable Criteria: A, C

(Comment on the importance of the property in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture. Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
Resource Name or #: (Assigned by recorder) 2713 LA SALLE Avenue

a. County Los Angeles

b. Address: 2713 S LA SALLE Avenue

c. Other: (List)

One story; rectangular plan; Colonial Revival cottage residential building; hipped roof with front and side gable projections, eyebrow vent, boxed eaves and composite shingle cladding; front gable roof over porch; interior brick chimney; concrete foundation; wood siding and wood shingles on exterior walls; concrete steps leading to partial-width entry porch; four round classical columns supporting porch roof; wood entry door with sidelights within porch; multi-light window on porch's north wall; double hung wood sash windows; fixed wood windows with transoms; casement wood windows; wood slat vents under roof gables; metal screens on windows and entry door (alteration); garage building at northwest corner of property.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

1903, Los Angeles County Assessor

P7. Owner Address:

0 PO BOX 527
BEVERLY HILLS CA 90213

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
## BUILDING, STRUCTURE, AND OBJECT RECORD

### Resource Name or #
- Resource Name or # (Assigned by recorder): 2713 LA SALLE Avenue

### B1. Historic Name:
- Residential

### B2. Common Name:
- Residential

### B3. Original Use:
- Residential

### B4. Present Use:
- Residential

### B5. Architectural Style:
- Colonial Revival

### B6. Construction History:
- No original building permit.
- 3/28/1914: Building permit to construct garage.
- 6/10/1915: Building permit to construct garage.

### B7. Moved?
- No ☐ Yes ☑ Unknown ☐

### B8. Related Features:

#### B9a. Architect:

#### B9b. Builder:

### B10. Significance: Theme:
- Railroad and Horsecar Suburbs; Streetcar Area

#### Period of Significance:
- 1878-1948

#### Property Type:
- Residential

#### Applicable Criteria:
- A, C

(Describe importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme: Railroad and Horsecar Suburbs; Streetcar Area**

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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### B11. Additional Resource Attributes:
- (List attributes and codes)

#### HP 2. Single family property

### B12. References:
- LA City Permits, Los Angeles Times, Sanborn Maps

### B13. Remarks:

### B14. Evaluator:
- Laura Vanaskie, Reservation Associates
  - 1611 S. Pacific Coast Highway, Ste. 104
  - Redondo Beach, CA 90277

**Date of Evaluation:** 4/30/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD  

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Resource Name or #:** (Assigned by recorder)  
2716 LA SALLE Avenue  

**P1. Other Identifier:**  
- **Not for Publication**  
- **Unrestricted**  
- **Los Angeles**  
- **Los ANGELES**  
- **5053021004**  

**P2. Location:**  
- **2716 S LA SALLE Avenue**  
- **Los Angeles**  
- **27th Street and 29th Street**  
- **5053021004**  

**P3. Description:**  
Two stories; nearly rectangular plan; American Foursquare style residential building with Prairie influences; hipped roof with open eaves and composite shingle cladding; hipped porch roof; concrete foundation; aluminum siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; eight rectangular columns supporting porch roof; wood entry door with sidelights within porch; double hung wood sash windows; fixed wood windows with transoms; fixed multi-light wood windows; metal screens on windows (alteration); garage building at east-central portion of property.

**P3b. Resource Attributes:**  
- **HP 2. Single family property**  

**P4. Resources Present:**  
- **Building**  
- **Structure**  
- **Object**  
- **Site**  
- **District**  
- **Element of District**  
- **Other (Isolates, etc.)**

**P5b. Description of Photo:**  
West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**  
- **1902, Los Angeles County Assessor**  

**P7. Owner Address:**  
4720 4TH AVE  
LOS ANGELES CA 90043

**P8. Recorded by:**  
- **Laura Vanaske**  
- **Galvin Preservation Associates**  
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

**P9. Date Recorded:**  
5/1/2009

**P10. Survey Type:**  
- **Intensive Level Survey**

**P11. Report Citation:**  
(Cite survey report and other sources, or enter "none.")
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: America 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit.
11/14/1912: Alteration permit to build addition on house with a bay, pantry on 1st story, sleeping porch on 2nd story.
9/22/1917: Building permit for garage construction.
5/2/1928: Building permit to construct 1-story residence, 28' x 42'.
5/2/1928: Alteration permit for garage addition.
B7. Moved? ☐ No ☑ Yes ☐ Unknown Date: Unknown Date Original Location:
B8. Related Features:
B9a. Architect: B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/1/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2717 LA SALLE Avenue

P1. Other Identifier:

P2. Location:  

a. County  Los Angeles

b. Address:  2717 S LA SALLE Avenue

City LOS ANGELES

Zip

Parcels No. 5053018018

P3. Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; nearly rectangular plan; Transitional Craftsman residential building; cross-gable roof with exposed beams and rafter tails and composite shingle cladding; front-gable dormer; shed porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; six rectangular columns supporting porch roof; wood entry door with sidelights and transom within porch; double-hung wood windows; fixed wood windows with transoms; casement wood windows; double hung aluminum sash windows (alteration); wood vents under roof gables; metal screens on windows (alteration); chain-link fence (alteration); garage building at southwest corner of property.

P3b. Resource Attributes:  (List attributes and codes)  

HP 2. Single family property

P4. Resources Present:  

✓ Building  ✓ Structure  ✓ Object  ✓ Site  ✓ District  ✓ Element of District  ✓ Other (Isolates, etc.)

P5b. Description of Photo:  

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:  

1910, Los Angeles County Assessor

P7. Owner Address:  

2717 S LA SALLE AVE

LOS ANGELES CA 90018

P8. Recorded by:  

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  5/1/2009

P10. Survey Type:  (Describe)  

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
### BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** *(Assigned by recorder)* 2717 LA SALLE Avenue

<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>(Assigned by recorder)</th>
<th>2717 LA SALLE Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B1. Historic Name:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B2. Common Name:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B3. Original Use:</strong></td>
<td>Residential</td>
<td>Residential</td>
</tr>
<tr>
<td><strong>B4. Present Use:</strong></td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td><strong>B5. Architectural Style:</strong></td>
<td>Transitional Craftsman</td>
<td></td>
</tr>
</tbody>
</table>

**B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:**

**B8. Related Features:**

**B9a. Architect:** Lester S. Moore  
**B9b. Builder:** A.R. Henry

**B10. Significance:**  
**Theme:** Railroad and Horsecar Suburbs; Streetcar Area  
**Period of Significance:** 1878-1948  
**Property Type:** Residential  
**Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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**B11. Additional Resource Attributes:** (List attributes and codes)  
**B12. References:**  
LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**  

**B14. Evaluator:** Laura Vanaskie  
**Reservation Associates**  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 5/1/2009

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
### PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder) 2723 LA SALLE Avenue

**P1. Other Identifier:**
- **County:** Los Angeles
- **Address:** 2723 S LA SALLE Avenue

**P2. Location:**
- **USGS 7.5' Quad:**
  - **Date:** T R 1/4 of 1/4 of Sec B.M.
  - **Zone:** mE/ mN
- **UTM:** (Give more than one for large and/or linear resources)
- **Owner Address:**
- **Parcel No.:** 5053018019
- **Orientation:**
  - Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

**P3 Description:**
Two stories; irregular plan; Queen Anne residential building; hipped roof with lower cross gables, boxed eaves and composite shingle cladding; front gable dormer; flat porch roof; concrete foundation; wood clapboard siding and wood fish scale shingles on exterior walls; wood steps leading to partial-width entry porch; four round classical columns supporting porch roof; wood entry door with glazed panel and transom within porch; double hung wood sash windows; fixed wood windows with transoms; full-height angled bay with cutaways; wood corbels supporting roof overhangs; metal screens on windows (alteration); brick and concrete block fence (alteration).

**P3b. Resource Attributes:**
- **List attributes and codes**
  - **Building**
  - **Structure**
  - **Object**
  - **Site**
  - **District**
  - **Element of District**
  - **Other (Isolates, etc.)**

**P4. Resources Present:**
- **Yes** Building
- **No** Structure
- **No** Object
- **No** Site
- **No** District
- **No** Element of District
- **No** Other (Isolates, etc.)

**P5b Description of Photo:**
East and north elevations, Lkg SW, 3/3/09

**P6. Date Constructed/Age and Sources:**
- **Prehistoric**
- **Historic**
- **Both**
- **1894, Los Angeles County Assessor**

**P7. Owner Address:**
2723 S LA SALLE AVE
LOS ANGELES CA 90018

**P8. Recorded by:**
- **Laura Vanaskie**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

**P9. Date Recorded:**
5/1/2009

**P10. Survey Type:**
Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- **NONE**
- **Location Map**
- **Sketch Map**
- **Archaeological Record**
- **District Record**
- **Building, Structure, and Object Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**
- **Rock Art Record**
- **Artifact Record**

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>2723 LA SALLE Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recorded by</td>
<td>Laura Vanaskie</td>
</tr>
<tr>
<td>Date</td>
<td>5/1/2009</td>
</tr>
</tbody>
</table>

### B10 Significance (Continued)

The early residences in the tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Late 19th and Early 20th Century Residential Architecture**

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

**Queen Anne:** Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindelwork, and tall, narrow windows.
### State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Resource Name or #: (Assigned by recorder)</th>
<th>2726 LA SALLE Avenue</th>
</tr>
</thead>
</table>

**P1. Other Identifier:**
- **Address:** 2726 S LA SALLE Avenue
- **City:** LOS ANGELES
- **Zip:**
- **County:** Los Angeles

**P2. Location:**
- **USGS 7.5' Quad Date:**
- **Zone:**
- **Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.**

**P3. Description:**
- **Resource Attributes:**
  - HP 2. Single family property
- **Resource Name:**
  - Two stories; irregular plan; Transitional Craftsman residential building; hipped roof with lower front gable, flared eaves, exposed rafter tails, and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two square columns supporting porch balcony over porch; two square columns supporting porch front gable roof; wood entry within porch; secondary wood door within balcony; double hung wood sash windows; fixed wood windows with transoms; arched vent under front gable; angled bay on south elevation; wood brackets supporting roof overhangs; metal screens on windows (alteration); wood picket fence (alteration).

**P3b. Resource Attributes:**
- **List attributes and codes**

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**
- **View, date, accession #**
- **West and north elevations, Lkg SE, 3/3/09**

**P6. Date Constructed/Age and Sources:**
- **Prehistoric**
- **Historic**
- **Both
  - 1906, Los Angeles County Assessor**

**P7. Owner Address:**
- **2776 S LA SALLE AVE**
- **LOS ANGELES CA 90018**

**P8. Recorded by:**
- **Laura Vanaskie**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

**P9. Date Recorded:**
- **5/1/2009**

**P10. Survey Type:**
- **Describe**
- **Intensive Level Survey**

**P11. Report Citation:**
- **Cite survey report and other sources, or enter "none."**

**Attachments:**
- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Photograph Record**
- **Milling Station Record**
- **Rock Art Record**
- **Artifact Record**

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The building at 2806 La Salle Avenue is an example of the Transitional Craftsman style popular from 1895-1915. The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
# PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder) 2727 LA SALLE Avenue

**Trinomial**  
**Primary #**

**NRHP Status Code** 5D3

**County** Los Angeles

**Address:** 2727 S LA SALLE Avenue

**Parcel No.** 5053018020

**P2. Location:** (P2b and P2c or P2d. Attach a Location Map as necessary.)

- **USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M. Zone mE/ mN:**
  - **Date:**
  - **T:**
  - **R:**
  - **1/4 of 1/4 of Sec:**
  - **B.M.:**

**d. UTM:** (Give more than one for large and/or linear resources)

- **Zone:**
- **mE:**
- **mN:**

**Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.**

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; hipped roof with lower front gable, flared eaves, exposed rafter tails, and composite roll cladding (alteration); interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; multi-light wood entry door with sidelight within porch; double hung wood sash windows; fixed aluminum windows; aluminum sliding windows (alteration); metal vent under front gable (alteration); wood brackets supporting roof overhangs; cornice-line dentils; beaded trim; metal screens on windows (alteration); chain-link fence (alteration).

