

**CITY OF WEST HOLLYWOOD
HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

**MONDAY, APRIL 14, 2025
7:00 P.M.**

**PLUMMER PARK
7377 SANTA MONICA BLVD – ROOMS 5 & 6
WEST HOLLYWOOD, CA 90046**

LAND ACKNOWLEDGMENT: "The West Hollywood Historic Preservation Commission acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples."

RULES OF DECORUM:

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the Commission meeting infeasible. A member of the audience repeatedly or continuously engaging in any such conduct shall, at the discretion of the Presiding Officer or a majority of the Commission, be subject to ejection from that meeting.

Any person wishing to speak in connection with any item of business on the agenda shall first complete a speaker request slip and submit the slip to the Secretary.

No person shall address the Commission without first being recognized by the Presiding Officer.

Each person addressing the Commission shall do so in an orderly manner and shall not make repetitious, slanderous, or irrelevant remarks, or engage in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of the Commission meetings. Any person who so disrupts the meeting may, at the discretion of the Presiding Officer or a majority of the Commission, be subject to ejection from that meeting.

TO PARTICIPATE BY PROVIDING AN E-COMMENT:

To better facilitate the meeting, members of the public who wish to comment on matters before the Historic Preservation Commission are strongly encouraged to submit an email to hccpubliccomments@weho.org no later than 12:00 pm on the Historic Preservation Commission meeting day. ***Your comments and information will become part of the official public record. **If you do not want your personal information included in the official record, please do not include your address and/or phone number.*****

Note: *E-Comments received by 12:00 p.m. will be forwarded to the Historic Preservation Commission and posted on the City's website as part of the official meeting record.*

TO PARTICIPATE BY LISTENING TO THE MEETING AND PROVIDING PUBLIC COMMENT BY TELEPHONE:

1. You are required to send an email to hpcpubliccomments@weho.org by 12:00 p.m. on the meeting date to be added to the remote public speaker list. Please include your name, phone number (to identify your caller location on Zoom), and the item you would like to speak on.
2. You may dial in ten (10) minutes prior to the start of the meeting. The meeting begins at 7:00 p.m. You will be placed ON HOLD in the Virtual Meeting Room until the meeting commences. When you enter the meeting, please mute your telephone.

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. For people who are Deaf or hard of hearing dial 711 or 1-800-735-2929 (TTY) or 1-800-735-2922 (voice) for California Relay Service (CRS) assistance. If special assistance to participate in this meeting is required, (e.g., an American Sign Language interpreter for people who are Deaf or hard of hearing), please contact the City Clerk's Office at (323) 848-6800 at least 72 hours before the meeting date. You must call or submit your request in writing to the Commission Secretary at (323) 848-6475 or email HPCPublicComments@weho.org at least 48 hours prior to the meeting.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Commission Secretary at least 48 hours prior to the meeting. For information on public transportation, call 323-GO-METRO (323/466-3876) or go to www.metro.net.

If you would like additional information on any item appearing on this agenda, please contact the Commission Secretary at (323) 848-6475.

-
1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE**
 3. **SPECIAL ORDER OF BUSINESS:**
 - A. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED HISTORIC PRESERVATION COMMISSION MEMBER MARK R. EDWARDS**

4. ROLL CALL

5. APPROVAL OF THE AGENDA

6. APPROVAL OF MINUTES:

The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.

Recommendation: Approve the draft minutes of:

A. March 10, 2025

7. PUBLIC COMMENT:

Members of the public shall be permitted to speak on each item of business on the agenda when the item is taken up and before action is taken on the item by the Commission. Each speaker shall have a three (3) minute period to speak; time cannot be ceded to another speaker. In order to facilitate the conduct of the meeting, the Chair may lengthen or shorten the two or three minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration. The "Public Comments" item shall be limited to items on the Consent Calendar (and not pulled therefrom) and matters not on the agenda but within the subject matter jurisdiction of the Commission. An individual may speak only once during "Public Comments," either at the first or second public comment period.

8. CONSENT CALENDAR: None.

9. EXCLUDED CONSENT CALENDAR: None.

10. PUBLIC HEARINGS: None.

11. NEW BUSINESS:

A. R1A R1C SURVEY

HISTORIC RESOURCES SURVEY OF RESIDENTIAL PROPERTIES IN THE R1A & R1C SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Staff: Doug Vu, Senior Planner

RECOMMENDATION: 1) Staff recommends that the Historic Preservation Commission review the draft HRS, receive public comments, and provide comments to staff prior to presentation of the HRS to the City Council.

B. CREATION OF AN AD-HOC COMMITTEE FOR THE ANNUAL HISTORIC PRESERVATION CELEBRATION EVENT:

The Historic Preservation Commission will consider creating an ad-hoc committee of up to three Historic Preservation Commissioners to work with staff to plan and coordinate the annual historic preservation celebration event for 2025.

Staff: Antonio Castillo, Senior Planner

RECOMMENDATION: 1) Create an ad-hoc committee of up to three Historic Preservation Commissioners to work with staff to plan and coordinate the 2025 historic preservation celebration event.

****Public Comment Correspondence - 4.10.25** (included in the packet)

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

A. UPCOMING PROJECTS: Staff will update the Historic Preservation Commission on projects that have been submitted to the Current and Historic Preservation Planning Division and may require action by the Commission at a future date.

14. PUBLIC COMMENT:

This time is set aside for the public to address the Historic Preservation Commission on any item of interest within the subject matter jurisdiction of the Commission that could not be heard under Item 6 at the beginning of the meeting.

15. ITEMS FROM COMMISSIONERS:

The Historic Preservation Commissioners are given this opportunity to make general comments, ask questions or submit requests of staff.

16. ADJOURNMENT:

The Historic Preservation Commission will adjourn to a scheduled meeting on Monday, May 12, 2025, beginning at 7:00 P.M. at Plummer Park Rooms 5 & 6, 7377 Santa Monica Boulevard, West Hollywood CA.

APPEAL PROCEDURES

Any final determination by the Historic Preservation Commission may be appealed, and such appeal must be filed within ten (10) calendar days after the Historic Preservation Commission action. This appeal shall be made in written form to the City Clerk's Office, accompanied by an appeal fee or required number of signatures.

The City Clerk, upon filing of said appeal, will set petition for a public hearing before the City of West Hollywood's City Council (or Historic Preservation Commission as appropriate) at the earliest date.

If you challenge any City of West Hollywood decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Historic Preservation Commission at, or prior to, the public hearing.

This page intentionally left blank



**HISTORIC PRESERVATION COMMISSION
DRAFT SUMMARY ACTION MINUTES
Meeting
March 10, 2025**

THE CITY OF WEST HOLLYWOOD HAS ADOPTED SUMMARY AND ACTION MEETING MINUTES, WHICH PROVIDE A BRIEF SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR INDIVIDUAL DISCUSSIONS REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY ACCESSING THE ARCHIVED RECORDINGS OF THE HISTORIC PRESERVATION COMMISSION MEETINGS AT www.weho.org/city-government/city-clerk AND SELECTING ACCESS CITY RECORDS.

Land Acknowledgment: “The West Hollywood Historic Preservation Commission acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples.”

1. **CALL TO ORDER:** Chair Charlie called the meeting of the Historic Preservation Commission to order at 7:01 p.m.

2. **PLEDGE OF ALLEGIANCE:** Chair Charlie led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Davidson, Dubin, King, Ostergren, Sotsky, Vice Chair Zvi, Chair Charlie

Commissioners Absent: None

Staff Present: Antonio Castillo, Senior Planner/Historic Preservation Commission Staff Liaison; Melissa Crowder, City Clerk; and Gabriele Gonzales, Acting Commission Secretary.

4. **APPROVAL OF AGENDA:** Moved by Commissioner Dubin, seconded by Vice Chair Zvi and unanimously passes.

5. **APPROVAL OF MINUTES.**

ACTION: Approve the draft summary action minutes of Monday, January 28, 2025. Motioned by Vice Chair Zvi, seconded by Commissioner King and unanimously passes.

***Commissioner Sotsky Abstained due to absence at the January meeting.**

6. **PUBLIC COMMENT:**

JON WEISBART, WEST HOLLYWOOD, advocated for Greenacre Avenue to be given Historic designation on the R1A and R1C historic resources survey.

ITEM 6.A.

HIEU VIET HOANG, WEST HOLLYWOOD, advocated for Greenacre Avenue to be given Historic designation on the R1A and R1C historic resources survey.

WENDY GOLDMAN, WEST HOLLYWOOD, spoke on concerns on 9027 Harratt Street and spoke on Women's History Month and events occurring on March 30th.

Chair Charlie reminded the public that all complaints for health, safety, or code violations should be filed with the City of West Hollywood's Code Compliance department.

Vice-Chair Zvi recommended to the public to review the survey on EngageWeho.org.

7. **CONSENT CALENDAR:** None

8. **EXCLUDED CONSENT CALENDAR.** None

9. **PUBLIC HEARINGS:** None

10. **NEW BUSINESS:**

A. DISCUSSION OF CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2023-2024

This report encourages the preservation of historic and cultural resources by promoting a partnership between municipal governments, the State of California Office of Historic Preservation, and the National Park Service.

Antonio Castillo, made a verbal presentation, as presented in the staff report and opened discussion.

Public Comments:

CATHY BLAIVAS, WEST HOLLYWOOD, spoke on the importance of training for Commissioners, public participation and engagement of local historic program, and mentor members of the community for more potential appointments to the Historic Preservation Commission.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on behalf of the WeHo Preservation Alliance, referencing the memo that was provided in the packet for public comment, as well as the importance of increased visibility with the community for public education of on the Historic Preservation.

Chair closes public comment and opens Commissioner discussion.

The Commission agreed on the importance of continuous training and discussed

exploring more options for providing that training.

The Commission emphasized the importance of public outreach and spoke on hosting more events utilizing all the historic properties in West Hollywood to host as the location and collaboration with other organizations.

The Commission and Staff discussed the Commission's inquiries about a budget for training and previous years' education/training, additionally speaking on past public events.

Chair closes Item 10.A. discussion.

B. RECORDING AND PUBLISHING COMMISSION MEETINGS ON CITY'S WEBSITE

The City Clerk, Melissa Crowder, provided an update on recording and publishing Commission meetings beginning in April 2025 and review the Ralph M. Brown Act, Rosenberg's Rules of Order, and overall meeting management strategies.

Melissa Crowder, made a verbal presentation, as presented in the staff report and opened discussion.

Chair Charlie opened Public Comment.