**P4. Resources Present:** [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

**P5. Description of Photo:**

- **View:**
- **Date:**
- **Accession #:**

**P5b Description of Photo:**

- **View:**
- **Date:**
- **Accession #:**

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**
- **Both**

**1908, Los Angeles County Assessor**

**P7. Owner Address:**

2727 S LA SALLE AVE  
LOS ANGELES CA 90018

**P8. Recorded by:**

- **Name:** Laura Vanaske  
- **Affiliation:** Galvin Preservation Associates  
- **Address:** 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277

**P9. Date Recorded:** 5/1/2009

**P10. Survey Type:** (Describe) Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
B1. Historic Name:  
B2. Common Name
B3. Original Use: Residential  
B4. Present Use: Residential
B5. Architectural Style: Craftsman

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Mathis  
B9b. Builder: A.J. Carlson
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  
reservation Associates
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277
Date of Evaluation: 5/1/2009

(This space reserved for official comments.)
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Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #

Trinomial

Primary #

NRHP Status Code 5D3

Other Listings

Review Code __________ Reviewer __________________________ Date _______________

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2801 LA SALLE Avenue

P1. Other Identifier:

P2. Location: ☑ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2801 S LA SALLE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018021

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; L-shaped plan; Queen Anne residential building; hipped roof with lower cross gables, boxed eaves and composite shingle cladding; hipped porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to wraparound entry porch; five round classical columns supporting porch roof; two wood entry doors within porch (alteration); fixed wood windows; aluminum sliding windows (alteration); filled-in diamond pane windows under roof gables; metal screens on some windows (alteration); wood picket fence (alteration); garage building at south-central portion of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric ☑ Historic ☑ Both

1905, Los Angeles County Assessor

P7. Owner Address:

2801 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Last name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/1/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ NONE ☑ Continuation Sheet ☑ District Record

Location Map ☑ Building, Structure, and Object Record ☑ Rock Art Record

Sketch Map ☑ Archaeological Record ☑ Photograph Record

Linear Feature Record ☑ Milling Station Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #**: 2801 LA SALLE Avenue

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

**B5. Architectural Style:** Queen Ann

**B6. Construction History:**

- 9/17/1906: Alteration permit to do alterations and additions to 2nd story.
- 7/22/1920: Building permit to construct garage.

**B7. Moved?**  Yes

**B8. Related Features:**

**B9a. Architect:**

**B9b. Builder:**

**B10. Significance:**

**Theme:** Railroad and Horsecar Suburbs; Streetcar Area

**Period of Significance:** 1878-1948

**Property Type:** Residential

**Applicable Criteria:** A, C

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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**B11. Additional Resource Attributes:**

**HP 2. Single family property**

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

**Date of Evaluation:** 5/1/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlwork, and tall, narrow windows.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Other Identifier:

P2. Location:

P3. Description:

Two stories; square plan; Queen Anne residential building; hipped roof with lower cross gables, boxed eaves and composite shingle cladding; interior and exterior brick chimneys; concrete foundation; wood clapboard, fish scale wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; balcony over porch; two rectangular columns supporting balcony; vertical and diagonal balusters on balcony; wood entry door with sidelights within porch; double hung wood sash windows; fixed wood windows with transoms; wood brackets supporting roof overhangs; metal screens on some windows (alteration); metal fence (alteration).

P5b. Description of Photo:

West and south elevations, Lkg NE, 3/3/09

P6. Date Constructed/Age and Sources:

1903, Los Angeles County Assessor

P7. Owner Address:

2802 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

5/1/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
### B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Late 19th and Early 20th Century Residential Architecture**

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

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**Queen Anne:** Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

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**Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlwork, and tall, narrow windows.**
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2806 LA SALLE Avenue
Review Code __________________________ Reviewer __________________________ Date _______________

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- a. County  Los Angeles
- b. Address: 2806 S LA SALLE Avenue
- c. USGS 7.5’ Quad  Date  2806
- d. UTM: (Give more than one for large and/or linear resources) Zone
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One and one-half stories; rectangular plan; Transitional Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; front gable dormer; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two rectangular brick columns supporting porch roof; wood entry door with sidelights within porch; fixed wood windows, one with diamond paneled transom; double hung wood sash windows; wood brackets supporting roof overhangs; arched vent under front gable; metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes)  HP 2. Single family property

P4. Resources Present:  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1907, Los Angeles County Assessor

P7. Owner Address:
2806 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  5/1/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Building, Structure, and Object Record**

**Resource Name or #**  
Assign (Assigned by recorder)  
2806 LA SALLE Avenue

### B1. Historic Name:

### B2. Common Name

### B3. Original Use: Residential

### B4. Present Use: Residential

### B5. Architectural Style: Transitional Craftsman

### B6. Construction History:  

### B7. Moved?  
☑ No ☐ Yes ☐ Unknown

### B8. Related Features:

- **B9a. Architect:** Miss Rosa E. Lee
- **B9b. Builder:** Tilman F. Whorton

### B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

- **Period of Significance:** 1878-1948
- **Property Type:** Residential
- **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs;

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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### B11. Additional Resource Attributes:  
**HP 2. Single family property**

### B12. References:

- LA City Permits, Los Angeles Times, Sanborn Maps

### B13. Remarks:

### B14. Evaluator:  
Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 5/1/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2807 LA SALLE Avenue

P2. Location:
- Not for Publication  Unrestricted
- a. County  Los Angeles
- and (P2b and P2c or P2d. Attach a Location Map as necessary.)
- b. USGS 7.5’ Quad LA SALLE Avenue (Assign by recorder)
- c. Address: 2807 S LA SALLE Avenue
- d. UTM: East elevation Lkg W, 3/3/09
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue between 27th Street and 29th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One and one-half stories; rectangular plan; Craftsman residential building; asymmetrical side gable roof with exposed rafter tails and composite shingle cladding; two front gable dormers; front gable porch roof; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; eight round columns supporting porch roof; wood entry door with sidelights within porch; fixed wood windows with transoms; double hung wood sash windows; casement wood windows; wood brackets supporting roof overhangs; exposed wood truss on porch gable; wood picket fence (alteration); garage building in south-central portion of property.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1908, Los Angeles County Assessor

P7. Owner Address:
2807 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:
- Name, affiliation, and address
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
5/1/2009

P10. Survey Type:
- Intensive Level Survey

P11. Report Citation:
- Cite survey report and other sources, or enter "none."

Attachments:
- NONE
- Continuation Sheet
- Building, Structure, and Object Record
- District Record
- Rock Art Record
- Location Map
- Archaeological Record
- Linear Feature Record
- Artifact Record
- Sketch Map
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LA City Permits, Los Angeles Times, Sanborn Maps

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
### PRIMARY RECORD

#### Other Listings

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<th>Reviewer</th>
<th>Date</th>
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<td>Los Angeles</td>
<td>2812 S LA SALLE Avenue</td>
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#### Location Details

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<td>Zone</td>
<td>City</td>
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#### Description

**P3 Description:**

One-story; rectangular plan; Craftsman residential building; side-gable roof with exposed rafter tails and composite shingle cladding; front-gable dormer; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; two pairs of wood columns atop stone masonry bases and two rectangular wood columns supporting porch roof; wood entry door with metal details; fixed wood windows; double hung wood sash windows; casement wood windows; metal fence (alteration); Note – due to heavy foliage, much of this property is not visible from the street.

#### Resources Present

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<th>HP</th>
<th>Single family property</th>
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#### Resource Attributes

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#### Resources Present

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#### Description of Photo

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<td>2812 S LA SALLE AVE</td>
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<td>LOS ANGELES CA 90018</td>
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DPR 523B (1/95) PCR Services Corporation
### BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #:** 2812 LA SALLE Avenue

<table>
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<th>B1. Historic Name:</th>
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<td>Craftsman</td>
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**NRHP Status Code:** 5D3

**B7. Moved?** Yes

**B8. Related Features:**

| B9b. Builder:   | E.S. Williamson & Co. |

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

**B11. Additional Resource Attributes:** HP 2. Single family property

**B12. References:**
- LA City Permits
- Los Angeles Times
- Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Laura Vanaskie, Reservation Associates

**Date of Evaluation:** 5/4/2009

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**The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.**

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The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century architectural style of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
**P1. Other Identifier:**

- **Primary #**
- **NRHP Status Code:** 5D3
- **Resource Name or #:** (Assigned by recorder) 2813 LA SALLE Avenue

**P2. Location:**

- **County:** Los Angeles
- **Street:** S LA SALLE Avenue
- **City:** LOS ANGELES
- **Zip:**
- **USGS 7.5’ Quad Date:**
- **Zone:**
- **UTM:** (Give more than one for large and/or linear resources)
- **B.M.:**
- **UTM:** (Give more than one for large and/or linear resources)
- **Date:**
- **Zone:**
- **mE/mN:**
- **Parcel No.:** 5053018023

**P3. Resource Attributes:**

- **Building:** Yes
- **Structure:** Yes
- **Object:** Yes
- **Site:** Yes
- **District:** Yes
- **Element of District:** Yes
- **Other (Isolates, etc.):**

**P4. Resources Present:**

- **HP 2. Single family property**

**P5b Description of Photo:**

- **View:** East elevation, Lkg W, 3/3/09
- **Date:**
- **Accession #:**

**P6. Date Constructed/Age and Sources:**

- **Prehistoric:** No
- **Historic:** Yes
- **Both:**
- **1906, Los Angeles County Assessor**

**P7. Owner Address:**

- **2817 S LA SALLE AVE LOS ANGELES CALIF 90018**

**P8. Recorded by:**

- **Laura Vanaske**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

**P10. Survey Type:**

- **Intensive Level Survey**

**P11. Report Citation:**

- **(Cite survey report and other sources, or enter "none."**

**Attachments:**

- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Photograph Record**

**DPR 523B (1/95) PCR Services Corporation**
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
Resource Name or #: (Assigned by recorder) 2816 LA SALLE Avenue

P1. Other Identifier:

P2. Location:  

a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  

c. Address: 2816 S LA SALLE Avenue City LOS ANGELES Zip  

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN  

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021010

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  

Two stories; square plan; American Foursquare residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped dormer; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; one rectangular column supporting porch roof; multi-light wood entry door with multi-light sidelights; fixed wood windows with and without transoms; double hung wood sash windows; wood picket fence (alteration); Note – much of this property is not visible due to heavy foliage.

P3b. Resource Attributes:  (List attributes and codes)  

HP 2. Single family property

P4. Resources Present:  

Building, Structure, Object, Site, District, Element of District, Other (Isolates, etc.)

P5b Description of Photo:  

(View, date, accession #)  

West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:  

Prehistoric Historic Both  

1908, Los Angeles County Assessor

P7. Owner Address:  

2816 S LA SALLE AVE  
LOS ANGELES CA 90018

P8. Recorded by:  

(Name, affiliation, and address)  

Laura Vanaske  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277


P10. Survey Type:  (Describe)  

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  

NONE Location Map Building, Structure, and Object Record District Record Photograph Record
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit.

B7. Moved? ☐ No ☑ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 5/4/2009

(This space reserved for official comments.)
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American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
Resource Name or #: (Assigned by recorder) 2817 LA SALLE Avenue

P1. Other Identifier:
- Not for Publication
- Unrestricted
- County: Los Angeles
- Address: 2817 S LA SALLE Avenue

P2. Location:
- USGS 7.5' Quad: S LA SALLE Avenue
- City: LOS ANGELES
- Zip: 90018
- UTM: Zone mE/ mN
- B.M.: 1/4 of 1/4 of Sec ;

P3. Description:
One story; square plan; Transitional Craftsman residential building; hipped roof with lower front gable; exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; aluminum siding on exterior walls; concrete steps leading to full-width entry porch; six rectangular columns supporting porch roof; wood entry door; fixed wood windows with and without transoms; double hung wood sash windows; double hung wood sash window with diamond panes under front gable; decorative wood brackets supporting roof; metal screens on some windows (alteration); garage building located at southwest corner of property.

P3b. Resource Attributes: HP 2. Single family property

P4. Resources Present: Building

P5b. Description of Photo:
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1908, Los Angeles County Assessor

P7. Owner Address:
2807 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 5/1/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none."
Resource Name or #  (Assigned by recorder)  2817 LA SALLE Avenue

B1. Historic Name: 
B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: 
12/19/1921: Building permit to construct garage.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: 
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates 
1611 S. Pacific Coast Highway, Ste. 104 
Redondo Beach, CA 90277

Date of Evaluation:  5/1/2009 

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly in Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
Resource Name or #: 2922 LA SALLE Avenue

P2. Location:

a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address:  2922 S LA SALLE Avenue City LOS ANGELES Zip

d. UTM:  (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 29th Street and 30th Street.

Parcel No.  5053022005

P3 Description:

One-story; rectangular plan; Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; exterior block masonry chimney; concrete foundation; wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four pairs of rectangular columns supporting porch roof; wood entry door with three lights within porch; fixed wood windows with diamond pane transoms; double hung wood sash windows; wood slat vents under roof gables; chain-link fence (alteration); garage building located along eastern perimeter of property; Note – much of the property is not visible due to heavy foliage.

P5b Description of Photo:

West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:

1908, Los Angeles County Assessor

P7. Owner Address:

2922 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

5/4/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History:

B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:
B9b. Builder: John W. MacMillen.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
reservation Associates
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Redondo Beach, CA 90277
Date of Evaluation: 5/4/2009

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2931 LA SALLE Avenue

P1. Other Identifier:

P2. Location:  
- a. County Los Angeles
- and (P2b and P2c or P2d. Attach a Location Map as necessary.)
  - b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
  - c. Address: 2931 S LA SALLE Avenue
  - d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
  - e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Transitional Craftsman residential building; cross-gable steeply-pitched roof with exposed rafter tails and composite shingle cladding; balcony with plain balusters over porch; exterior brick chimney; concrete foundation; aluminum siding on exterior walls; concrete steps leading to partial-width entry porch; two rectangular columns supporting balcony; wood entry door with four lights and sidelights within porch; exterior brick chimney; concrete steps leading to partial-width entry porch; two rectangular columns supporting balcony; wood entry door with four lights and sidelights within porch; secondary wood entry door with glazed panel and sidelights within balcony; fixed wood windows with transoms; double hung wood sash windows; decorative wood brackets supporting roof; arched wood trim on front gable; garage building located at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present:  
- Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

(East and south elevations, Lkg NW, 3/3/09)

P6. Date Constructed/Age and Sources:

- Prehistoric  Historic  Both
1905, Los Angeles County Assessor

P7. Owner Address:

2931 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Laura Vanaskie)
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  Continuation Sheet  District Record
- Location Map  Building, Structure, and Object Record  Rock Art Record
- Sketch Map  Archaeological Record  Artifact Record
- Other: (List)  Milling Station Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2931 LA SALLE Avenue

B1. Historic Name:  
B2. Common Name:  
B3. Original Use:  Residential  B4. Present Use:  Residential

B5. Architectural Style:  Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown

B8. Related Features:  

B9a. Architect:  
B9b. Builder:  J.H. Hillsell

B10. Significance: Theme:  Railroad and Horsecar Suburbs; Streetcar Suburbs
 Period of Significance:  1878-1948
 Property Type:  Residential
 Applicable Criteria:  A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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reservation Associates
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Redondo Beach, CA 90277

Date of Evaluation:  5/4/2009

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Resource Name or #: (Assigned by recorder) 2936 LA SALLE Avenue

P2. Location:  
- a. County: Los Angeles
- b. Address: 2936 S LA SALLE Avenue
- c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec; B.M.
- d. UTM: (Assign by recorder)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: 
Two stories; rectangular plan; Craftsman multiple family residential building; low pitched hipped roof with exposed rafter tails and composite shingle cladding; shed roof dormer; hipped roof over balcony; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; four rectangular columns supporting balcony; two tripled, two paired and one singular rectangular column supporting balcony roof; four entry doors (material unknown) within porch; two multi-light wood secondary doors within balcony; double hung wood sash windows; wood slat vents under dormer; beaded wood trim along cornice; metal screens on some windows and doors (alteration).

P3b. Resource Attributes: (List attributes and codes)  HP 3. Multiple family property

P4. Resources Present:  
- Building

P5b Description of Photo:  
West and south elevations, Lkg NE, 3/3/09

P6. Date Constructed/Age and Sources:  
1922, Los Angeles County Assessor

P7. Owner Address:  
2936 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:  
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
5/5/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
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<td>Charles H. Hoyt</td>
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<th>B9a. Architect:</th>
<th>B9b. Builder:</th>
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<th>B10. Significance:</th>
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Date of Evaluation: 5/5/2009
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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2937 LA SALLE Avenue

P1. Other Identifier:
Not for Publication  Unrestricted

a. County Los Angeles

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

LA SALLE Avenue City LOS ANGELES Zip

P3. Description:
One story; rectangular plan; Transitional Craftsman residential building; hipped roof with lower cross gables, exposed rafter tails and composite shingle cladding; front gable dormer; interior brick chimney; concrete foundation; wood clapboard siding and wood diagonal siding on exterior walls; concrete steps and ramp (alteration) leading to partial-width entry porch; brick and wood columns with brackets supporting porch roof; lattice work on parts of porch; entry door with sidelights facing north within porch; fixed wood windows with and without transoms; fixed window with decorative glazing; double hung wood sash windows; wood slat vent under porch gables; wood brackets supporting porch roof and dormer roof; metal screens on some windows and entry door (alteration); brick and metal fence (alteration); garage building at northwest corner of property.

P4. Resources Present: Building

P5b. Description of Photo:
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

Both

1905, Los Angeles County Assessor

P7. Owner Address:

5527 VILLAGE GREEN
LOS ANGELES CA 90016

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

5/5/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE

District Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2937 LA SALLE Avenue

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman  
B6. Construction History:  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  
B8. Related Features:

B9a. Architect: ilegalibe  
B9b. Builder: ilegalibe

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  (List attributes and codes)  
HP 2. Single family property

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

Date of Evaluation:  5/5/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly in Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: 2942 LA SALLE Avenue

P1. Other Identifier:

P2. Location:

a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5" Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2942 S LA SALLE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

P3 Description:

Two stories; rectangular plan; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; eyebrow dormer; hipped porch roof; interior brick chimney; concrete foundation; synthetic siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; one square column supporting porch roof; glazed wood entry door with multi-light sidelights within porch; fixed wood windows with and without transoms; double hung wood sash windows; wood slat vent under eyebrow dormer; wood slat vent under front gable; angled bay on south elevation; wood brackets supporting front gable; wood corbels under some second story windows; metal screens on some windows (alteration).

P3b. Resource Attributes:  HP 2. Single family property

P4. Resources Present: Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

West and south elevations, Lkg NE, 3/3/09

P6. Date Constructed/Age and Sources:

1903, Los Angeles County Assessor

P7. Owner Address:

2942 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  NONE  Continuation Sheet  District Record  Rock Art Record

Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record

Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2942 LA SALLE Avenue

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations) No original building permit.
2/2/2007: Building permit to add den and bathroom to existing 2-story SFR, with wood siding to match; new 2-car carport.

B7. Moved? ☐ No ☑ Yes ☐ Unknown Date: Original Location: 
B8. Related Features: 
B9a. Architect: B9b. Builder: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
   Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C 
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

   The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References: LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: 

B14. Evaluator: Laura Vanaskie Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
   Date of Evaluation: 5/5/2009

   (This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3015 LA SALLE Avenue

P1. Other Identifier:

P2. Location:  

a. County  Los Angeles

b. Address:  3015  LA SALLE Avenue

P3 Description:  One and one-half stories; square plan; Transitional Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; hipped porch roof wraps around exterior; hipped roof overhang on front gable; exterior painted brick chimney sealed at roof line (alteration); interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; three round classical columns supporting porch roof; wood entry door with diamond pane sidelights within porch; fixed wood windows with and without transoms; double hung wood sash windows; aluminum sliding windows; wood slat vent under front gable; wood corbels under hipped roof overhang; metal screens on some windows (alteration); chain-link fence (alteration); garage building at southwest corner of property.

P3b. Resource Attributes:  (List attributes and codes)    HP 2. Single family property

P4. Resources Present:  ✔Building  ✔Structure  ✔Object  ✔Site  ✔District  ✔Element of District  ✔Other (Isolates, etc.)

P5b Description of Photo:  (View, date, accession #)

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:  (Describe) Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 3015 LA SALLE Avenue
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved? ☑ No ☐ Yes ☑ Unknown Date: Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Property Type: Residential
   Period of Significance: 1878-1948
   Applicable Criteria: A, C

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
   Date of Evaluation: 5/5/2009
   (This space reserved for official comments.)
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Theme: Arts & Crafts Movement

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Resource Name or #: (Assigned by recorder) 3027 LA SALLE Avenue

P1. Other Identifier:

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R ; 1/4 of 1/4 of Sec ; B.M.

c. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description:  

Two stories; rectangular plan; Transitional Craftsman residential building; cross gable roof with dominant front gable, boxed eaves and composite shingle cladding; returned eaves on side gables; balcony within hipped porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; original porch was full-width (alteration); two round classical columns supporting porch roof; entry door (material unknown) within porch; two secondary multi-light wood doors within balcony; double hung wood sash windows; metal sliding windows on porch enclosure (alteration); wood slat vents on side gables; pointed arch under front gable; pointed arch porch vents; metal screens on some windows and entry door (alteration); garage buildings at north- and southwest corners of property.

P3b. Resource Attributes:  (List attributes and codes)  

P4. Resources Present:  

P5b Description of Photo:

(P5b. Attach a Photograph Record as necessary.)

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1906, Los Angeles County Assessor

P7. Owner Address:

3107 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  

NONE  Continuation Sheet  District Record  Rock Art Record
Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record
Sketch Map  Archaeological Record  Milling Station Record  Photograph Record
Other: (List)
Resource Name or # (Assigned by recorder) 3027 LA SALLE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
4/17/1923: Building permit to construct garage.
11/2/1925: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 

Original Location:

B8. Related Features:

B9a. Architect: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

   The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

   The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskiereservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277

Date of Evaluation: 5/6/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2610 LA SALLE Boulevard

Not for Publication  Unrestricted

a. County  Los Angeles

b. Address: 2610 S LA SALLE Boulevard

c. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Boulevard between W. 27th Street and W. Adams Boulevard.

Parcel No. 5053020034

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; cross plan; Romanesque Revival religious building; side gable roof, two front gable extensions, asphalt shingle (alteration), large square corner tower, decorative brickwork; concrete foundation; brick and stucco siding on exterior walls; concrete walkway and steps leading to three arched entryways in a partial-width recessed porch; large arched stained glass window on north elevation, primarily arched windows on tower, double hung wood sash windows and casements; metal security bars over most of the ground floor windows (alteration).

P4. Resources Present: ✓Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

West and north elevations, Lkg SE, 3/16/09

P6. Date Constructed/Age and Sources:

1914, Los Angeles County Assessor

P7. Owner Address:

2610 S LA SALLE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Jennifer Krintz
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #  (Assigned by recorder)  2610 LA SALLE Boulevard

B1. Historic Name:  
B2. Common Name:  
B3. Original Use:  Commercial  
B4. Present Use:  Commercial  
B5. Architectural Style:  Romanesque Revival  
B6. Construction History:  
B7. Moved?  No  Yes  Unknown  Date:  
B8. Related Features:  
B9a. Architect:  Austin & Brown; John C. Austin & W.C. Permill  
B10. Significance:  Theme:  Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance:  1878-1948  Property Type:  Religious  Applicable Criteria:  A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Theme:  Railroad and Horsecar Suburbs; Streetcar Suburbs  
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B11. Additional Resource Attributes:  (List attributes and codes)  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  
B13. Remarks:  
B14. Evaluator:  Jennifer Krintz  Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation:  5/8/2009  
(This space reserved for official comments.)
came to shop, worship, debate, organize, and socialize. Significantly, these institutions played a key role in fostering a sense of
accomplishments of the black middle class. served as community leaders. In many respects, these manifestations of black community life reflected the outlooks and
racial pride and identity. They also demonstrated the importance of the black middle class, who ran these establishments and
architects.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also
known as pattern book homes, were popular throughout southern California and the United States during this time period. As the
name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national
companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and
architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth
century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles.

Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation
of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are
Craftsman homes.

Theme: Religion and Spirituality, 1894-1912

The founding of traditional religious institutions and new spiritual movements coincided with the growth of Los Angeles. Around
the turn of the century, 231 Christian churches with approximately 80,000 members were established. Protestant and evangelist
sects maintained the strongest presence in the city. Most early religious institutions were located downtown, and subsequently
followed their congregants as they set up residence in emerging pockets of the city.