Public Comments:

VICTOR OMELCZENKO, WEST HOLLYWOOD, thanked City Clerk and spoke on the Commission making motions and referred to consistent signage for historic properties and the status of that item.

Chair closed public comment and opened Commissioner discussion.

The Commission and Staff discussed the correct form of meeting management for the Commission such as motions, item follow-ups, budget, training, agenda packets, subcommittees, clarification on minutes and recordings.

The Commission inquired if there were any notifications to be aware of from recent Council meetings regarding commissions and boards.

Chair closes Item 10.B.

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

A. Planning Staff Update.

Antonio Castillo, Senior Planner/HPC Liaison, stated the upcoming April Historic Preservation Meeting might be canceled due to Passover.

In response, ***Chair Charlie motioned to keep the regularly scheduled Historic Preservation Commission meeting on April 14, 2025. Seconded Vice Chair Zvi, and it unanimously passed.***

The potential items for the April meeting will include the R1A and R1C Historic Resources Survey and 8300 Sunset Boulevard. Also, provided updates on the French Market and the Robertson Lane project and spoke on concerns raised in the CLG discussion item.

Chair Charlie inquired about the Schindler House. Antonio responded.

Commissioner Ostergren requested clarification on the webinars and fee coverage. Antonio responded.

Vice Chair Zvi inquired about a list of resources to be recommended. Antonio responded.

Chair Charlie motioned to establish a subcommittee for the Historic Preservation event. Seconded by Vice Chair Zvi, and it unanimously passed.

City Clerk, Melissa Crowder states three is the max for subcommittee in response to Vice-Chair Zvi's inquiry.

Chair Charlie inquired about an update on signage for historic designated properties and a presentation on a How-To for the Mills Act.

13. PUBLIC COMMENT:

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on enthusiasm of this HPC meeting, having City Clerk in attendance, and update on French Market. Also, spoke on concerns for Betty Way and Greenacre Avenue for the R1A and R1C survey and to go to Engage WeHo to review the draft report.

CATHY BLAIVAS, WEST HOLLYWOOD, spoke on an excellent meeting and thanked staff, and congratulated the reappointed Commissioners. Also, spoke on the creativity for historic areas in Anaheim and hope to have historic designation signage back on the agenda for discussion for West Hollywood.

14. ITEMS FROM COMMISSIONERS:

Commissioner King spoke of a memory of downtown and self-guided tours that

were able to refer to signage posted and explained the details of the location and the possibility of West Hollywood doing a similar presentation. Also, spoke on the tour of Betty Way and Greenacre he and Commissioner Davidson went on and encourage other commissioners to do the same.

Commissioner Davidson thanked staff and Melissa and spoke on the tour of Betty Way and Greenacre, and encouraged the Commissioners to tour as well; and prefers printed packet over digital.

Commissioner Ostergren spoke on the Angels Walk for the tours previously mentioned by Commissioner King.

Vice Chair Zvi spoke on a good meeting and appreciation of the community, staff, and Melissa.

Chair Charlie thanked staff, Melissa and the public and mentioned the benefit of electronic public notification and advocating for that avenue with staff.

15. ADJOURNMENT:

The Historic Preservation Commission adjourned at 8:48 P.M. to a regularly scheduled meeting on **Monday, April 14, 2025**, beginning at **7:00 P.M.** at **Plummer Park Rooms 5 & 6, 7377 Santa Monica Boulevard, West Hollywood CA.**

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of West Hollywood at a regular meeting held this 14th day of April 2025 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

YAWAR CHARLIE, CHAIRPERSON

ATTEST:

ANTONIO CASTILLO, COMMISSION LIAISON

SUBJECT: HISTORIC RESOURCES SURVEY OF RESIDENTIAL PROPERTIES IN THE R1A & R1C SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

PREPARED BY: COMMUNITY DEVELOPMENT DEPARTMENT
(Jennifer Alkire, AICP, Assistant Director, CDD)
(Douglas Vu, Senior Planner)

STATEMENT ON THE SUBJECT

The Historic Preservation Commission will review a draft Historic Resources Survey (HRS) report that presents the results of the analysis that was completed between March 2024 and March 2025 for R1A and R1C zoned residential properties in the City of West Hollywood.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the draft HRS, receive public comments, and provide comments to staff prior to presentation of the HRS to the City Council.

BACKGROUND / ANALYSIS

On June 27, 2022, the City Council directed the Current and Historic Preservation Planning (CHPP) Division to engage a qualified consultant to conduct a survey of the 56 properties within the R1A and R1C Single-Family Residential Zoning Districts. On January 11, 2023, staff issued a Request for Proposal (RFP) inviting qualified consulting firms to submit proposals for the preparation of a historic context statement and survey of properties in the R1A and R1C Single-Family Residential Zoning Districts. Staff reviewed six proposals that were received and selected Architectural Resources Group (ARG) to complete this project.

The methodology developed by ARG to complete this project followed professional guidance provided by the National Park Service (NPS) and the California Office of Historic Preservation (OHP) that consisted of background research, community outreach, reconnaissance survey, follow-up research, and an intensive survey. The project commenced in March 2024 and the first noticed public meeting was held via Zoom on April 24, 2024 to introduce and provide an overview of the project. A reconnaissance survey of the 56 subject properties was then conducted, and a historic context statement was prepared to provide a framework for evaluating the historical significance of these properties.

Using the framework's evaluation guidelines for single-family residential development in West Hollywood, an intensive survey was conducted which concluded that none of the

14 properties on or near Betty Way, 36 properties on Greenacre Avenue, or six (6) properties on or near Doheny Drive were identified as individually eligible for listing in the National or California Registers, nor designation in the West Hollywood Cultural Resources Register. However, the survey identified one potential historic district, called the Betty Way Historic District, which appears eligible for local designation under Criteria A.1, A.2, and A.3 of West Hollywood Municipal Code Section 19.58.050. This eligible district possesses distinctive characteristics of the Spanish Colonial Revival architectural style as expressed in the context of a collection of single-family houses, exists as a geographically definable area with a concentration of historic properties, and reflects significant geographical patterns of residential development in West Hollywood. The period of significance for the potential district is 1929-1930, corresponding to the period during which it was subdivided and developed. In addition, the eligible Betty Way Historic District retains sufficient integrity to convey its significance because 9 of the 14 properties (64 percent) are contributors, and as a whole the district retains a strong sense of time and place associated with its period of significance.

The survey also evaluated the 36 properties on Greenacre Avenue collectively and through the lens of a potential district to account for their shared attributes. Constructed between 1940 and 1941, these properties have a common developmental history, and by virtue of their association with a single residential tract, exhibit shared attributes with respect to architectural massing, scale, and setback, and all designed in the Minimal Traditional style. However, many of these homes have been altered that include the replacement of original doors and windows, alteration of original window openings and fenestration patterns, and replacement of original wall cladding with incompatible materials. Several properties on the street have received major alterations such as additions and modification of the roofline. Additionally, the historic setting of Greenacre Avenue has been further compromised by the addition of incompatible perimeter walls, fences, and hedges, and the replacement of original lawns with more varied and elaborate front landscapes. When evaluated as a potential district, fewer than 60 percent would be considered contributors, which falls short of the threshold needed to retain sufficient integrity from its historical period and justify eligibility.

The draft historic context statement and survey findings described above were presented at the second noticed public meeting via Zoom on December 4, 2024, which was attended by 13 participants. Staff and ARG received questions and comments regarding the analysis conducted for Greenacre Avenue, and the attached Draft Historic Resources Survey contains additional information about the methodology and guidelines used to identify potential historic districts. Following the comments received from the Commission and the public at this subject meeting, the final version of the Historic Resources Survey will be prepared and presented to the City Council.

EXHIBITS

- A. Draft Historic Resources Survey of R1A and R1C Properties (March 21, 2025)
- B. Public Comments



City of West Hollywood Historic Resources Survey of R1A and R1C Properties

DRAFT

Prepared for:

City of West Hollywood
Community Development Department

Prepared by:



Architectural
Resources Group

Architectural Resources Group
Los Angeles, CA

March 21, 2025

ITEM 11.A. EXHIBIT A

Table of Contents

1. Introduction.....	1
1.1. Project Overview	1
1.2. Description of the Project Area	1
1.3. Previous Surveys and Designations	3
1.4. Project Team.....	4
2. Methodology	5
2.1. Overview	5
2.2. Field and Research Methods.....	5
3. Regulatory Environment.....	8
3.1. National Register of Historic Places	8
3.2. California Register of Historical Resources	9
3.3. West Hollywood Cultural Resources	10
3.4. Period of Significance	11
3.5. California Historical Resource Status Codes	11
4. Historic Context.....	13
4.1. Introduction.....	13
4.2. Historic Contexts and Themes.....	13
5. Survey Findings.....	52
5.1. Designated Resources	52
5.2. Eligible Resources.....	52
5.3. Ineligible Resources.....	56
6. Bibliography.....	60

Appendices

Appendix A. Summary Matrix of R1A and R1C-Zoned Single-Family Properties

Appendix B. DPR Forms (Expedited Review)

Appendix C. DPR Forms (Eligible Resources)

1. Introduction

1.1. Project Overview

In March 2024, Architectural Resources Group (ARG) was retained by the City of West Hollywood (the City) to prepare a historic context statement and conduct a historic resources survey of properties located in the City's R1A and R1C single-family residential zoning districts, which are defined as follows:¹

- R1A-zoned properties are allowed one dwelling unit per lot, with a maximum building height of 25 feet, not to exceed two stories.
- R1C-zoned properties are allowed one dwelling unit per lot, with a maximum building height of 15 feet, not to exceed one story.

R1A and R1C are the lowest-density residential zoning districts in West Hollywood. There are 56 properties within these two zoning districts. These properties, which are developed with single-family houses and their ancillary structures, are somewhat anomalous in West Hollywood, which is one of Southern California's most densely populated cities with a significant amount of multi-family housing.

The scope of this project involves a historic context statement and historic resources survey specific to properties located in the R1A and R1C zoning districts. While there are other single-family residential properties in West Hollywood, they are located in other residential zoning districts, including those that permit two dwelling units per lot (R1B) and those that are zoned for multi-family residential use (R2, R3, and R4). Single-family residential properties located in other residential zoning districts are not included in the scope of this survey.

The purpose of this project is to create a framework for evaluating the historical significance of properties located in the City's R1A and R1C zoning districts, and determine if any of these properties satisfy eligibility criteria for federal (National Register of Historic Places), state (California Register of Historical Resources), and/or local (City of West Hollywood Cultural Resource) designation, either individually or as historic districts.