The West Adams Methodist Episcopal Church (now the Greater Page Temple Church of God in Christ) was constructed in the
Normandie 5 survey area at the corner of La Salle and Adams in 1912-1913. The three-story church was designed by renowned
Los Angeles architect John C. Austin in the Gothic Revival style. (For a brief discussion of Austin’s career, see associated
Architects and Builders theme.) It served the neighborhood’s mostly white residents until after WWII, when the population shifted
to form a predominantly African American community. (See Ethnic/Cultural and Gender Diversity theme for additional information
on the church.)

Theme: Ethnic/Cultural and Gender Diversity

Beginning in the post-WWII period, the survey area began to diversify. White residents began moving away from the city center
as African American families moved in. Reflecting nationwide trends, similar population transitions were occurring in many south
Los Angeles neighborhoods. The number African American residents in the survey area continued to increase through the second
half of the 20th century.

With the influx of new residents came new businesses and institutions to service the black community. As author Doug Flamming
wrote, “The three most potent of these institutions were race papers, black churches and black businesses.” The businesses
included stores of all kinds, medical and dental offices, funeral homes, and financial institutions. The enterprises attracted
customers and congregants, stimulating the kind of street life that creates successful neighborhood-based community. People
came to shop, worship, debate, organize, and socialize. Significantly, these institutions played a key role in fostering a sense of
racial pride and identity. They also demonstrated the importance of the black middle class, who ran these establishments and
served as community leaders. In many respects, these manifestations of black community life reflected the outlooks and
accomplishments of the black middle class.

There are two extant resources in the Normandie 5 Survey Area which represent the businesses and institutions about which

The Greater Page Temple Church of God in Christ is an extant religious building which is historically connected to the survey
area’s African American population after WWII. Located at 2610 LaSalle Avenue, the two-story church was built in 1914 in the
Gothic Revival style. It was designed by renowned Los Angeles architect John C. Austin and originally known as the West Adams
Methodist Episcopal Church. (For a brief discussion of Austin’s career, see associated Architects and Builders theme.) At its
inception, the church served the mostly white population in the survey area, as discussed previously. As the black population
increased after WWII, the church transformed into the Mount Sinai Missionary Baptist Church and catered to the new African
American residents. Sometime after 1954, it became the Greater Page Temple Church of God in Christ, according to Sanborn
maps. Both Missionary Baptist Churches and Churches of God in Christ are historically associated with African Americans.

Theme: Architects and Builders
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2637 LA SALLE Boulevard

1. Other Identifier:
   a. County  Los Angeles
   b. Address: 2637 S LA SALLE Boulevard
   c. USGS 7.5’ Quad: LA SALLE Boulevard
   d. UTM: 5053019019

2. Location:
   a. County  Los Angeles
   b. Address: 2637 S LA SALLE Boulevard
   c. USGS 7.5’ Quad: LA SALLE Boulevard
   d. UTM: 5053019019

3. Description:
   Two stories; T-shaped plan; Mission Revival residential building; cross gable roof with mission parapet fascias, exposed rafter tails and composite shingle cladding; front gable porch roof with mission parapet fascia; interior brick chimney; concrete foundation; new stucco on exterior walls (alteration); concrete steps leading to partial-width entry porch; arched porch openings; wood entry door with four lights within porch; fixed wood window; double hung wood sash windows; casement wood windows; angled bay on north elevation; recessed arches above some windows; quatrefoil vents under parapets; metal screens on some windows (alteration); metal awning on second story windows (alteration); brick and metal fence (alteration).

4. Resources Present: Building

5. Date Constructed/Age and Sources: 1906, Los Angeles County Assessor

6. Recorded by: Laura Vanaskie

7. Owner Address: 2637 S LA SALLE AVE
   LOS ANGELES CA 90018

8. Recorded by: Laura Vanaskie

9. Date Recorded: 4/30/2009

10. Survey Type: Intensive Level Survey

11. Report Citation: Cite survey report and other sources, or enter "none."

Attachments: NONE, Continuation Sheet, District Record, Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mission Revival: Beginning in California during the 1890s, the Mission Revival Style remained popular in California and the Southwestern United States through the 1920s. It is closely associated with the late 19th century romanticism of California’s Mission Era which inspired the design and construction of numerous buildings throughout southern California. Character-defining features include the Mission style parapet, red clay tile coping and roofing, stucco siding, and arched windows and doorways.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer ___________ Date ___________

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2647 LA SALLE Boulevard

P1. Other Identifier:

P2. Location:  

a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2647 S LA SALLE Boulevard City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street.

Parcels No. 5053019021

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; irregular plan; Transitional Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; shed roof over porch; exterior stuccoed chimney (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; eight square columns supporting porch roof; wood entry door with filled-in sidelights within porch; double hung wood sash windows; wood slat vent with sidelights under roof gable; wood brackets supporting roof; security bars on some windows (alteration); some windows filled-in (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(P3b. View, date, accession #)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1907, Los Angeles County Assessor

P7. Owner Address:

13700 MARINA POINTE DR
MARINA DL REY CA 90292

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: LOCATION MAP  BUILDING, STRUCTURE, AND OBJECT RECORD

DPR 523B (1/95) PCR Services Corporation
**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Resource Name or #** (Assigned by recorder)  2647 LA SALLE Boulevard

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential  **B4. Present Use:** Residential

**B5. Architectural Style:** Transitional Craftsman

**B6. Construction History:**
- 5/22/1908: Building permit to construct an auto building.

**B7. Moved?** ☑ No  ☐ Yes  ☐ Unknown  **Date:**

**B8. Related Features:**

**B9a. Architect:** Joseph J. Blick  **B9b. Builder:** Geo. Conkling

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Area

**Period of Significance:** 1878-1948  **Property Type:** Residential  **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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**B11. Additional Resource Attributes:**  (List attributes and codes)  HP 2. Single family property

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Laura Vanaskie  Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

**Date of Evaluation:** 4/30/2009
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2649 LA SALLE Boulevard

P1. Other Identifier:

P2. Location: □ Not for Publication   ✓ Unrestricted

a. County   Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2649 S LA SALLE Boulevard City LOS ANGELES Zip ; Zone ; mE/ mN

d. UTM: (Give more than one for large and/or linear resources) Zone ;

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053019022

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; rectangular plan; Transitional Craftsman residential building; side gable roof with asymmetrical front gable, exposed rafter tails and composite shingles; hipped roof over porch; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two square block masonry columns supporting porch roof; two wood entry doors within porch (alteration); double hung wood sash windows; fixed wood windows with transoms; wood slat vent under roof gable; angled bays south elevation; metal screens on some windows (alteration); some windows filled in; metal fence (alteration); garage building at northwest corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ✓Building □Structure □Object □Site □District □Element of District □Other (Isolates, etc.)

P5b. Description of Photo:

(P, View, date, accession #)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

1923, Los Angeles County Assessor

P7. Owner Address:

4595 MOUNT VERNON DR
LOS ANGELES CA 90043

P8. Recorded by:

(L, Name, affiliation, and address)

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ✓ District Record □ Rock Art Record □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Feature Record □ Location Map □ Archaeological Record □ Milling Station Record □ Sketch Map □ Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2649 LA SALLE Boulevard

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
6/11/1913: Building permit to construct garage.
7/14/1919: Building permit to construct garage.
2/21/1923: Building permit to construct 1-story residence at 2653 La Salle on lot with an existing res. building. Owner: Mrs. Rose Neff. Architect and Contractor: Pacific Ready-Cut Homes Inc. Cost: $2 000
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier: 2702 NORMANDIE AVE

P2. Location: 
   a. County: LOS ANGELES
   b. USGS 7.5’ Quad: NORMANDIE AVE
   c. Address: 2702 S NORMANDIE AVE
   d. UTM: Zone mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with square columns, balustrade and pediment with dentils; wide eaves with exposed rafters and decorative brackets; bay windows; decorative verge board; double-hung lead multi-light above single-light windows; double hung single-light windows; arched window.

P3b. Resource Attributes: 

P4. Resources Present: 

P5b Description of Photo: 

P6. Date Constructed/Age and Sources: Prehistoric Historic Both

P7. Owner Address: MELERO, ELISEO
   2702 S NORMANDIE AVE
   LOS ANGELES CA, CA 90007

P8. Recorded by: Amanda Kainer
   PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Photograph Record
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.
1931: repair damage caused by fire replacing same with like material, owner B. Thompson, contractor Calif Bldg Reconstruction Co., for $300

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area: 6511.78855044
Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401
Date of Evaluation: 3/17/2009

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:  

P3 Description:  

One-story; rectangular plan; Craftsman single-family residence; cross gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width gable porch with square columns; porch gable half-timbered with row of multi-light windows and decorative horizontal band with dentils; decorative verge board; gable vent; wide overhang with exposed rafters.

P3b. Resource Attributes:  

P4. Resources Present:  

P5b Description of Photo:  

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:  

1905

P7. Owner Address:  

STRAIN, VALARIE

3027 S NORMANDIE AVE

LOS ANGELES CA, CA 90007

P8. Recorded by:  

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded:  

3/17/2009

P10. Survey Type:  

Intensive Level Survey

P11. Report Citation:  

(Cite survey report and other sources, or enter "none.")
B3. Original Use: Residential
B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
1905: 6-room residence, owner/architect/contractor D.T. Althouse, for $2,500
1916: Garage, owner Hugo R. Hrohn, contractor Schiegel Bros, for $80

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:

B8. Related Features:

B9b. Builder: D.T. Althouse

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 6600.26954976
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C

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B12. References:
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233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2630 NORMANDIE Avenue

P1. Other Identifier:
P2. Location: ☐ Not for Publication ☐ Unrestricted

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2630 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054005016

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; square plan; American Foursquare multi-family residence; hip roof; wood shingles and stucco (alteration) siding; wood-frame roof; wood stud-wall structure; shingled hip dormer with fan window; partial-width recessed front porch with square columns; wide eaves with exposed rafters; multi-light vinyl slider windows (alteration); metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both
1905

P7. Owner Address:

2634 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

(Aname, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none."

Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ District Record ☐ Rock Art Record
☐ Sketch Map ☐ Archaeological Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings

Review Code Reviewer Date

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P1. Other Identifier:

P2. Location:

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.

c. Address: 2636 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross gable roof; wood shingles and clapboard siding; wood-frame roof; partial-width recessed front porch with square columns; horizontal band with dentils; gable vents; wide eaves, decorative brackets; double-hung single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☑ Historic ☐ Both

1905

P7. Owner Address:

2636 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

☑ NONE ☐ Location Map ☐ Building, Structure, and Object Record ☐ District Record

☐ Continuation Sheet ☐ Archaeological Record ☐ Rock Art Record

☐ Sketch Map ☐ Linear Feature Record ☐ Artifact Record

☐ Other: (List) ☐ Milling Station Record ☐ Photograph Record
B1. Historic Name: 2636 NORMANDIE Avenue

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: 1905: 9-Room Residence, owner Nichols and Clark, contractor Nichols and Clark, for $3,000

B7. Moved?  No  Yes  Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

### Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**STATE OF CALIFORNIA**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Resource Name or #:** (Assigned by recorder) 2642 NORMANDIE Avenue

**P1. Other Identifier:**
- (Not for Publication)  
- Unrestricted

**a. County**

**P2. Location:**
- and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad**
- Date
- T
- R
- 1/4 of 1/4 of Sec
- B.M.

**c. Address:**
- 2642
- NORMANDIE Avenue
- City LOS ANGELES
- Zip

**d. UTM:**
- Zone
- mE/
- mM

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

**Parcel No.** 5054005014

**P3 Description:**
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross gable roof; wood shingles and clapboard siding; wood-frame roof; partial-width recessed front porch with stone columns and low wall; flower box (alteration); second story balustrade; cantilevered second floor; gable vents; trusses in gables; wide eaves with exposed rafters; row of single-light windows with multi-light transoms; vinyl slider windows (alteration); .