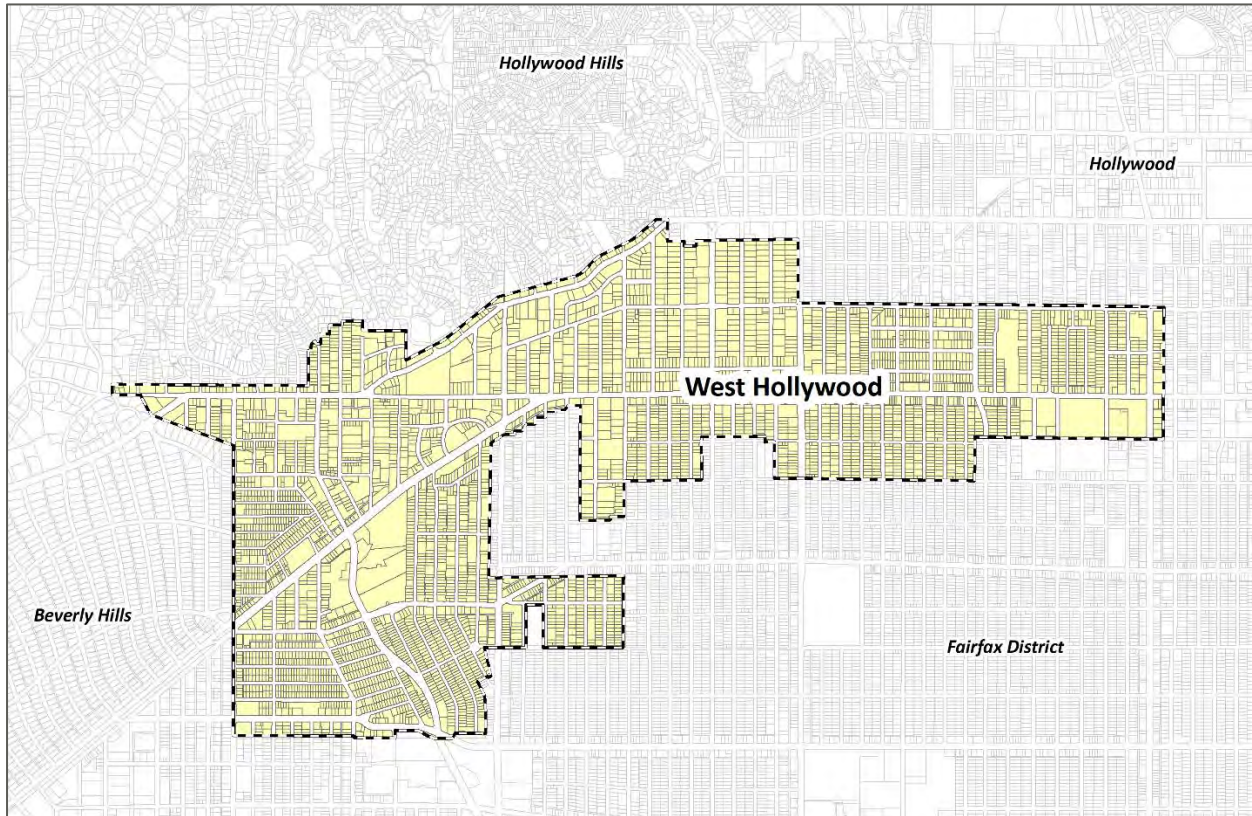
This report includes a discussion of project scope and methodology, a summary of designation criteria and other applicable regulations, a historic context statement specific to the R1A and R1C zoning districts, and a discussion of survey findings.

1.2. Description of the Project Area

Located approximately nine miles west of Downtown Los Angeles, West Hollywood is a highly urbanized and densely developed community at the base of the Hollywood Hills, with a compact footprint comprising 1.9 square miles of land area. The city is bounded by the City of Los Angeles on the north,

¹ West Hollywood Zoning Map, online, accessed Jun. 2024; West Hollywood Municipal Code, Title 19 (Zoning Ordinance).

south, and east, and the City of Beverly Hills on the west. West Hollywood is irregular in shape, and is principally organized around heavily-trafficked corridors – Sunset, Santa Monica, and Beverly boulevards and Fountain and Melrose avenues – that transect the city lengthwise, from east to west.



Map of West Hollywood, showing its relationship with adjacent communities (ARG)

The topography of West Hollywood is varied. Generally speaking, areas in the southern portion of the city are flat, while those in the northern portion are defined by moderate grade changes as the city approaches the Hollywood Hills. This is reflected in the street network; most streets are loosely organized around an extension of the urban grid that is etched across much of central Los Angeles, while Sunset Boulevard and streets in the western end of the city deviate somewhat from this grid.

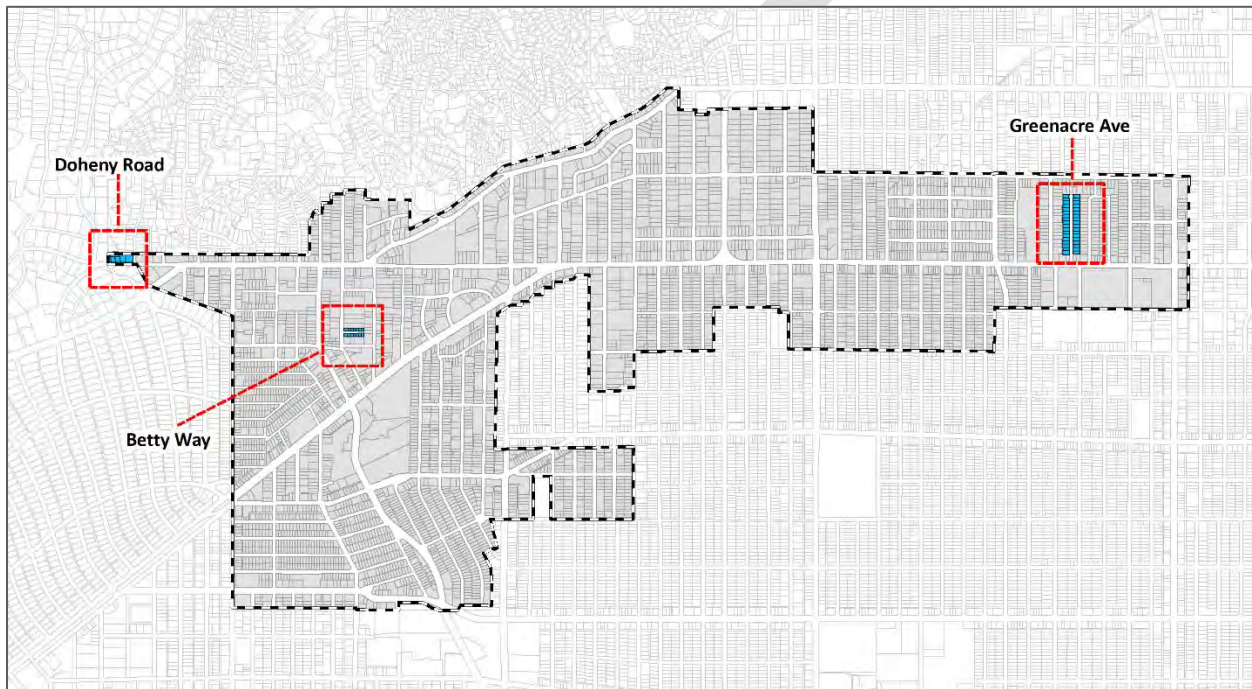
West Hollywood consists primarily of residential and commercial uses. Generally speaking, commercial properties are concentrated along major thoroughfares, while the blocks in between consist of neighborhoods that are densely developed with an eclectic mix of residential property types. Approximately 80 percent of the city’s housing stock consists of multi-family housing.² Public open spaces and institutional uses including churches and schools are integrated into the city’s built environment.

The scope of this project is citywide, but is limited to only those properties that are located in West Hollywood’s two lowest density (R1A and R1C) zoning districts. There are 56 properties in these zoning

² City of West Hollywood, *West Hollywood General Plan 2035*, Sept. 6, 2011, Chapter 3, 3-5.

districts, accounting for fewer than one percent of the city’s 9,461 legal parcels.³ These properties are all located on or directly adjacent to one of the following three streets:

- Betty Way, a cul-de-sac in the Norma Triangle neighborhood (14 parcels, including 13 with addresses on Betty Way and one with an address on Larrabee Street) – zoned R1A
- Greenacre Avenue, a cul-de-sac on the Eastside of West Hollywood (36 parcels) – zoned R1C
- Doheny Road (north side of street only), between Sierra Alta Way and the Beverly Hills city limit, to the north of the Sunset Strip (six parcels, including four with addresses on Doheny Road, one with an address on La Collina Drive, and one with an address on Sierra Alta Way) – zoned R1A



Map of West Hollywood, depicting locations of the R1A and R1C zoning districts (ARG)

1.3. Previous Surveys and Designations

Four historic resources surveys of West Hollywood have been completed since the City’s incorporation in 1984, including the following:

- In 1987, a citywide survey was completed by Johnson Heumann Research Associates. This survey evaluated 1,750 properties in the City built before 1942.
- In 2008, a survey of multi-family housing was completed by ARG. This survey evaluated 2,160 properties in the City’s multi-family (R2, R3, and R4) zoning districts built before 1961.

³ Parcel counts obtained from data maintained by the Los Angeles County Office of the Assessor.

- In 2016, a survey of commercial and non-residential properties was completed by GPA Consulting. This survey evaluated 763 properties in the City’s commercial and public zoning districts built before 1975.
- In 2024, an update to the survey of multi-family housing was completed by GPA Consulting. This survey evaluated more than 2,000 multi-family residential properties in the R2, R3, and R4 zoning districts built through 1984.

No properties in the R1A and R1C zoning districts were identified in these previous surveys. These properties were included in the scope of the 1987 citywide survey, but none were identified as eligible for designation at that time. The 2008, 2016, and 2024 surveys were limited to multi-family residential and commercial properties, and did not evaluate properties in areas zoned for single-family use.

To date, no properties in the City’s R1A and R1C zoning districts have been designated in federal, state, and/or local historic resource registers.

1.4. Project Team

The ARG project team included Katie E. Horak, Principal; Andrew Goodrich, AICP, Senior Associate and Project Manager; and Sydney Landers, architectural historians and historic preservation planners who meet the Secretary of the Interior’s Professional Qualification Standards (36 CFR Part 61) in the discipline of Architectural History. Project support was provided by ARG intern Evan McAvenia.

All project work was completed in coordination with staff from the City of West Hollywood’s Current and Historic Preservation Planning division including Doug Vu, ASLA, Senior Planner; and Kasey Conley, Associate Planner.

2. Methodology

2.1. Overview

To complete this project, ARG developed a methodology that is rooted in professional guidance provided by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*
- NRB 16A: *How to Complete the National Register Registration Form*
- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California OHP: *Writing Historic Contexts*
- California OHP: *Instructions for Recording Historical Resources*

2.2. Field and Research Methods

Field and research methods included background research, community outreach, historic context development, a reconnaissance survey, and an intensive survey, each of which is discussed herein.

Background Research

The ARG project team began by collecting and reviewing existing materials related to historic preservation in West Hollywood. This included previous historic resource surveys (1987, 2008, 2016, and 2024), the General Plan 2035 Historic Preservation Element, the Cultural Heritage Preservation Ordinance (Chapter 19.58 of the West Hollywood Municipal Code), and other relevant planning reports and studies.

Extensive background research was conducted to inform the historic context statement and reconnaissance survey, with a focus on single-family residential development patterns and the developmental histories of the R1A and R1C zoning districts. Sources consulted included the following:

- Books and other published materials about the history of West Hollywood
- Building permit records, including those issued by the County of Los Angeles prior to the incorporation of West Hollywood in 1984
- Historic maps, including Sanborn fire insurance maps, tract maps, and zoning maps
- Historic photographs and aerial images
- Historic city directories
- Newspaper archives, including those of the *Los Angeles Times* and other local publications
- Web sites and Internet archives

A complete list of source materials consulted for this project is included in Section 6: Bibliography.

Community Outreach

Community outreach was conducted over the course of the project to encourage public participation, solicit input and feedback, and ensure that the survey process was inclusive. In April 2024, a public meeting was conducted to provide an introduction to the project and to summarize its goals, methods, deliverables, and schedule. In November 2024, a second public meeting was conducted to present and discuss the draft historic context statement and draft survey findings. Each public meeting was facilitated and noticed by City staff, and the survey findings were published on Engage WEHO for review by the public prior to the November 2024 meeting. Each public meeting was conducted virtually.

Reconnaissance Survey and Follow-Up Research

The NPS defines a reconnaissance survey (also called a windshield survey) as “a ‘once-over-lightly’ inspection of an area, most useful for characterizing its resources in general and for deciding how to organize and orient more detailed survey efforts.”⁴ Reconnaissance surveys allow for a street-by-street look at all properties within an identified survey area, all at once, for effective comparative analysis. A reconnaissance survey helps to steer research efforts and provides the basis for the subsequent intensive survey.

The ARG project team completed a reconnaissance survey of the 56 properties in the R1A and R1C zoning districts. Prior to conducting the reconnaissance survey, a spreadsheet was populated with basic information about each property, including its year of construction and information obtained from background research. Geographic Information Systems (GIS) software was used to generate a “base map” for use in the field, which depicted only streets and parcel boundaries. Using the spreadsheet and base map, the ARG project team completed the reconnaissance survey. Notes were taken about the general age of buildings, property types, architectural styles, and levels of integrity, and properties and groupings of properties that appeared to merit further study were flagged for further research and analysis.

Following the reconnaissance survey, the ARG project team conducted focused follow-up research based on field observations. Various source materials were consulted including archival building permits, photographs, maps, and newspapers. The team then generated a list of resources that appear to satisfy eligibility criteria and integrity thresholds for historic designation.

Intensive Survey and Survey Report

The NPS defines an intensive survey as “a close and careful look at the area being surveyed. It is designed to identify precisely and completely all historic resources in the area. It generally involves background

⁴ Anne Derry, et al., *National Register Bulletin 24 : Guidelines for Local Surveys: A Basis for Preservation Planning*, 1977, rev. 1985, 12.

research, and a thorough inspection and documentation of all historic properties in the field. It should produce all the information needed to evaluate historic properties and prepare an inventory.”⁵

The ARG project team conducted an intensive survey of eligible properties located in the R1A and R1C zoning districts. Properties were documented with digital photographs, and using a customized mobile field documentation app (Fulcrum) data was collected about each surveyed property including its architectural style, physical description, and visible alterations. The field data was used to populate Department of Parks and Recreation (DPR) 523 series inventory forms, which also included an evaluation of each eligible property’s eligibility against applicable federal, state, and local designation criteria. DPR forms were not prepared for ineligible properties, but were prepared for non-contributors to eligible historic districts.

Consistent with best professional practices, all field data was collected from the public-right-of-way. Surveyors did not access private property, since in most instances the public benefit of historical resources is confined to primary building façades and other publicly visible attributes of a property. Similarly, surveyors did not access any building interiors, as the City of West Hollywood does not use the Cultural Heritage Preservation Ordinance to regulate the interiors of private properties.

In limited instances, the visibility of a property was limited due to the presence of shrubs and hedges, perimeter walls, or other visual obstructions. Typically, enough of a property’s primary façade and architectural features were still visible to make a determination of eligibility during the field survey. In addition, for properties with limited visibility the ARG project team carefully reviewed aerial photographs, parcel data, building permit records, and other archival sources to supplement field observations.

Survey findings were organized into a Historic Resources Survey Report, which includes the historic context statement and a discussion of survey findings.

Expedited Reviews

The ARG project team also conducted expedited reviews of potential proposals to demolish or alter the exterior of properties in the R1A and R1C zoning districts over the course of the project. Expedited reviews were completed at the request of the City on an as-needed basis, and involved the preparation of a DPR form with an architectural description and evaluation of eligibility.

One property was flagged for expedited review during the project; the associated DPR form is included as Appendix B of this report.

⁵ Ibid.

3. Regulatory Environment

3.1. National Register of Historic Places

The National Register of Historic Places (National Register) is the nation’s master inventory of known historic resources. Established under the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Eligibility for listing in the National Register is addressed in National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*. NRB 15 states that in order to be eligible for the National Register, a resource must both: (1) be historically significant, and (2) retain sufficient integrity to adequately convey its significance.

Significance is assessed by evaluating a resource against established eligibility criteria. A resource is considered significant if it satisfies any one of the following four National Register criteria:⁶

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

Once significance has been established, it must then be demonstrated that a resource retains sufficient integrity. Integrity is described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Generally, if a resource is recognizable as such in its present state, it is said to retain integrity, and if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);

⁶ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time);
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated holistically by weighing all seven of these aspects together, and is ultimately a “yes or no” determination – that is, a resource either retains integrity, or it does not.⁷ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for the resource’s significance. Since integrity depends on a resource’s placement within its historic context, integrity can be assessed only after significance has been established.

3.2. California Register of Historical Resources

The California Register of Historical Resources (California Register) is an authoritative guide used to identify, inventory, and protect historical resources in California. Established by an act of the State Legislature in 1998, the California Register program encourages public recognition and protection of significant architectural, historical, archeological, and cultural resources; identifies these resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA).

The structure of the California Register program is similar to that of the National Register, though the former more heavily emphasizes resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant under one of the following four criteria, which are modeled after the National Register criteria listed above:

- Criterion 1 (events): associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- Criterion 2 (persons): associated with the lives of persons important to local, California, or national history;
- Criterion 3 (architecture): embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
- Criterion 4 (information potential): has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

Mirroring the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource’s integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a

⁷ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

resource may lack the integrity required for listing in the National Register but still be eligible for listing in the California Register.

Certain properties are automatically listed in the California Register, as follows:⁸

- All California properties that are listed in the National Register;
- All California properties that have formally been determined eligible for listing in the National Register (by the State Office of Historic Preservation);
- All California Historical Landmarks numbered 770 and above; and
- California Points of Historical Interest which have been reviewed by the State Office of Historic Preservation and recommended for listing by the State Historical Resources Commission.

Resources may be nominated directly to the California Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register. There is no prescribed age limit for listing in the California Register, although guidelines state that sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with a resource.

3.3. West Hollywood Cultural Resources

West Hollywood administers its own program for designating properties at the local level. The City's local designation program is governed by Chapter 19.58 of the West Hollywood Municipal Code, which is known as the Cultural Heritage Preservation Ordinance. The Cultural Heritage Preservation Ordinance identifies the criteria for which a property or collection of properties may be added to the West Hollywood Register of Cultural Resources.

To be eligible for designation as a West Hollywood Cultural Resource, a resource must meet at least one of the following criteria:

- Criterion A (exemplifies special elements of the City): [the resource] exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship, feeling, and association in the following manner:
 1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
 2. It contributes to the significance of a historic area by being:
 - a. A geographically definable area possessing a concentration of historic or scenic properties; or

⁸ California Public Resources Code, Division 5, Chapter 1, Article 2, § 5024.1.

- b. A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
 3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning; or
 4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation; or
 5. It has a unique location or singular physical characteristic or a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city;
- Criterion B (example of distinguishing characteristics): it is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen;
 - Criterion C (identified with persons or events): it is identified with persons or events significant in local, state, or national history;
 - Criterion D (notable work): it is representative of the work of a notable architect, builder, or designer.

3.4. Period of Significance

Historical resources are assigned one or more periods of significance. Period of significance refers to the period of time during which historical events or activities occurred. Most properties have a clearly definable period of significance. For properties with architectural significance, the period of significance is typically the date of construction. For properties with historical or cultural significance, or those associated with a significant individual or group of individuals, the period of significance is generally defined as the time the property was associated with the significant event, individual, or group.

3.5. California Historical Resource Status Codes

Developed by the California Office of Historic Preservation (OHP), the California Historical Resource Status Codes (status codes) are a systematic means of classifying historical resources that are evaluated in a historic resources survey or as part of a regulatory process.⁹ Each status code includes two pieces of information: (1) a numerical code that signifies at which designation level (federal, state, or local) the resource is determined eligible, if at all; and (2) an alphanumeric qualifier that indicates under which program or process the evaluation was initiated. Resources and their associated status code(s) are

⁹ For more information about status codes and their application, refer to the State Office of Historic Preservation's *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

subsequently input into the State of California’s Built Environment Resource Directory BERD database for reference.¹⁰

There are numerous derivatives of the status codes, some of which are rarely used or are not applicable to the scope of this project. Listed below are the status codes that are applicable to this project.

CODE	OHP DEFINITION
3S	Appears eligible for the National Register as an individual property through survey evaluation.
3B	Appears eligible for the National Register both individually and as a contributor to a National Register- eligible district through survey evaluation.
3CS	Appears eligible for the California Register (CR) as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
5S3	Appears to be individually eligible for local listing/designation through survey evaluation.
5D3	Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6Z	Found ineligible for National Register (NR), California Register (CR) or Local designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: Not evaluated.

¹⁰ The Built Environment Resource Directory (BERD) is a list of non-archaeological resources in the Office of Historic Preservation (OHP) inventory. For more information, refer to https://ohp.parks.ca.gov/?page_id=30338.