**P3b. Resource Attributes:**
(List attributes and codes)

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
(View, date, accession #)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both
- 1906

**P7. Owner Address:**

2642 S NORMANDIE AVE
LOS ANGELES CA 90007

**P8. Recorded by:**
(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Redondo Beach, CA 90277

**P9. Date Recorded:** 3/17/2009

**P10. Survey Type:**
(Describe)

Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2642 NORMANDIE Avenue

B1. Historic Name: 
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1906: 8-Room Residence, owner Minnie Stokes, contractor N.F. Stokes, for $3,000  1919: Private garage, owner J.O. Golfinger, contractor B.F. Pierce, for $175

B7. Moved?  Yes  No  Unknown Date: Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Amanda Kainer  PCR Services  233 Wilshire Boulevard, Suite 130  Redondo Beach, CA 90277Santa Monica, CA 90401
Date of Evaluation:  3/17/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Resource Name or #: (Assigned by recorder) 2646 NORMANDIE Avenue

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2646 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054005013

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch; wide eave overhang with exposed rafter tails; aluminum fixed single light window (alteration); double-hung single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: [ ]Building [ ]Structure [ ]Object [ ]Site [ ]District [ ]Element of District [ ]Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

[ ]Prehistoric [ ]Historic [ ]Both 1906

P7. Owner Address:

2646 S NORMANDY AVE
LOS ANGELES CA 90007

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: [ ]NONE [ ]Location Map [ ]Building, Structure, and Object Record [ ]District Record [ ]Rock Art Record

[ ]Sketch Map [ ]Archaeological Record [ ]Linear Feature Record [ ]Artifact Record

[ ]Photograph Record

DPR 523B (1/95) PCR Services Corporation
B5. Architectural Style: Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
1906: 8-Room Residence, owner Minnie Stokes, contractor N.F. Stokes, for $3,000
1917: Private garage, owner H. Morris, contractor W.E. Warr, for $180

B8. Related Features:
B9a. Architect: Unknown
B9b. Builder: N.F. Stokes

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009
B10 Significance (Continued)

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Commonly used materials within the tract include wood, brick and stone.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: 2652 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: 2652 NORMANDIE Avenue

P3 Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed porch with stone columns; wide eave overhang with exposed rafter tails; metal bar security windows and door (alteration).

P3b. Resource Attributes:

P4. Resources Present: Building

P5b Description of Photo:

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

1908

Prehistoric
Historic
Both

P7. Owner Address:

2652 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: Location Map

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1908: 8-room residence, owner Minnie Stokes, contractor M.F. Stokes, for $3,500

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:
B9a. Architect: Unknown
B9b. Builder: M.F. Stokes

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948
   Property Type: Residential
   Applicable Criteria: A, C

   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
   PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401
   Date of Evaluation: 3/17/2009

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**Theme: Arts & Crafts Movement**

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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2656 NORMANDIE Avenue

P1. Other Identifier:

P2. Location:   Not for Publication   Unrestricted

a. County

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address: 2656 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054005011

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed front porch boxed columns above low wood wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; lead multi-light fixed windows; double hung single-light windows; metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:

2656 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)
Resource Name or #  (Assigned by recorder)  2656 NORMANDIE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman
B6. Construction History: 1905: 2-story 8-room Residence, owner/architect C.A. Benway, for $3,500

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes:  (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer__________________________ Date ________________

P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2701 NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053034013

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; hip dormer with multi-light windows; partial-width recessed front porch with boxed columns; wide eaves with exposed rafters and decorative brackets; decorative verge board; second-story bay window; transom single-light window; double hung multi-light above single-light windows; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ✔ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District  □ Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  ✔ Historic  □ Both

1924

P7. Owner Address:

5524 RICH HILL WAY
YORBA LINDA CA 92886

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □ NONE  □ Location Map  □ Building, Structure, and Object Record  □ District Record  □ Rock Art Record

□ Sketch Map  □ Archaeological Record  □ Linear Feature Record  □ Milling Station Record  □ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B10 Significance (Continued)

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code Reviewer Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2705 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.

City LOS ANGELES Zip

Zone mE/ mN

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053034014

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle and clapboard siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; wood stud-wall structure; gable vent; primary entrance (altered); double hung windows; metal security bar windows and door (alteration).

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(P5b View, date, accession #)

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both unknown

P7. Owner Address:

0 PO BOX 18027
LOS ANGELES CA 90007

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded: 7/6/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)

Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record

Rock Art Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
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P1. Other Identifier:

P2. Location:  

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  

c. Address:  

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN  

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No.  505406002

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with square columns; wide eaves with exposed rafters and decorative brackets; decorative verge board; cantilevered second story; double hung single-light windows.

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  

P5b Description of Photo:  

P6. Date Constructed/Age and Sources:

P7. Owner Address:

2900 W JEFFERSON BLVD
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded:

3/17/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder)  2706 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use:  Residential

B4. Present Use:  Residential

B5. Architectural Style:  Transitional Craftsman

B6. Construction History:  (Construction date, alterations, and date of alterations)

1917: Private Garage, owner Mrs. D.T. Davenport, contractor E.D. Gross, for $178

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance:  Theme:  Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance:  1878-1948  Property Type:  Residential  Applicable Criteria:  A, C

( Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme:  Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes:  (List attributes and codes)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Amanda Kainer  PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation:  3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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**P1. Other Identifier:**

- Resource Name or #: (Assigned by recorder) 2711 NORMANDIE Avenue

**P2. Location:**

- County
- Address: 2711 S NORMANDIE Avenue
- City: LOS ANGELES
- Zip

**P3 Description:**

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; hip dormer with multi-light windows; partial-width front porch with square columns, decorative brackets; second-story bay window (alteration); wide eaves with exposed rafters; double hung multi-light above single-light windows.

**P3b. Resource Attributes:** (List attributes and codes)

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**

East Elevation, Lkg W, Mar 2009

**P6. Date Constructed/Age and Sources:**

- Historic
- Both 1906

**P7. Owner Address:**

2331 WALL ST
LOS ANGELES CA 90011

**P8. Recorded by:**

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

**P9. Date Recorded:**

3/17/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey
B1. Historic Name: 2711 NORMANDIE Avenue

B2. Common Name

B3. Original Use: Residential
B4. Present Use: Residential

B5. Architectural Style: American 4-Square

B6. Construction History:
1914: Rear sleeping porch, owner C.J. Gregory, contractor G.W. Stuzler, for $200
1914: New roof damaged by fire, H. Gregory, contractor J.W. Deuscis, for $750

B7. Moved? No

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009
Primary #
HRI #
Trinomial

Table: B10 Significance (Continued)

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
Primary #
HRI #
NRHP Status Code

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Resource Name or #: 2717 NORMANDIE Avenue

P1. Other Identifier: 2719 Normandie Avenue

P2. Location: County

a. Address: 2717 S NORMANDIE Avenue

b. Address: 2719 Normandie Avenue

c. Address: 2717 S NORMANDIE Avenue

d. UTM: (Give more than one for large and/or linear resources)

P3. Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; multi-level roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial-width front porch with square columns above wood porch wall; wide eaves with exposed rafters; decorative brackets; double hung multi-light above single-light windows, metal bar security windows and door (alteration); panel door with multi-light window (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building, Structure, Object, Site, District, Element of District, Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:

   Prehistoric  Historic  Both

   1905

P7. Owner Address:

2717 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded: 7/6/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the C

Attachments: NONE Continuation Sheet District Record Rock Art Record
Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
Sketch Map Archaeological Record Milling Station Record Photograph Record
Other: (List)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2720 NORMANDIE Avenue

P1. Other Identifier:

P2. Location:  
- Not for Publication
- Unrestricted

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

- S NORMANDIE Avenue
- City LOS ANGELES
- Zip

- mE/ mN

c. Address: 2720 S NORMANDIE Avenue

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; side-gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; full-width porch with rusticated stone columns and wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; double hung single-light windows; metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:

-West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both

1906

P7. Owner Address:

5408 WEST BLVD
LOS ANGELES CA 90043

P8. Recorded by:

(Aname, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE
- Location Map
- Sketch Map
- Other: (List)

- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
### BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
<thead>
<tr>
<th>Resource Name or #</th>
<th>(Assigned by recorder)</th>
<th>2720 NORMANDIE Avenue</th>
</tr>
</thead>
</table>

#### B1. Historic Name:

#### B2. Common Name

#### B3. Original Use: Residential  B4. Present Use: Residential

#### B5. Architectural Style: Transitional Craftsman

#### B6. Construction History: (Construction date, alterations, and date of alterations)

1906: 9-room residence, owner Otto Schmitz, architect/contractor Edward Kendall, for $3,500

#### B7. Moved? ✔ No ☐ Yes ☐ Unknown  Date: Original Location:

#### B8. Related Features:


#### B10. Significance:

<table>
<thead>
<tr>
<th>Theme</th>
<th>Railroad and Horsecar Suburbs; Streetcar Suburbs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Period of Significance</td>
<td>1878-1948</td>
</tr>
<tr>
<td>Property Type</td>
<td>Residential</td>
</tr>
<tr>
<td>Applicable Criteria</td>
<td>A, C</td>
</tr>
</tbody>
</table>

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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#### B11. Additional Resource Attributes: (List attributes and codes)

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LA City Permits, Los Angeles Times, Sanborn Maps

#### B13. Remarks:

#### B14. Evaluator: Amanda Kainer  PCR Services

233 Wilshire Boulevard, Suite 130  Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

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State of California – The Resources Agency
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PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2723 NORMANDIE Avenue

Other Listings

Review Code __________ Reviewer _______________ Date _______________

P1. Other Identifier:

P2. Location:  

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2723 NORMANDIE Avenue City LOS ANGELES Zip ;

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053034017

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman single-family residence; cross-gable roof; wood shingle siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; decorative fascia; wood stud-wall structure; gable dormer; partial width recessed porch with square masonry columns and half-timbered gable; double-hung windows; metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: [ ] Building  [ ] Structure  [ ] Object  [ ] Site  [ ] District  [ ] Element of District  [ ] Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

[ ] Prehistoric  [ ] Historic  [ ] Both

1908

P7. Owner Address:

2723 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

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P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: [ ] NONE  [ ] Continuation Sheet  [ ] District Record  [ ] Rock Art Record

[ ] Location Map  [ ] Building, Structure, and Object Record  [ ] Linear Feature Record  [ ] Artifact Record

[ ] Sketch Map  [ ] Archaeological Record  [ ] Milling Station Record  [ ] Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2723 NORMANDIE Avenue

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit on file. 

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: 
B8. Related Features: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.  

B11. Additional Resource Attributes: (List attributes and codes)  
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer  PCR Services  
233 Wilshire Blvd, Ste 130  
Santa Monica, CA 90401  

Date of Evaluation: 7/6/2009 

(This space reserved for official comments.)
Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

NRHP Status Code  5D3

Resource Name or #: (Assigned by recorder)  2727 NORMANDIE Avenue

P1. Other Identifier:

P2. Location:  

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address:  2727 NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; decorative fascia; wood stud-wall structure; gable vent; partial width recessed porch with square columns; vertical slider windows (alteration); double-hung windows; metal security bar door (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

P7. Owner Address:

2727 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401

P9. Date Recorded:  7/6/2009

P10. Survey Type:  Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
**Resource Name or #** (Assigned by recorder) 2727 NORMANDIE Avenue

**Historic Name:**

**Common Name**

**Original Use:** Residential

**Present Use:** Residential

**Architectural Style:** Transitional Craftsman

**Construction History:** No original permit on file.

**Moved?** ☑ No ☐ Yes ☐ Unknown  

**Related Features:**

**Architect:** Unknown

**Builder:** Unknown

**Significance:** Railroad and Horsecar Suburbs; Streetcar Area

**Period of Significance:** 1878-1948

**Property Type:** Residential

**Applicable Criteria:** A, C

**Theme:** Railroad and Horsecar Suburbs; Streetcar Area

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**Additional Resource Attributes:**

**References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**Evaluator:** Amanda Kainer  

**Date of Evaluation:** 7/6/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #

Trinomial

Primary #

NRHP Status Code 5D1

Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) 2732 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: a. County

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec B.M.
c. Address: S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: Zone mE/ mM

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054006008

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Transitional Craftsman single-family residence; side-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width porch with brick columns and wall; wide eaves with exposed rafters; decorative verge board; gable dormer with vent; vinyl-slider windows (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1907

P7. Owner Address:
4348 KENWOOD AVE
LOS ANGELES CA 90037

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record District Record Archaeological Record Rock Art Record Linear Feature Record Photograph Record Milling Station Record Artifact Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2732 NORMANDIE Avenue
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: No original permit on file.

B7. Moved? □ Yes □ No □ Unknown  Date:  Original Location:
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401
   Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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P1. Other Identifier:

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5" Quad Date T R 1/4 of 1/4 of Sec ; B.M. 

c. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN 

d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) 

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; wood shingle and clapboard siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; wood stud-wall structure; gable vent; side gable porch (alteration); decorative half-timbering in front porch gable; port-cochere (alteration); double hung windows (alteration); metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building, Structure, Object, Site, District, Element of District, Other (Isolates, etc.)