4. Historic Context

4.1. Introduction

The following historic context has been developed to inform the evaluation of properties in the R1A and R1C zoning districts. While the focus of this historic context is on R1A and R1C single-family residential development, it is structured more broadly around patterns of history that have shaped the built environment of West Hollywood. This section begins with a historical overview of the West Hollywood area before 1926, followed by three historic contexts and their associated themes. Each context/theme is accompanied by evaluation guidelines that list eligibility standards and integrity thresholds.

- Context: West Hollywood Before and During World War II, 1926-1945
 - Theme: Single-Family (R1A and R1C) Residential Development, 1926-1945
- Context: Postwar and Modern West Hollywood, 1946-1984
 - Theme: Single-Family (R1A and R1C) Residential Development, 1946-1984
- Context: Single-Family (R1A and R1C) Residential Architectural Styles in West Hollywood
 - Theme: Spanish Colonial Revival
 - Theme: Minimal Traditional
 - Theme: Neo-Traditional

4.2. Historic Contexts and Themes

Historical Overview: West Hollywood Before 1926

Early History

The original inhabitants of the Cahuenga Valley were Indigenous Californians known as both the Gabrielino and Tongva. The name Gabrielino is not rooted in Indigenous culture; rather, it was the name bestowed upon Indigenous Californians by Spanish colonizers upon their arrival in the eighteenth century, and refers to the Mission San Gabriel Arcángel in present-day San Gabriel. This name is a vestige of Spain's colonial aspirations. Tongva is sometimes used as an alternative to Gabrielino, though this name is also fraught with debate. The name Tongva was introduced in the early twentieth century by a White anthropologist interviewing an Indigenous woman, and was based on the anthropologist's understanding of the woman's testimony. Tongva was incorrectly interpreted as the name of the woman's tribe, when in fact it was a reference to her home village.¹¹ Indigenous Southern Californians identified with their ancestral villages and did not have a single identity, as the names Gabrielino and Tongva falsely suggest.

The Gabrielino/Tongva occupied what was known as Tovaangar, and is now greater Los Angeles. Tovaangar spanned a broad area that stretched between the Palos Verdes peninsula and San Bernardino,

¹¹ Los Angeles Almanac, "What Are the Original People of Los Angeles County Called?" online, accessed Sept. 2024.

and between Saddleback Mountain (in Orange County) and the San Fernando Valley. Though data is scant, scholars estimate that prior to 1770, Tovaangar was home to about 5,000 people.¹²



Map of indigenous settlements in Southern California (Los Angeles Public Library)

Ethnographic accounts describe the Gabrielino/Tongva as a peaceable people who lived in semi-ephemeral villages, each with a population of between 50 and 200. Each village was an autonomous entity and was loosely connected to those around it by earthen trails.¹³ Larger villages “functioned as political, legal, and administrative centers,” and “served as ritual centers [...] or] focal points for traditional activities.”¹⁴ The largest village was Yaanga, which was located along the Los Angeles River near present-day Downtown Los Angeles. Koruvunga (also spelled Kuruvungna, Kuruvanga, and Kuruvugna), in present-day West Los Angeles, was the village located closest to what would become West Hollywood.¹⁵

The lives of Indigenous Californians were upended following the arrival of Spanish colonizers in the eighteenth century. In 1769, Captain Gaspar de Portolá and Father Junípero Serra led an expedition

¹² William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles County* (Banning, CA: Malki Museum Press, 1996), 2.

¹³ Sean Greene and Thomas Curwen, “Mapping the Tongva Villages of L.A.’s Past,” *Los Angeles Times*, May 9, 2019, online, accessed Sept. 2024.

¹⁴ McCawley, *The First Angelinos*, 27.

¹⁵ Greene and Curwen, “Mapping the Tongva Villages of L.A.’s Past.”

between Baja and Alta California, passing through the greater Los Angeles region that summer. As they journeyed north, the Spanish colonizers founded a network of 21 missions (religious centers) with the intent of converting the Indigenous population to Catholicism and, by extension, it was believed, into loyal subjects of Spain. The Spanish colonizers also founded presidios (military fortifications) and pueblos (civilian settlements) at strategic locations in Alta California.¹⁶ Spain's goal was to create a self-sufficient colony that would solidify Spanish influence in the region and would be protected from foreign incursion.



Gabrielino/Tongva woman sitting in front of a tule shelter, on the banks of the Los Angeles River (Bowers Museum)

The success of Spain's colonial aspirations depended on Indigenous labor. As such, Spanish colonizers conscripted Indigenous Californians to work at the missions and in their hinterlands – sometimes by coercion, and often by force.¹⁷ The conscripts who were sent to live and work at the missions (known as neophytes) were required to abandon their traditions, cultures, languages, and religious beliefs. Many succumbed to smallpox, measles, and other communicable diseases introduced by the Spanish, and overcrowding and mistreatment were common.¹⁸

Mexico won independence from Spain in 1821. In the 1830s Mexico secularized the Spanish missions, a process that transferred ownership from the Catholic church to the Mexican government, and was

¹⁶ Mary Floyd Williams, "Mission, Presidio and Pueblo: Notes on California Local Institutions under Spain and Mexico," *California Historical Society Quarterly*, Vol. 1.1 (Jul. 1922), 23-25.

¹⁷ Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Context: Spanish Colonial and Mexican Era Settlement, 1781-1849," prepared for the City of Los Angeles Office of Historic Resources, Feb. 2016, 5.

¹⁸ Benjamin Madley, "California's First Mass Incarceration System: Franciscan Missions, California Indians, and Penal Servitude, 1969-1836," *Pacific Historical Review* 88 (2019), 14-47.

intended to suppress any lingering Spanish influence over California.¹⁹ The vast lands comprising the former missions were parsed into large grants, or ranchos, which were awarded to those held in high esteem by the new Mexican government. This practice was carried over from the earlier Spanish Colonial period. Under this system, Indigenous Californians were typically excluded from landownership and instead worked as hired help, resulting in what effectively amounted to a semi-feudal societal structure.²⁰

In the Mexican era of California history (1821-1846), present-day West Hollywood straddled the boundary between two ranchos: Rancho La Brea and Rancho Rodeo de las Aguas. The 4,439-acre Rancho La Brea encompassed what is now the Eastside of West Hollywood, Hollywood, and Hancock Park; the 4,539-acre Rancho Rodeo de las Aguas included what is now the west portion of West Hollywood, as well as Beverly Hills and the Pico-Robertson and Beverlywood neighborhoods of Los Angeles. The line of demarcation between the two ranchos approximated the route of present-day San Vicente Boulevard.

In 1850, after the Mexican-American War, U.S. President Millard Fillmore signed into law a bill that admitted California into the United States. California's once-expansive ranchos were divided and sold off in subsequent years, often incrementally and sometimes many times over, due in large part to discrepancies between Mexican and American title law and the litany of court challenges that ensued.²¹

By 1860, Rancho La Brea and Rancho Rodeo de las Aguas had been acquired by Henry Hancock, an attorney and land surveyor.²² In the 1870s, Hancock sold 160 acres of Rancho La Brea, inclusive of the area between Sunset and Santa Monica boulevards, Gardner Street, and La Brea Avenue, on what is now the Eastside of West Hollywood. The land was bought by homesteader Eugene Plummer. On the land, Plummer erected a small dwelling (later dubbed the "Oldest House in Hollywood") and used the surrounding acreage for agriculture. (Plummer's house was moved to Calabasas in 1984).²³ The site of the former Plummer House and its hinterlands is occupied by present-day Plummer Park. By the 1890s, brothers Leander and Thomas Quint, nephews of Henry Hancock, inherited a portion of their family's land near present-day Santa Monica and Crescent Heights boulevards, which they used for farming.

Southern California was given a connection to the rest of the United States with the arrival of transcontinental rail service in the late nineteenth century. In the 1870s, the Southern Pacific Railroad constructed a new rail line between San Francisco and Los Angeles, with the first locomotives arriving at their southern terminus in Downtown Los Angeles in 1876. The Atchison, Topeka and Santa Fe constructed a second rail line to Los Angeles, which opened in 1885. The competing operators attempted to dominate the industry by undercutting one another, engaging in a fierce and protracted fare war that famously dropped the price of a \$125 ticket from Kansas City to Los Angeles to one dollar.²⁴

¹⁹ W.B. Campbell and J.R. Moriarty, "The Struggle Over Secularization of the Missions on the Alta California Frontier," *The Journal of San Diego History*, Vol. 15.4 (Fall 1969), n.p.

²⁰ Prosser, "Spanish Colonial and Mexican Era Settlement, 1781-1849" 18.

²¹ John Caragozian, "The Demise of California's Ranchos," *Los Angeles Daily Journal*, Aug. 30, 2022.

²² GPA Consulting, "Commercial Historic Resources Survey," prepared for the City of West Hollywood Community Development Department, Sept. 2016, 17.

²³ Richard Simon, "Plummer House May Be Preserved," *Los Angeles Times*, Aug. 14, 1983.

²⁴ John Sedgwick, "How the Santa Fe Railroad Changed America Forever," *Smithsonian Magazine*, Jul. 2021.

The affordability of rail travel drew hordes of newcomers to Southern California. In a decade the population of Los Angeles County more than tripled, from 33,318 in 1880 to 101,454 in 1890, largely due to the influence of the railroad.²⁵ Eager to capitalize on this phenomenon, investors bought and subdivided swaths of land and offered lots for sale, often on speculation. This trend toward speculative development greatly expanded the footprint of Los Angeles and led to the formation of dozens of new peripheral towns including Hollywood, which was conceived in 1887 by land promoter Harvey Wilcox.²⁶

Community Origins: The Founding of Sherman

Southern California's streetcar system began to take shape in the late nineteenth century. Two entrepreneurs, Moses H. Sherman and Eli P. Clark, weighed heavily in the development of this system. Sherman, a Vermont native, came to Los Angeles circa 1890 via Arizona, where he had established himself as a land developer. He was joined by his brother-in-law, Clark, an Iowa native who also came to California via Arizona.²⁷ In Los Angeles, Sherman and Clark bought several failed and fragmented horse and cable-drawn lines, upgraded them to electric power, and consolidated them into a single system called the Los Angeles Railway, which grew to eventually include more than 250 miles of track.²⁸



Moses H. Sherman (left), pictured with Sheriff Bill Hammel, 1900 (USC Libraries)

²⁵ Los Angeles Almanac, "General Population by City, Los Angeles County, 1850-1900 U.S. Census," online, accessed Sept. 2024.