P5b Description of Photo: 

(View, date, accession #)

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources: 

Prehistoric Historic Both 1908

P7. Owner Address: 

2807 S NORMANDIE AVE 
LOS ANGELES CA 90007

P8. Recorded by: 

Amanda Kainer 
PCR Services 
233 Wilshire Blvd, Ste 130 
Santa Monica, CA 90401

P9. Date Recorded: 7/6/2009

P10. Survey Type: (Describe) 

Intensive Level Survey

P11. Report Citation: 

(Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) 

Continuation Sheet Building, Structure, and Object Record Archaeological Record 

District Record Linear Feature Record Milling Station Record 

Rock Art Record Artifact Record Photograph Record
Resource Name or # (Assigned by recorder) 2807 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
1907: 7-room residence, owner/architect/contractor H.J. Eggers, for $3,000
1913: Shed and garage, owner/contractor Henry J. Eggers, for $40
1921: Private garage, owner Mathieux, contractor Buclay and sons, for $195
1925: Add sleeping porch, owner Mathieux, for $250

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: H.J. Eggers

B9b. Builder: H.J. Eggers

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

Date of Evaluation: 7/6/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century architectural character of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
Resource Name or #: (Assigned by recorder) 2810 NORMANDIE Avenue

P1. Other Identifier:

P2. Location:  

a. County  
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  
c. Address: 2810 S NORMANDIE Avenue City LOS ANGELES Zip  
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN  
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054006009

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with boxed columns; horizontal band with dentils; wide eaves with exposed rafters; decorative verge board; rounded gable vent; bay window; multi-light transom window over single-light windows; double-hung single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:  

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:

2810 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

(Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder) 2810 NORMANDIE Avenue

B1. Historic Name:  
B2. Common Name  
B3. Original Use: Residential 
B4. Present Use: Residential 

B5. Architectural Style: Transitional Craftsman 
B6. Construction History:  
1905: 2-story 7-room residence, owner/architect/contractor G.L. Lrour, for $2,500 
1907: Automobile shed, owner/contractor D.A. McMillian, for $25 
1910: Garage, owner/architect/contractor Can Klisne, for $40 
2005: Change out windows and doors, re-roof, owner/contractor Hay Tanning, for $12,000 

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:  
B8. Related Features: 

B9a. Architect: G.L. Lrour  
B9b. Builder: G.L. Lrour 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C 

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 

B11. Additional Resource Attributes: (List attributes and codes) 

B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401 

Date of Evaluation: 3/17/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted  
- County

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address:  
- 2813 S NORMANDIE Avenue

City LOS ANGELES
Zip

Zone mE/ mN

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; multi-level roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; porch with square columns; second story porch; wide overhang with exposed rafters; decorative verge board; single-light and multi-light double-hung windows.

P3b. Resource Attributes:  
(List attributes and codes)

P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  
Historic  
Both  
1906

P7. Owner Address:

2813 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded:  
3/17/2009

P10. Survey Type:  
(Describe)

Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2813 NORMANDIE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type: Residential
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

DEPARTMENT OF PARKS AND RECREATION  

HRI #  
Trinomial  
NRHP Status Code  5D1  

P1. Other Identifier:  
Resource Name or #: (Assigned by recorder)  2816  NORMANDIE Avenue  

P2. Location:  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  

b. USGS 7.5’ Quad  
Date  
T  ; R  ; 1/4 of 1/4 of Sec  ;  B.M.  
c. Address:  2816  S  NORMANDIE Avenue  
City  LOS ANGELES  
Zip  
d. UTM: (Give more than one for large and/or linear resources)  
Zone  
ymE/ mN  
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  
Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.  

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  
One-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with square columns above wood wall; cantilevered second floor with brackets; wide eaves with exposed rafters; decorative verge board; gable vent; second floor flower box; trusses in gable; multi-light transom window over single-light windows; double-hung single-light windows.  

P3b. Resource Attributes:  
(List attributes and codes)  

P4. Resources Present:  
☑ Building  
☐ Structure  
☐ Object  
☐ Site  
☐ District  
☐ Element of District  
☐ Other (Isolates, etc.)  

P5b Description of Photo:  
(View, date, accession #)  
West Elevation, Lkg E, Mar 2009  

P6. Date Constructed/Age and Sources:  
☐ Prehistoric  ☑ Historic  ☐ Both  
1906  

P7. Owner Address:  
2818 S NORMANDIE AVE  
LOS ANGELES CA 90007  

P8. Recorded by:  
(Name, affiliation, and address)  
Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401  

P9. Date Recorded:  3/17/2009  

P10. Survey Type:  
(Describe)  
Intensive Level Survey  

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")  

Attachments:  
☐ NONE  
☐ Location Map  
☐ Sketch Map  
☐ Continuation Sheet  
☐ Building, Structure, and Object Record  
☐ Archaeological Record  
☐ District Record  
☐ Linear Feature Record  
☐ Milling Station Record  
☐ Photograph Record  

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2816 NORMANDIE Avenue

B.1. Historic Name:
B.2. Common Name
B.5. Architectural Style: Transitional Craftsman
B.6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B.7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:

B.8. Related Features:


B.10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B.11. Additional Resource Attributes: (List attributes and codes)

B.12. References:

B.13. Remarks:

B.14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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P1. Other Identifier:  
- Address: 2812 S DALTON Avenue
- City: LOS ANGELES
- Zip: (Assigned by recorder)

P2. Location:  
- County:  
- USGS 7.5' Quad: 2812 S DALTON Avenue
- Date T R 1/4 of 1/4 of Sec ; B.M.
- UTM: (Give more than one for large and/or linear resources)
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description:  
Two-story; rectangular plan; Transitional Craftsman single-family residence: hip roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; pair of gables half-timbered above fixed light windows on second floor; recessed full-width front porch with square columns above a rusticated stone wall; fixed single-light windows with transom above; flat panel door (alteration).

P3b. Resource Attributes:  
(List attributes and codes)

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:  
- Prehistoric
- Historic
- Both
1903

P7. Owner Address:  
2215 S HARVARD BLVD
LOS ANGELES CA 90018

P8. Recorded by:  
(Aname, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:  
3/11/2009

P10. Survey Type:  
(Describe)
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, Ca, October 2011.
Resource Name or # (Assigned by recorder) 2812 DALTON Avenue

B1. Historic Name:  
B2. Common Name  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History:  
1909: 9-Room Residence, owner/contractor Hubbard and Gardner, for $3,000  
1914: Garage, owner John Satehford, for $90  
1921: Private Storage, owner Cora M. Latchford, for $100

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features: 

B9a. Architect: Unknown  
B9b. Builder: Hubbard and Gardner  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1903  
Property Type Residential  
Applicable Criteria A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401  
Date of Evaluation: 3/11/2009  

(This space reserved for official comments.)
P3 Description: Two-story rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; enclosed partial-width porch (alteration); wide eaves with exposed rafters; decorative verge board; transom multi-light window over single-light windows; fixed single-light windows (altered).

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources: 1905

P7. Owner Address:
2818 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P11. Report Citation: Intensive Level Survey

Attachments: NONE Location Map Sketch Map Other: (List)
Resource Name or # (Assigned by recorder) 2818 NORMANDIE Avenue

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1905: 8-room residence, owner/contractor G.J. Leown, for $2,800  
1912: Garage, owner Richard Schmidt, contractor H.P. Larsen, for $100

B7. Moved? Yes  
B8. Related Features:  
B9a. Architect: Unknown  
B9b. Builder: C.J. Leown  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

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PCR Services  
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Santa Monica, CA 90401  
Date of Evaluation: 3/17/2009

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The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
2828 S NORMANDIE Avenue
Los Angeles, CA 90007

Amanda Kainer
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Prehistoric
Historic
Both
1906

P4. Resources Present: Building

P5b Description of Photo:
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

P7. Owner Address:
2828 S NORMANDIE AVE
Los Angeles, CA 90007

P8. Recorded by:
Amanda Kainer
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Resource Name or #: (Assigned by recorder) 2900 NORMANDIE Avenue

P1. Other Identifier:

P2. Location:

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2900 N NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054007012

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman multi-family residence; gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width porch with square columns; wide eaves with exposed rafters; decorative verge board; vinyl slider windows (alteration); transom window above single light.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: 

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2900 NORMANDIE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History:  (Construction date, alterations, and date of alterations)
1913: Flats (16 rooms), owner Equina F. Seatace, architect H.J. Tenacce, Contractor Ley Bros, for $7,000
1913: Garage, owner Emma G Seatau, contractor Ley Bros, for $300
1926: Private garage, owner Emma G. Seaton, contractor Rendumade Building Co, for $89
B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:
B8. Related Features:
B10. Significance: Theme:  Railroad and Horsecar Suburbs; Streetcar Area
  Period of Significance:  1878-1948  Property Type:  Residential  Applicable Criteria:  A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator:  Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401
Date of Evaluation:  3/17/2009

(This space reserved for official comments.)
B10 Significance (Continued)

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its characteristic defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P3 Description: Two-story; rectangular plan; Colonial Revival single-family residence; hip roof with pedimented primary elevation; wood clapboard siding; wood-frame roof; wood stud-wall structure; tow-story full-width porch; Doric columns; decorative brackets; side porch; double-hung windows; multi-light windows (some painted over).
Resource Name or # (Assigned by recorder) 2903 NORMANDIE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Colonial Revival
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948
Property Type Residential
Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
Date of Evaluation: 7/6/2009

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Theme: Arts & Crafts Movement

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Colonial Revival: The Colonial Revival Style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted

P2b. Location Map as necessary.

P3 Description:  
Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle and clapboard siding; wood-frame roof; wide eaves with exposed rafters; wood stud-wall structure; gable vent; decorative band above first and second stories; enclosed metal security bar porch with flared hip roof; vertical slider windows (alteration); metal security bar windows (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  ✔ Building  ✔ Structure  ✔ Object  ✔ Site  ✔ District  ✔ Element of District  ✔ Other (Isolates, etc.)

P5b Description of Photo:
View, date, accession #
East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:
- Prehistoric  ✔ Historic  ☐ Both
1906

P7. Owner Address:
2907 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:
7/6/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE  ✔ Location Map  ✔ Building, Structure, and Object Record  ✔ District Record  ✔ Rock Art Record
- Continuation Sheet  ✔ Archaeological Record  ✔ Linear Feature Record  ✔ Artifact Record
- Sketch Map  ✔ Milling Station Record  ✔ Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code ____________________________ Reviewer ____________________________ Date ____________________________

Resource Name or #: (Assigned by recorder) 2915 NORMANDIE Avenue

P1. Other Identifier:

P2. Location:

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date T R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2915 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053033015

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; front facing double gable with vents; enclosed second story sun-porch (alteration); partial first floor porch (north) with square boxed columns above a low porch wall; partial (metal porch cover (alteration); louvered windows; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

Prehistoric ☐ Historic ☑ Both 1905

P7. Owner Address:

2915 S NORMANDIE AVE
LOS ANGELES CA 90007

P8. Recorded by:

(Author of the report and its organization)

Amanda Kainer
PCR Services Corp
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:

7/2/2009

P10. Survey Type:

(Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record

☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record

☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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P1. Other Identifier: 2917 NORMANDIE Avenue

P2. Location: 2917 S NORMANDIE Avenue

P4. Resources Present: Building

P5b Description of Photo: East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources: 1903

P7. Owner Address: 2917 S NORMANDIE AVE

P8. Recorded by: Amanda Kainer

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: DPR 523B (1/95) PCR Services Corporation

P3 Description: Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable and front gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with shed roof and decorative columns; wide overhang with exposed eaves and decorative brackets; decorative sill below second floor window; double-hung single-light windows; multi-light slider windows (alteration); single-light slider window (alteration); single-light fixed windows; transom window over single-light window with glass side panels; paneled door (alteration).
B1. Historic Name: 

B2. Common Name: 

B3. Original Use: Residential 

B4. Present Use: Residential 

B5. Architectural Style: Transitional Craftsman 

B6. Construction History: No original permit on file. 

B7. Moved? No 

B8. Related Features: 

B9a. Architect: Unknown 

B9b. Builder: Unknown 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

Period of Significance: 1878-1948 

Property Type: Residential 

Applicable Criteria: A, C 

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B11. Additional Resource Attributes: 

B12. References: 

LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer 

PCR Services 

233 Wilshire Boulevard, Suite 130 

Santa Monica, CA 90401 

Date of Evaluation: 3/17/2009 

(This space reserved for official comments.)
B10 Significance (Continued)

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**PRIMARY RECORD**

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<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
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**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**Primary #**

**HRI #**

**Trinomial**

**NRHP Status Code** 5D3

---

**Resource Name or #**: (Assigned by recorder) 2929 NORMANDIE Avenue

**P1. Other Identifier:**

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<tr>
<th>Not for Publication</th>
<th>Unrestricted</th>
<th>County</th>
</tr>
</thead>
</table>

- **Address**: 2929 NORMANDIE Avenue
  - **City**: LOS ANGELES
  - **Zip**:

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**P2. Location:**

<table>
<thead>
<tr>
<th>USGS 7.5' Quad Date</th>
<th>T</th>
<th>R</th>
<th>1/4 of</th>
<th>1/4 of Sec</th>
<th>B.M.</th>
</tr>
</thead>
</table>

- **Address**: 2929 S NORMANDIE Avenue
  - **City**: LOS ANGELES
  - **Zip**

**Zone**: mE/mN

**UTM**: (Give more than one for large and/or linear resources)

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

**Parcel No.**: 505303018

---

**P3 Description**: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width entrance porch with square masonry columns; porch gable with vent and wide eaves with decorative brackets; double-hung windows; metal security bar door (alteration).

---

**P3b. Resource Attributes**: (List attributes and codes)

**P4. Resources Present**: ✔ Building  ✔ Structure  ✔ Object  ✔ Site  ✔ District  ✔ Element of District  ✔ Other (Isolates, etc.)

---

**P5b Description of Photo**: (View, date, accession #)

**East Elevation, Lkg W, June 2009**

**P6. Date Constructed/Age and Sources**: 1913

**Prehistoric**  ✔ Historic  □ Both

**P7. Owner Address**: 2929 S NORMANDIE AVE

**LOS ANGELES CA 90007**

**P8. Recorded by**: Amanda Kainer

**PCR Services**

233 Wilshire Blvd, Ste 130

Santa Monica, CA 90401

**P9. Date Recorded**: 7/2/2009

**P10. Survey Type**: Intensive Level Survey

---

**P11. Report Citation**: (Cite survey report and other sources, or enter "none.")

**Attachments**: □ NONE  □ Location Map  □ Continuation Sheet  □ Building, Structure, and Object Record  □ District Record  □ Photograph Record

---

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #  (Assigned by recorder)  2929 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:

1912: 9-room residence, owner H.J. Sherman, architect P.J. Van Janck, contractor A.J. Sherman, for $4,000
1912: Garage, owner A.J. Sherman, for $200

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance:

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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Date of Evaluation: 7/2/2009

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State of California – The Resources Agency
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PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

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P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted

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and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2947 S NORMANDIE Avenue City LOS ANGELES Zip ; ; mE/ mN
d. UTM: (Give more than one for large and/or linear resources)
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053033022

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Mission Revival multi-family residence; flat roof with Mission-style parapet; painted stucco; wood-frame roof; wood stud-wall structure; decorative red tiles along roof parapet; decorative brackets at roof line; towers; recessed arched entrance; semi-circular attic vents; original fan lights above aluminum sliders and double-hung windows (alteration); double-hung single-light windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ✓ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b Description of Photo:

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

✓ Prehistoric □ Historic □ Both

1924

P7. Owner Address:

1661 W 35TH PL
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90405


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: □ NONE □ Location Map □ Building, Structure, and Object Record □ Continuation Sheet □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record □ Sketch Map □ Artifacts Record □ Photograph Record
B1. Historic Name: 2947 NORMANDIE Avenue

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Mission Revival

B6. Construction History: (Construction date, alterations, and date of alterations)
- 1924: Apartment (21 rooms, 4 families), owner M. Alpert, H. Welensky and L. Goldberg, architect Mr. Harry Lunser, contractor M. Alpert, H. Welensky and L. Goldberg, for $16,000
- 1924: Private garage, owner M. Alpert, H. Welensky and L. Goldberg, architect Mr. Harry Lunser, contractor M. Alpert, H. Welensky and L. Goldberg, for $600

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Mr. Harry Lunser

B9b. Builder: M. Alpert, H. Welensky and L. Goldberg

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

- Period of Significance: 1878-1948
- Property Type: Residential
- Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Area

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

- LA City Permits
- Los Angeles Times
- Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Blvd, Ste 130

Santa Monica, CA 90405

Date of Evaluation: 4/15/2009

(This space reserved for official comments.)
B10 Significance (Continued)

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as The early residences in the tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mission Revival: Beginning in California during the 1890s, the Mission Revival Style remained popular in California and the Southwestern United States through the 1920s. It is closely associated with the late 19th century romanticism of California’s Mission Era which inspired the design and construction of numerous buildings throughout southern California. Character-defining features include the Mission style parapet, red clay tile coping and roofing, stucco siding, and arched windows and doorways.
### PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder) 2926 WESTERN AVE

#### P1. Other Identifier:

- **Not for Publication**
- **Unrestricted**

**a. County:** Los Angeles

#### P2. Location:

- **USGS 7.5' Quad:** S WESTERN AVE
- **Date:**
- **Zone:** mE/mN
- **City:** LOS ANGELES
- **Zip:** 90018

**b. Address:** 2926 S WESTERN AVE

**c. UTM:**

**d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate):**

Oriented with primary (west) elevation facing west. Located on the east side of W. Western Avenue Boulevard between 29th Street and 30th Street. Parcel No. 505309007

#### P3. Description:

One story; near rectangular plan; Craftsman residential building; side gable roof, front gable porch roof, exposed rafter tails, knee braces, composition roll (alteration); concrete foundation; flushed horizontal wood board siding on exterior walls; concrete walkway leading to partial-width porch supported by square columns sitting atop stucco piers; primary door within porch obscured by metal security door (alteration), picture windows flanked by double hung wood sash windows surmounted by transoms; metal fence surrounds property (alteration); brick chimney on north elevation exterior likely sealed (alteration).

#### P3b. Resource Attributes:

**HP 2. Single family property**

#### P4. Resources Present:

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

#### P5b. Description of Photo:

- **View, date, accession #:**
- **East and south elevations, Lkg NW, 3/16/09**

#### P6. Date Constructed/Age and Sources:

- **Prehistoric**
- **Historic**
- **Both**

**1913, Los Angeles County Assessor**

#### P7. Owner Address:

**RIVERA, SALVADOR D**
2926 S WESTERN AVE
LOS ANGELES CA, 90018

#### P8. Recorded by:

**Jennifer Krintz**
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


#### P10. Survey Type: (Describe)

**Intensive Level Survey**

#### P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- **NONE**
- **Continuation Sheet**
- **District Record**
- **Rock Art Record**
- **Location Map**
- **Building, Structure, and Object Record**
- **Linear Feature Record**
- **Artifact Record**
- **Sketch Map**
- **Archaeological Record**
- **Milling Station Record**
- **Photograph Record**
- **Other:** (List)
**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

**B5. Architectural Style:** Craftsman

**B6. Construction History:**


12/4/1912: Building permit to construct garage.

**B7. Moved?** ☑ No  ☐ Yes  ☐ Unknown  

**B8. Related Features:**

**B9a. Architect:** Henry J. Crawford

**B9b. Builder:** Henry J. Crawford

**B10. Significance:**

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

**Property Type:** Residential

**Applicable Criteria:** A, C

(Conduct an analysis of the significance of the building in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

**B11. Additional Resource Attributes:** (List attributes and codes) HP 2. Single family property

**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Jennifer Krintz  Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

**Date of Evaluation:** 5/8/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings

Trinomial
NRHP Status Code 3CS

Page 1 of 8

*Resource Name or #: 2703 S Brighton Avenue

P1. Other Identifier: None

P2. Location: ☐ Not for Publication  ☑ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad:  

date: T ; R ; ¼ of ¼ of Sec ; M.D.  B.M.

c. Address: 2703 S Brighton Avenue  

City: Los Angeles  

Zip: 90018

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel Number: 5053-029-038; Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two-story; rectangular plan; Queen Anne single-family residence; cross hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wood band above first and second floors with decorative swags; partial width porch with columns above wood wall; decorative porch cast lions statues (alteration); porch gabled roof with decorative painting; boxed eaves with decorative brackets; double-hung single-light windows; metal window bars (alteration); metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

P4. Resources Present: ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources: ☑ Historic  ☐ Prehistoric  ☐ Both

1903

P7. Owner and Address:

2703 Brighton Avenue  

Los Angeles, Ca 90018

P8. Recorded by: (Name, affiliation, and address)

Jon Wilson, PCR Services,  

233 Wilshire Blvd, Ste 130,  

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2011

P10. Survey Type: (Describe) Intensive Level Survey

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: ☑ NONE  ☐ Location Map  ☑ Sketch Map  ☑ Continuation Sheet  ☑ Building, Structure, and Object Record  

☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record

☐ Artifact Record  ☐ Photograph Record  ☐ Other (List):

DPR 523A (1/95)  

*Required information
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Same  

*B5. Architectural Style: Queen Anne  

*B6. Construction History: (Construction date, alterations, and date of alterations)  
No original permit on file.  
1920: Private garage, owner J. and Annie Heap, architect Annie Heap, contractor Watson, for $125  

*B7. Moved? □ No  □ Yes  □ Unknown  
       Date:  Original Location: Yes  

*B8. Related Features:  

B9a. Architect: Unknown  
b. Builder: Unknown  

*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture  
       Property Type: Residential  
       Area: Los Angeles  
       Period of Significance: 1903  
       Applicable Criteria: 1, 3  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  

Overview  
The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as “El Pueblo de La Reina de Los Angeles” in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.  

(See Continuation Sheet)  

B11. Additional Resource Attributes: (List attributes and codes)  

*B12. References: (See Continuation Sheet)  

B13. Remarks:  

*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403  

*Date of Evaluation: 9/14/2011
The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California’s warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20th century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister’s, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called Hall’s Land Journal, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city’s core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall’s tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the “Main Street and Agricultural Park Railroad” to provide transportation to the park.

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall’s tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall’s tract in the 1880s. A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall’s tract was still a substantial walking distance from the “Main Street and Agricultural Park Railroad” and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.
In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard. The line ran down Flower, Washington, Estrella, 23rd Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24th Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20th century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the Los Angeles Times. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20th century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominant styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3rd Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.
By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase. Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners. Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20th-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.
Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

**Queen Anne**

Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

**Endnotes**

1 U.S. Census, 1880 and 1890.
2 Adler, Patricia, p. 1.
3 Adler, Patricia, p. 23.
4 Adler, Patricia, p. 5.
5 Adler, Patricia, p. 9.
7 Adler, Patricia, p. 11.
8 Adler, Patricia, p. 11.
9 U.S. Census, 1910, 1920, 1930, 1940.
11 U.S. Census, 1940.
12 Adler, Patricia, p. 35.


Los Angeles Building Permits, various parcels.


**B12. REFERENCES (continued)**


- Sanborn Fire Insurance Company Maps, various years.


- “University.” *Los Angeles Times*, 10 August 1923, p. 5.

- West Adams Heritage Association, various research files, 2009.

**Resource Name or #:** 2626 Dalton Avenue

**P1. Other Identifier:** None

**P2. Location:** ☐ Not for Publication ☑ Unrestricted

- **a. County:** Los Angeles
- **b. USGS 7.5' Quad:**
  - Date: T, R, ¼ of ¼ of Sec
  - M.D.: M.D.
  - B.M.: B.M.
- **c. Address:** 2626 Dalton Avenue
- **City:** Los Angeles
- **Zip:** 90018
- **d. UTM:** Zone: 10
  - mE/mN (G.P.S.)
- **e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
  - **Elevation:**
  - **Parcel Number:** 5053-027-028; Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding and shingles; wood-frame roof; wood stud-wall structure; partial width recessed porch with boxed columns above a wood porch-wall; hip dormer with attic vents and decorative glazing; wide eave overhang with exposed rafter tails; horizontal band with dentils above first floor; first-story fixed single light window with decorative transom; second story double-hung single-light windows with sill supported by decorative brackets; wood panel door with single-light.