²⁶ Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Context: Pre-Consolidation Communities of Los Angeles, 1862-1932," prepared for the City of Los Angeles Office of Historic Resources, Jul. 2016, 57.

²⁷ GPA Consulting, "Commercial Historic Resources Survey," 18-19.

²⁸ *Ibid*, 19.

Sherman and Clark built Southern California’s first interurban streetcar line, a nine-mile-long route between Downtown Los Angeles and Pasadena, in 1895.²⁹ Later that year, construction began on an extension of the interurban line to Santa Monica, traveling westward through the Cahuenga Valley along present-day Santa Monica Boulevard. The Santa Monica-bound interurban line opened in April 1896.³⁰

To support his burgeoning transit empire, Sherman purchased a site at the midpoint of the newly-extended interurban line – at present-day Santa Monica and San Vicente boulevards – and built a railyard and power plant in 1896. The facility was named the Sherman Yards and comprised various maintenance and service-related uses. It specifically consisted of a powerhouse, with a “1,000 horse-power engine and a fine, powerful generator...[to produce] the ‘juice’ for running the cars”; as well as a car barn, blacksmith shop, repair garages, and other uses that sustained the streetcars’ operations.³¹



Moses H. Sherman (left), pictured with Sheriff Bill Hammel, 1900 (USC Libraries)

West Hollywood began as a humble town adjacent to the Sherman Yards. In April 1896, E.H. White purchased twelve acres of grain fields to the north of the railyards and recorded a subdivision map for a new town site, which he called Sherman. The original Sherman town site originally consisted of four streets, all of which were named for key employees of the Los Angeles Railway: Sherman Avenue and Clark Street (for Moses Sherman and Eli Clark, respectively), and Larrabee and Elwood streets (for chief engineer W.D. Larrabee and train master John B. Elwood, respectively).

The town grew quickly. “Half a dozen cottages are going up in the little town of Sherman, midway between Los Angeles and Santa Monica, on the electric line,” reported the *Los Angeles Times* in May

²⁹ “The Street Car Facilities,” *Los Angeles Herald*, Nov. 11, 1895; Electric Railway Historical Association of Southern California, “Pasadena & Los Angeles Electric Railway,” online, accessed Sept. 2024.

³⁰ “To the Sea,” *Los Angeles Times*, Apr. 2, 1896.

³¹ GPA Consulting, “Commercial Historic Resources Survey,,” 19.

1896. “There are also several small stores.”³² By 1898, Sherman’s population had grown to about 100, most of whom either worked at the Sherman Yards or in nearby agricultural fields. They lived in modest houses that dotted the sloping streets north of the Sherman Yards. Along the north side of Sherman Avenue (now Santa Monica Boulevard), between Palm Avenue and Clark Street (now San Vicente Boulevard), was a small business district that included a hotel, bank, market, drug store, barber shop, pool hall, and post office.³³

Sherman’s population grew to 500 by 1905, to 900 by 1910, and then to 1,100 by 1913.³⁴ The town’s boosters touted its “small-town atmosphere, climate, and scenic beauty,” as well as its adjacency to the streetcar line, which traveled to Downtown Los Angeles and the seaside enclaves of Santa Monica and Venice.³⁵ By and large, Sherman was a community of humble homes; however, as the town grew in the early twentieth century, areas nearer the foothills were developed with some larger houses and estates.³⁶

In 1911, most of Southern California’s existing streetcars were consolidated under the banner of the Pacific Electric Railway, (PERy), making the PERy the single largest operator of interurban electric streetcar service in the world.³⁷ The Los Angeles Pacific Railway’s interurban line through Sherman was among the routes that were folded into the Pacific Electric Railway system as a result of this merger.



Casaba melon field near Sherman, 1918 (Los Angeles Public Library)

³² “House and Lot,” *Los Angeles Times*, Jun. 26, 1896.

³³ “Sherman,” *Los Angeles Times*, Jan. 1, 1898; Sanborn Fire Insurance Maps, 1910, accessed Sept. 2024 via the Los Angeles Public Library.

³⁴ “The County of Los Angeles Outside the Chief City – Sherman,” *Los Angeles Times*, Jan. 1, 1905; Sanborn Fire Insurance Maps, 1910, accessed Sept. 2024 via the Los Angeles Public Library; “Cahuenga Valley,” *Los Angeles Times*, Jan. 1, 1913.

³⁵ GPA Consulting, “Commercial Historic Resources Survey,” 21.

³⁶ Teresa Grimes and Leslie Heumann, “Sherman: It Was Just a Real Good Place to Live,” unpublished manuscript, n.d.

³⁷ Kevin Starr, *Inventing the Dream: California Through the Progressive Era* (New York: Oxford University Press, 1985), 70.

Early Sherman was surrounded by farmsteads and other small-scale agricultural uses. The town was located near the geographic center of what was known as the “frostless belt” of the Cahuenga Valley, whose fertile soil and ample water was used to grow cash crops including barley, citrus, melons, and squash. Notably, the Sherman area was the location of “one of the pioneering avacado [sic] (alligator pear) orchards of Southern California and one of the largest poinsettia fields in the world.”³⁸ It was also a prodigious supplier of lima beans; in 1918, the *Los Angeles Times* noted that “more lima beans were shipped from Sherman...than any other Los Angeles County city, with the exception of Sawtelle.”³⁹

The Advent of the Film Industry

Sherman retained a semi-rural character into the early decades of the twentieth century, and was separated from the adjacent communities of Beverly Hills (west) and Hollywood (east) by vast expanses of grain fields and other agricultural uses. The town continued to be largely concentrated around the Sherman Yards, which by this time were owned by the Pacific Electric Railway, and aside from some larger houses that were built adjacent to the foothills at the north end of town, it continued to exude a humble character, with modest cottages and bungalows accounting for the majority of its early development.

However, this changed with the advent of the motion picture industry. Beginning in the 1910s, filmmakers set up production facilities in Southern California due to its favorable year-round weather and reliable sunlight, as well as the diversity of locations at which to film. Early studios were located in Edendale (now Echo Park) and Culver City, and the first studio in Hollywood was opened in 1911 at Sunset Boulevard and Gower Street by the Nestor Film Company.⁴⁰ By the late 1910s the film industry had coalesced around Hollywood, which would become its focal point and center of gravity. By 1917, six years after its first movie studio opened, Hollywood’s predominant industry was filmmaking.⁴¹

Sherman was sometimes used as a filming location on account of its adjacency to Hollywood and its studios. What is believed to be the first film shot in the community was *Casey at the Bat* (1916), a silent drama that was filmed at Sherman Field, a baseball diamond that was located at Santa Monica and Robertson boulevards, where West Hollywood Park is today.⁴²

Movie studios also opened new production plants near Sherman. In 1919, silent film star and producer Charlie Chaplin opened a studio on La Brea Avenue near Sunset Boulevard, just outside of Sherman.⁴³ Later that year, tobacco executive-turned-film producer Jesse D. Hampton built an 18-acre studio at Santa Monica Boulevard and Formosa Avenue, also just outside of Sherman.⁴⁴ Hampton’s studio, which spanned a city block, was acquired by film scions Mary Pickford and Douglas Fairbanks in 1922 and re-

³⁸ “Sherman: On the Way to the Sea,” pamphlet published by the Sherman Chamber of Commerce, n.d.

³⁹ “Cahuenga Valley,” *Los Angeles Times*, Jan. 1, 1918.

⁴⁰ Marc Wanamaker and Robert W. Nudelman, *Images of America: Early Hollywood* (Charleston, SC: Arcadia Publishing, 2007), 31.

⁴¹ Gregory Paul Williams, *The Story of Hollywood: An Illustrated History* (London: BL Press, 2011), 87.

⁴² GPA Consulting, “Commercial Historic Resources Survey,” 24.

⁴³ “Charlie Chaplin Will Build Own Film Plant,” *Los Angeles Times*, Oct. 16, 1917; GPA Consulting, “Commercial Historic Resources Survey,” 24.

⁴⁴ “New Film Studio for J.D. Hampton,” *Los Angeles Times*, Sept. 7, 1919.

named the Pickford-Fairbanks Studio. (It would again be re-branded as the United Artists Studio in 1927, and then as the Samuel Goldwyn Studio in 1948).⁴⁵



Pickford-Fairbanks Studio at Santa Monica Boulevard and La Brea Avenue (1922), left; Charlie Chaplin Studios on La Brea Avenue near Sunset Boulevard, 1921 (right) (Los Angeles Public Library)

The rise of the motion picture industry resulted in a wave of population growth in Hollywood and surrounding areas. “With studios hiring hundreds of employees at every position and pay grade, a need arose for residential development at every price point.”⁴⁶ Market forces responded accordingly. Beginning in the late 1910s, and continuing apace throughout the economic boom years of the 1920s, the swaths of peripheral farmland in the Cahuenga Valley were subdivided and developed into new residential tracts, some of which were located in the unincorporated County territory west of Hollywood.

Sherman witnessed similar patterns of growth and expansion at this time. In the 1920s, many of the agricultural fields on the outskirts of Sherman were subdivided into new residential tracts, resulting in the expansion of Sherman beyond its historical core. As a result of this subdivision activity, the boundaries of Sherman eked their way to the east while those of Hollywood moved further west into the unincorporated County territory, resulting in a blurring of the lines that had historically delineated these two communities as they grew increasingly together.

Sherman Becomes West Hollywood

By the early 1920s, the unincorporated area between Hollywood and Beverly Hills was known alternatively as Sherman and West Hollywood. Generally, the former was used to describe the western

⁴⁵ GPA Consulting, “Commercial Historic Resources Survey,” 25.

⁴⁶ Architectural Resources Group, et. al., “Historic Resources Survey Report: Hollywood Redevelopment Plan Area,” prepared for the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), Jan. 2020, 18.

portion of this area while the latter was used to describe the eastern portion, though some source materials indicate that increasingly, both names were used to refer to the area in its entirety.

Yet in spite of its rapid growth, Sherman/West Hollywood remained an unincorporated community that remained within the jurisdiction of the County of Los Angeles. It lacked a municipal government, and services provided by the County were seen by many as inferior to those of neighboring Los Angeles and Beverly Hills, which were able to exercise more direct control over local interests by virtue of their status as incorporated cities.