**P3b. Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

**P4. Resources Present:** ☑ Building ☑ Structure ☐ Object ☑ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)

**P5b. Description of Photo:** (View, date, accession #)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:** ☑ Historic

- ☐ Prehistoric
- ☐ Both

1905

**P7. Owner and Address:**

2626 Dalton Avenue

Los Angeles, Ca 90018

**P8. Recorded by:** (Name, affiliation, and address)

Jon Wilson, PCR Services,

233 Wilshire Blvd, Ste 130,

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2011

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

**Attachments:** ☐ NONE ☑ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record

- ☑ Archaeological Record
- ☑ District Record
- ☑ Linear Feature Record
- ☑ Milling Station Record
- ☑ Rock Art Record
- ☑ Artifact Record
- ☑ Photograph Record
- ☐ Other (List):

DPR 523A (1/95)
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) 2626 Dalton Avenue

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential B4. Present Use: Same
*B5. Architectural Style: American Foursquare
*B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

*B7. Moved? ☑No ☐Yes ☐Unknown Date: Original Location: Yes

*B8. Related Features:

*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture
Area: Los Angeles
Period of Significance: 1905 Property Type: Residential Applicable Criteria: 1, 3

Overview

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrieleno Indians. It was known as “El Pueblo de La Reina de Los Angeles” in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)
residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own.

During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new farms were still a substantial walking distance from the “Main Street and Agricultural Park Railroad” and therefore was not attractive to commuters who

Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall’s tract was

general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts in the area surrounding Hall’s tract were agricultural and included grain fields, orchards, vineyards, and grazing lands.

university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was

Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall’s tract in the 1880s. A post office and

Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20th century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister’s, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called Hall’s Land Journal, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city’s core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall’s tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the “Main Street and Agricultural Park Railroad” to provide transportation to the park.

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall’s tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaas Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880’s, the population reached 50,400. Promoters and investors marketed Southern California’s warm climate, sunny skies and beautiful coastline to entice Americans to move west.
In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard. The line ran down Flower, Washington, Estrella, 23rd Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24th Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20th century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50’ x 133’ parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the Los Angeles Times. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20th century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3rd Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.
Late 19th and Early 20th Century Residential Architecture: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

Endnotes
1 U.S. Census, 1880 and 1890.
2 Adler, Patricia, p. 1.
3 Adler, Patricia, p. 23.
4 Adler, Patricia, p. 5.
5 Adler, Patricia, p. 9.
7 Adler, Patricia, p. 11.
8 Adler, Patricia, p. 11.
9 U.S. Census, 1910, 1920, 1930, 1940.
11 U.S. Census, 1940.
12 Adler, Patricia, p. 35.
**REFERENCES**


Los Angeles Building Permits, various parcels.


**B12. REFERENCES (continued)**


Sanborn Fire Insurance Company Maps, various years.


“University.” *Los Angeles Times*, 10 August 1923, p. 5.

West Adams Heritage Association, various research files, 2009.

PHOTOGRAPHS

West Elevation, view to east (PCR 2011)

South Elevation, view to northeast (PCR 2011)
PHOTOGRAPHS

West and south elevations, view to northeast (PCR 2011)
State of California
The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings

Review Code

NRHP Status Code

Trinomial

3CS

Page 1 of 9

*Resource Name or #: 2907 Halldale Avenue

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☑ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: Los Angeles

*b. USGS 7.5' Quad: Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

City: Los Angeles Zip: 90018

c. Address: 2907 Halldale Avenue

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel Number: 5053-025-035; Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width front porch with columns above low wood porch wall; wide overhanging eaves with exposed rafter tails and brackets; horizontal band between floors; bay window on ground floor; front facing hip dormer; attic vent; double hung single-light windows; row of three double hung single-light windows with transom window; wood panel door with single light and flanking sidelights.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

*P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

East Elevation, Lkg W, Mar 2009

1905

*P6. Date Constructed/Age and Sources: ☑ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

2907 Halldale Avenue
Los Angeles, Ca 90018

*P8. Recorded by: (Name, affiliation, and address)

Jon Wilson, PCR Services,
233 Wilshire Blvd, Ste 130,
Santa Monica, CA 90401

*P9. Date Recorded: 9/14/2011

*P10. Survey Type: (Describe)

Intensive Level Survey

*P11. Report Citation: (Cite survey report and other sources, or enter “none.”)

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

*Required information
*Resource Name or # (Assigned by recorder) 2907 Halldale Avenue

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential  B4. Present Use: Same

*B5. Architectural Style: American Foursquare

*B6. Construction History: (Construction date, alterations, and date of alterations)
1905: 8-Room Residence, owner Josiah Oliver, contractor J.H. Hillock, for $2,000.

*B7. Moved? □ No  □ Yes  □ Unknown  Date:  Original Location: Yes

*B8. Related Features:


*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture
Area: Los Angeles
Period of Significance: 1905  Property Type: Residential  Applicable Criteria: 1, 3

Overview

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielo Indians. It was known as “El Pueblo de La Reina de Los Angeles” in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

*Date of Evaluation: 9/14/2011
The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California’s warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20th century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister’s, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called Hall’s Land Journal, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city’s core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall’s tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the “Main Street and Agricultural Park Railroad” to provide transportation to the park.

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall’s tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall’s tract in the 1880s. A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall’s tract was still a substantial walking distance from the “Main Street and Agricultural Park Railroad” and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.
In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard. The line ran down Flower, Washington, Estrella, 23rd Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24th Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20th century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50’ x 133’ parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the Los Angeles Times. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20th century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3rd Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the tract was surrounded by a streetcar network that connected it to downtown Los Angeles. In 1906, the Southern Pacific Railway replaced the horsecar with the Pacific Electric, which ran through the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall tract were improved with single-family residences.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase. Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners. Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20th-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

*Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs*

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alley. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.
Late 19th and Early 20th Century Residential Architecture: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

Endnotes
1 U.S. Census, 1880 and 1890.
2 Adler, Patricia, p. 1.
3 Adler, Patricia, p. 23.
4 Adler, Patricia, p. 5.
5 Adler, Patricia, p. 9.
7 Adler, Patricia, p. 11.
8 Adler, Patricia, p. 11.
9 U.S. Census, 1910, 1920, 1930, 1940.
11 U.S. Census, 1940.
12 Adler, Patricia, p. 35.
REFERENCES


Los Angeles Building Permits, various parcels.


B12. REFERENCES (continued)


Sanborn Fire Insurance Company Maps, various years.


“University.” Los Angeles Times, 10 August 1923, p. 5.

West Adams Heritage Association, various research files, 2009.

PHOTOGRAPHS

East and south elevations, view to northwest (PCR 2011)
Resource Name or #: 2917 S Brighton Avenue

a. County: Los Angeles
b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 2917 S Brighton Avenue City: Los Angeles Zip: 90018
d. UTM: Zone: 10 ; e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Parcel Number: 5053-030-033; Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; hip dormer with vents; recessed partial-width porch with boxed columns; wide eaves with exposed roof framing; double-hung single-light windows; ground floor transom window over single-light window with glass side panels; metal bar security door (alteration).

*P5a. Photo or Drawing  (Photo required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Sources: Historic
Prehistoric
Both
1902

*P7. Owner and Address:
2917 Brighton Avenue
Los Angeles, Ca 90018

*P8. Recorded by: (Name, affiliation, and address)
Jon Wilson, PCR Services,
233 Wilshire Blvd, Ste 130,
Santa Monica, CA 90401

*P9. Date Recorded: 9/14/2011

*P10. Survey Type: (Describe)
Intensive Level Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.
B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential  B4. Present Use: Same

*B5. Architectural Style: American Foursquare

*B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

*B7. Moved? ☐ No  ☐ Yes  ☐ Unknown Date: Original Location: Yes

*B8. Related Features:


*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture
Area: Los Angeles
Period of Significance: 1902  Property Type: Residential  Applicable Criteria: 1, 3

Overview
The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielson Indians. It was known as “El Pueblo de La Reina de Los Angeles” in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

*Date of Evaluation: 9/14/2011
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The "Shelley v. Kraemer" case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the "Shelley v. Kraemer" case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller’s honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase.11 Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners.12 Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

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The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.
Late 19th and Early 20th Century Residential Architecture: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

Endnotes
1 U.S. Census, 1880 and 1890.
2 Adler, Patricia, p. 1.
3 Adler, Patricia, p. 23.
4 Adler, Patricia, p. 5.
5 Adler, Patricia, p. 9.
7 Adler, Patricia, p. 11.
8 Adler, Patricia, p. 11.
9 U.S. Census, 1910, 1920, 1930, 1940.
11 U.S. Census, 1940.
12 Adler, Patricia, p. 35.
**B12. REFERENCES**


Los Angeles Building Permits, various parcels.


Sanborn Fire Insurance Company Maps, various years.


“University.” Los Angeles Times, 10 August 1923, p. 5.

West Adams Heritage Association, various research files, 2009.

East elevation, view to northwest (PCR 2011)

East and south elevations, view to northwest (PCR 2011)
State of California

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings

NRHP Status Code 3CS

Page 1 of 9

Resource Name or #: 3022 Halldale Avenue

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☑ Unrestricted

☑a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

☑b. USGS 7.5' Quad: Date: T; R; ¼ of ¼ of Sec; M.D. B.M.

c. Address: 3022 Halldale Avenue

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel Number: 5053-031-005; Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two-story; rectangular plan; Queen Anne single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width front porch with gable and columns above wood porch wall; decorative half-timbered gable; wide overhanging eaves, boxed; horizontal band between floors; port-cochere (alteration); awning (alteration); double hung single-light windows (alteration); multi-light fixed gable window.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

*P4. Resources Present: ☑Building ☑Structure ☑Object ☑Site ☑District ☑Element of District ☐Other (Isolates, etc.)

*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

West Elevation, Lkg E, Mar 2009

*P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources: ☑Historic ☐Prehistoric ☐Both 1900

*P7. Owner and Address:

3022 Halldale Avenue
Los Angeles, Ca 90018

*P8. Recorded by: (Name, affiliation, and address)

Jon Wilson, PCR Services,
233 Wilshire Blvd, Ste 130,
Santa Monica, CA  90401

*P9. Date Recorded: 9/14/2011

*P10. Survey Type: (Describe)

Intensive Level Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List):

DPR 523A (1/95) *Required information
B1. Historic Name: 3022 Halldale Avenue
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Same
*B5. Architectural Style: Queen Anne
*B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.  
1919: 1-story addition in rear 13’x26’ for bathroom and screened room, owner S.A. McHanguer, for $800.

*B7. Moved?  ☐ No  ☐ Yes  ☐ Unknown  Date: Original Location: Yes
*B8. Related Features:

*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture  Area: Los Angeles
Period of Significance: 1900  Property Type: Residential  Applicable Criteria: 1, 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Overview

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as “El Pueblo de La Reina de Los Angeles” in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:  (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)
The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California’s warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20th century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister’s, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called Hall’s Land Journal, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city’s core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall’s tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the “Main Street and Agricultural Park Railroad” to provide transportation to the park.

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall’s tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall’s tract in the 1880s. A post office and general store were opened in 1883 on the southeast corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall’s tract was still a substantial walking distance from the “Main Street and Agricultural Park Railroad” and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.
In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard. The line ran down Flower, Washington, Estrella, 23rd Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24th Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20th century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50’ x 133’ parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the Los Angeles Times. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20th century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3rd Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.
The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller’s honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the Los Angeles population, began to decline, and the African American population began to increase.11 Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners.12 Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20th-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

**Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs**

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Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

**Queen Anne**

Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

**Endnotes**

1. U.S. Census, 1880 and 1890.
3. Adler, Patricia, p. 23.
4. Adler, Patricia, p. 5.
5. Adler, Patricia, p. 9.
7. Adler, Patricia, p. 11.
8. Adler, Patricia, p. 11.
11. U.S. Census, 1940.
12. Adler, Patricia, p. 35.
### B12. REFERENCES


Los Angeles Building Permits, various parcels.


B12. REFERENCES (continued)


Sanborn Fire Insurance Company Maps, various years.


“University.” Los Angeles Times, 10 August 1923, p. 5.

West Adams Heritage Association, various research files, 2009.

PHOTOGRAPHS

West elevation, view to east (PCR 2011)

West and south elevations, view to northeast (PCR 2011)
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