Local stakeholders banded together to fill this dearth. In 1920, a group of residents and merchants banded together to form the Sherman Chamber of Commerce with the goal of extracting better services from the County, serving as a *de facto* local government in the absence of a City Council. Sanitation, flood control, street lighting and paving, and education were among the issues addressed by the Chamber of Commerce.⁴⁷ The Chamber of Commerce was able to exert political influence; this was demonstrated in 1922, when the Chamber successfully lobbied for the widening of Santa Monica Boulevard, an ambitious endeavor that required “the moving and rebuilding of practically every business block on the street.”⁴⁸

The Chamber of Commerce also acted in the capacity of civic booster, producing promotional materials to encourage development in the town. One pamphlet entitled *Sherman: On the Way to the Sea*, which was printed by the Chamber of Commerce in the early 1920s, reads as follows:

Thirty minutes from Broadway [in the business district of downtown Los Angeles] and twenty minutes to the beaches, on the southern slopes of the beautiful Santa Monica foothills, between and adjoining Hollywood and Beverly Hills, is the thriving Foothill City of Sherman, located directly in the path of Los Angeles’ westward growth and commanding a view of the city, valley and ocean that is unsurpassed...The rapidly increasing demand for Sherman property is proof that the advantages of the locality are being recognized by homeseekers.⁴⁹

With this growth came the question of whether the town should incorporate. The topic was broached as early as 1922, when some stakeholders proposed incorporation as a means of staving off encroachment from the City of Los Angeles, which was pursuing an ambitious wave of annexation at the time. “The consensus of opinion was that the City of Los Angeles is steadily growing toward the sea, and that Sherman is directly in the path of great future developments,” reported the *Los Angeles Times* in 1922.⁵⁰ Those who favored incorporation argued that the community would be better served “as a small city than as a borough” of the larger City of Los Angeles, with a greater degree of local control and autonomy.⁵¹

However, this effort did not materialize. In 1924, residents of Sherman voted on whether to approve annexation by Los Angeles in what was described as “one of the most closely contested annexation elections ever conducted in this county.”⁵² Proponents of annexation argued in favor of having access to

⁴⁷ Ibid, 11.

⁴⁸ “Founder of City Proud of Progress,” *Los Angeles Times*, Dec. 3, 1922.

⁴⁹ “Sherman: On The Way to the Sea,” promotional pamphlet by the Sherman Chamber of Commerce, n.d.

⁵⁰ “Incorporation of Sherman as City Planned,” *Los Angeles Times*, Mar. 7, 1922.

⁵¹ Ibid.

⁵² “Annexation is Defeated in Sherman,” *Los Angeles Times*, Jan. 30, 1924.

Los Angeles' well-developed water, sewer, and fire protection systems, while opponents expressed concerns about increased taxes and the loss of local identity and community character. The vote ultimately failed by slim margins – 760 people voted in favor of annexation, and 814 voted against.⁵³



Aerial view of Sherman/West Hollywood, view northeast, 1922. By this time, much of the nearby agricultural land had been subdivided into residential tracts (USC Libraries)

In 1925, Sherman was re-named West Hollywood in an attempt to capitalize on the fame of its eastern neighbor. The *Los Angeles Times* described the name change with a tinge of sarcasm: “Like a healthy, outdoor child, Sherman has suddenly burst all her old dresses and thinks while she is getting a wardrobe, suitable for a fully grown girl, she might as well discard plain ‘Mary’ and become up-to-date ‘Marie.’”⁵⁴

Single-family houses accounted for the majority of development in Sherman/West Hollywood prior to 1926. However, none of the residential properties within the R1A or R1C zoning districts date to this period of the community’s history.

⁵³ Ibid.

⁵⁴ Helen Starr, “Rich Neighbors Make Sherman Folk Ambitious,” *Los Angeles Times*, Aug. 23, 1925.

Context: West Hollywood Before and During World War II, 1926-1945

Historical Overview

Continued Growth in the 1920s

The steady growth that transformed West Hollywood in the first half of the 1920s continued at a steady pace throughout the second half of the decade. By this time, almost all of the land in the community had been subdivided, so new development consisted primarily of infill within existing subdivisions, and the rounding out of partially-developed residential tracts and blocks. The few large tracts of remaining developable land in the area were promptly acquired and subdivided by enterprising investors.



Aerial view of Sherman/West Hollywood, view northeast, 1926 (Los Angeles Public Library)

Single-family houses accounted for a majority of new development in West Hollywood in the 1920s. This was largely a reflection of societal attitudes toward housing at the time, which favored homeownership and the ideal of the single-family house and was reinforced by the advent of zoning regulations in the 1910s and 1920s. In 1920, the City of Los Angeles formed a City Planning Commission to oversee physical development, and in 1921 it drafted a zoning ordinance that divided Los Angeles into five use-based

zones.⁵⁵ Los Angeles County followed suit in 1922, when the County Board of Supervisors formed the County Regional Planning Commission to coordinate land use planning issues on a Countywide basis.⁵⁶

Between 1925 and 1926, the County Regional Planning Commission drafted a zoning ordinance for unincorporated County land, which included West Hollywood.⁵⁷ Typical of zoning ordinances of this period, the County's ordinance exhibited a clear preference toward single-family residential construction, and prescribed regulations related to use and height. One of the ordinance's stated goals was "to protect...[the] residential district from further encroachment on the part of apartment houses," and to promote the construction of detached single-family houses.⁵⁸



Examples of 1920s single-family residential development in West Hollywood (USC Libraries)

In 1928, the County Regional Planning Commission prepared a zoning ordinance specific to West Hollywood. It, too, expressed a preference for single-family residential construction and imposed restrictions on multi-family development. To this end, the ordinance capped the height of new multi-family buildings at 35 feet, or roughly three stories, which was intended to prevent the construction of large apartment buildings like those in Hollywood and in the Wilshire district of Los Angeles.⁵⁹

However, the County was a lax enforcer of its regulations, which were frequently waived to permit the construction of multi-family housing in areas that were zoned for single-family use. Applications to rezone single-family properties for denser residential uses were often approved. For instance, in 1932 the County approved the up-zoning of Hacienda Place in West Hollywood from single-family to multi-family residential use, after rejecting an earlier attempt to do so.⁶⁰ Similar requests to up-zone individual parcels or entire blocks were regularly approved by County planning officials.

⁵⁵ Los Angeles City Planning, "Zoning Code History," online, accessed Sept. 2024.

⁵⁶ "Andrew Whittemore, "The Regulated City: The Politics of Land Use Regulation in Los Angeles, 1909-2009" (PhD diss., University of California Los Angeles, 2010), 20-21; "Second Meeting Next Saturday," *Los Angeles Times*, Mar. 26, 1922.

⁵⁷ "8 Zoning Rules Are Passed For Areas in County," *Los Angeles Evening Citizen News*, Mar. 6, 1926.

⁵⁸ Los Angeles County Regional Planning Commission, First Annual Report, 1926, qtd. in "ARG, R2, R3, R4 Multi-Family Survey Report," 35.

⁵⁹ GPA Consulting, "City of West Hollywood Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, and R4 Multi-Family Zoning Districts," Dec. 2023, 25.

⁶⁰ *Ibid.*

County planners also often permitted the construction of lower-scale multi-family housing types – including duplexes, triplexes, fourplexes, and bungalow courts – which by virtue of their relatively low scale and compact massing, could be integrated into existing single-family neighborhoods with minimal obtrusion. Some owners of single-family residential properties took a more inventive approach to accommodating density by constructing upper-story ancillary units atop existing detached garage structures – a trend that was dubbed “accumulative architecture” by urban geographer Barbara Rubin.⁶¹ As a result, many of West Hollywood’s residential blocks consisted of an assortment of housing types – predominantly single-family houses, periodically punctuated by compatible multi-family housing options.

Beginning in the late 1920s, a number of large and architecturally resplendent apartment buildings were built in West Hollywood, particularly on and adjacent to the Fountain and Crescent Heights corridors. “Many of [these] fanciful and ornate apartment buildings were populated by the film industry: writers, producers, stars, set designers, and art directors, as well as technicians and cameramen.”⁶² Well-appointed apartment houses catered to the industry’s itinerant whims; they also rose above the stigma often attached to multi-family development due to the exceptional quality of their architecture. Noted architects and designers including Leland Bryant, Max Maltzman, Arthur and Nina Zwebell, and others designed these apartment buildings in a medley of then-fashionable architectural styles.



Romanesque Villas (left), built 1928, and Colonial House (right), built 1930, are examples of apartment house development that occurred in some sections of West Hollywood beginning in the late 1920s (USC Libraries)

Residential Development in the Depression Era

By the early 1930s, the calamity of the Great Depression had devastated homeowners and all but hollowed out the private construction industry. Housing construction in the United States decreased by 90 percent between 1925 and 1933, and millions of Americans lost their homes to foreclosure.⁶³ However, the Southern California region fared better than many other areas in the nation during this

⁶¹ Architectural Resources Group, “R2, R3, R4 Multi-Family Survey Report, Nov. 2008, 40.

⁶² Johnson Heumann Research Associates, “City of West Hollywood Historic Resources Survey,” 1986-1987, 12.

⁶³ Peter G. Rowe, *Modernity and Housing* (Boston: The MIT Press, 1993), 103.

time, due in large part to a robust economy which was sustained by a trifecta of industries: oil, aviation, and entertainment. This was reflected in West Hollywood, where the pace of new construction slowed in the early 1930s but did not cease entirely.

Depression-era residential development was influenced by federal intervention in the housing industry, a centerpiece of President Franklin D. Roosevelt's New Deal. Intent on reviving the economy and preventing foreclosure, the federal government in the 1930s created two new agencies focused on housing: the Home Owners Loan Corporation (HOLC) and the Federal Housing Administration (FHA). Both sought to provide emergency relief for homeowners, and to make homeownership more attainable to Americans who were deemed by the government to be low financial risks. Established in 1933, the HOLC refinanced home mortgages to avert foreclosure, and created standards for assessing the creditworthiness of neighborhoods. The FHA, which was established in 1934, offered low-cost, federally insured mortgages to incentivize new home construction. FHA-insured loans increased access to homeownership for millions of Americans, many of whom were able to afford down payments and monthly mortgages for the first time. Federal intervention in the housing industry also attempted to assuage the concerns of anxious lenders, who had been reluctant to underwrite private home loans.



Residential streetscape at Harper and Norton avenues in West Hollywood, 1941 (USC Libraries)

Between 1936 and 1940, the FHA published a series of technical bulletins which enumerated a set of design and construction standards for residential builders seeking FHA financing. Notably, in 1940 it released a bulletin entitled *Principles of Planning Small Houses*, which spelled out the FHA's standards for new single-family residential construction. Per the agency, new houses were to be designed in architectural styles rooted in established tradition, and around floorplans that were compact and

efficient. These design and construction standards influenced the character of new single-family residential developments in the Depression era; this was especially true in the context of large new residential tracts that were being developed on the suburban periphery, where sizable tracts of undeveloped land could readily be subdivided and developed in strict adherence with agency guidance.

The FHA's influence was less pronounced in urbanized settings like West Hollywood, where development patterns had already taken firm root and there remained little available land on which to build, especially on the large scale often required to obtain FHA financing. Rather, residential development in West Hollywood during the 1930s and early '40s consisted of continued infill, where new single-family houses and compatibly-scaled multi-family dwellings were built on vacant parcels in existing neighborhoods.

Emergence of the Sunset Strip

During the 1930s, the Sunset Strip, a 1.7-mile-long unincorporated stretch of Sunset Boulevard at the north end of West Hollywood, became a venerable hub of entertainment and nightlife, particularly among motion picture stars and their ilk. Commercial development along this stretch of Sunset Boulevard dates to the 1920s, when landowner Francis Montgomery erected four Georgian Revival style commercial buildings at the approximate mid-point of the boulevard. This commercial node included fashionable shops and restaurants that appealed to celebrities who commuted between their homes in Beverly Hills and the studio backlots in Hollywood.⁶⁴ It was expanded in the 1930s and is now known as Sunset Plaza.⁶⁵

Sunset Boulevard "became the after-dark playground for the Hollywood elite" in the years preceding World War II.⁶⁶ After Prohibition was repealed in 1933, many fashionable nightclubs, lounges, restaurants, and similar venues opened along the boulevard, which became well-known for their upscale atmospheres and star-studded clientele. In 1934, Billy Wilkerson, owner and publisher of the *Hollywood Reporter*, acquired a former restaurant and re-opened it as Café Trocadero, a French-themed restaurant and club. The Troc, as it was known, developed a reputation as the epitome of Hollywood glamour. It was a place to see and to be seen, attracting A-list celebrities and the gaggle of reporters and gossip columnists who followed them. Other popular venues along the Sunset Strip in the 1930s and '40s included Ciro's, Mocambo, Little Troc, Café La Maze, Jane Jones's Little Club, Club Bali, and Café Gala.⁶⁷

By the 1940s, the automobile had unequivocally supplanted the streetcar as the dominant mode of transportation in Southern California, leading to the decline of the region's once-indomitable public transit system. In 1941, the Pacific Electric Railway decommissioned the streetcar line that traveled down Santa Monica Boulevard, though the tracks would remain intact (and abandoned) for several decades.⁶⁸

West Hollywood was almost entirely built out by the dawn of World War II. The dearth of remaining developable land set the stage for the infill and redevelopment that would come to define the community and its development patterns in the second half of the twentieth century.

⁶⁴ GPA Consulting, "Commercial Historic Resources Survey," 2016, 27.

⁶⁵ Ibid.

⁶⁶ Ibid, 37-38.

⁶⁷ Ibid, 40.

⁶⁸ Nathan Masters, "How the Town of Sherman Became the City of West Hollywood," KCET, Dec. 1, 2011.

Theme: Single-Family (R1A and R1C) Residential Development, 1926-1945

By 1926, the built environment of West Hollywood was well-established: nearly all of its agricultural hinterlands had been subdivided to keep pace with the acute demand for new housing after World War I. Residential development from this point onward consisted largely of infill within existing tracts and the rounding out of nascent streetscapes. Faced with limited options to accommodate additional growth, developers adopted alternate strategies to meet the demand for new development, including petitioning County planning officials to permit the construction of multi-family housing on single-family-zoned lots.

Others found ways to make more efficient use of existing sites that were either undeveloped or underdeveloped. A common tactic to this end included consolidating and subdividing existing parcels to accommodate additional development. In 1929, two adjacent parcels in the Norma Triangle neighborhood were consolidated and repartitioned into a subdivision of 14 smaller residential lots. The new subdivision was centered around a new street, Betty Way. In 1939, a parcel on the Eastside of West Hollywood that had long been occupied by a single commercial tenant was re-subdivided into a new subdivision of three dozen residential lots. That subdivision was oriented around a newly-platted cul-de-sac, Greenacre Avenue.

Thus, almost all of West Hollywood's R1A and R1C-zoned single-family properties – including the 14 properties on or directly adjacent to Betty Way, and the 36 properties on Greenacre Avenue – date to the pre-World War II period of residential development. A discussion of each street is included below.

Betty Way

Betty Way is a small residential development of 14 single-family houses, which were constructed between 1929 and 1930. Prior to 1929, what would become Betty Way consisted of two adjacent parcels, both of which fronted onto Larrabee Street. One contained a small single-family dwelling and rear ancillary structure; the other was vacant.⁶⁹ In the mid-1920s, the block on which these lots were located – between Harratt, Cynthia, and Larrabee streets and Palm Avenue – was studied as the site of a future public park, which ultimately did not come to fruition amid community opposition and cost concerns.⁷⁰

In 1929, the two aforementioned lots on Larrabee Street were consolidated, and the site was re-subdivided into 14 smaller residential lots by Al Horowitz. Horowitz was an early resident of Sherman/West Hollywood, where he worked as a merchant and operated a general store. He was also active in local civic affairs, serving as an officer of the Sherman Chamber of Commerce.⁷¹

Horowitz was also a small-scale real estate developer, as noted by the *Hollywood Daily Citizen*: “Mr. Horowitz is a pioneer merchant of Sherman and has not only devoted himself to building up a department store in this community, but has bought and sold much real estate here. He has had faith in Sherman and bought acreage at different times which has soon become residence and business property.”⁷² In 1923, Horowitz had subdivided a tract of former agricultural land on the west side of

⁶⁹ Sanborn Fire Insurance Map, 1926.

⁷⁰ “Cost Held Too High For Use to Territory,” *Los Angeles Evening Citizen News*, Nov. 9 1926.

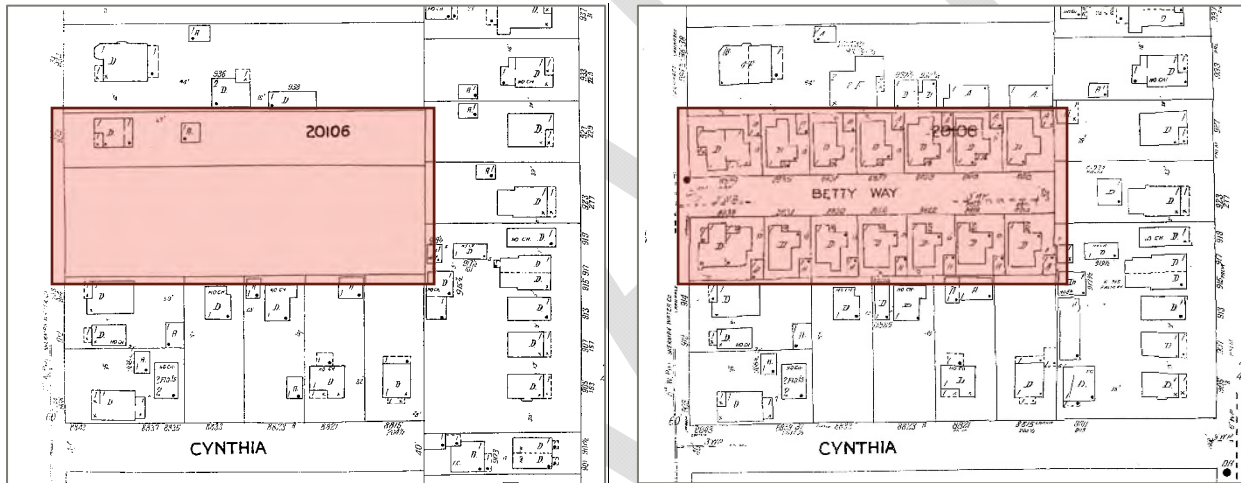
⁷¹ “Officers Chosen Tuesday Evening,” *Los Angeles Evening Citizen News*, Jan. 25, 1923.

⁷² “Subdivision Sells in Record-Making Time,” *Hollywood Daily Citizen*, Feb. 8, 1923.

Hammond Street into a small residential subdivision comprising 31 lots. The subdivision was centered around a newly-platted street called Phyllis Avenue, the name of his elder daughter.⁷³

On the re-subdivided Larrabee Street site, Horowitz constructed 14 new single-family houses between 1929 and 1930. These houses were nearly identical in scale and appearance; they were each one story tall with compact footprints, were designed in the Spanish Colonial Revival style, and accompanied by a small detached garage at the rear of the lot, which was accessed from the street by a curb cut and driveway. Each had a uniform front setback. The subdivision was oriented around a newly-platted cul-de-sac called Betty Way, the name of Horowitz's younger daughter.⁷⁴

Typical of West Hollywood's residential neighborhoods of the era, the houses on Betty Way were inhabited by those of modest economic means who worked in common professions. City directories and Census data indicate that some residents were employed as sound technicians, camera operators, and other back-of-house jobs associated with the Hollywood entertainment industry.⁷⁵ Some of the houses appear to have been owned by Horowitz and offered for rent.



Sanborn maps dated 1926 (left) and 1950 (right); the location of Betty Way is marked in red (Los Angeles Public Library; annotations by ARG)

Greenacre Avenue

Greenacre Avenue, a cul-de-sac of 36 single-family residential lots on the Eastside of West Hollywood, was developed between 1940 and 1941. Its low scale and suburban character deviate from the urbanized setting of West Hollywood but are typical of Depression era subdivisions, which were influenced by the federal government's design and construction standards and underwriting policies.

⁷³ U.S. Census Data, 1920 and 1930, accessed Sept. 2024 via Ancestry.com.

⁷⁴ Ibid.

⁷⁵ U.S. Census Data, 1930 and 1940, online, accessed Sept. 2024 via Ancestry.com.

Prior to 1940, Greenacre Avenue was the site of a plant nursery that had been in continuous operation since at least the 1910s. Known as the Asahi Nursery, the business was located on the north side of Santa Monica Boulevard, east of Fuller Avenue. Its proprietors appear to have been of Japanese descent.⁷⁶ Several greenhouse buildings and ancillary structures faced Santa Monica Boulevard, while the rest of the site consisted of the nursery grounds. The business marketed itself as comprising “nurserymen and landscape architects” and sold trees, bushes, shrubs, and other plant material.⁷⁷ It was a prodigious supplier of Queen palm trees (also known as *Cocos plumosa*), a species of palm native to South America.⁷⁸

Early in its history, the nursery was located in a peripheral, undeveloped area between the communities of Sherman and Hollywood that was suited to agriculture. However, by the 1930s the property was hemmed in on all sides by development as the area around it grew.⁷⁹ An acute demand for housing and the forces of urban expansion ultimately pushed the nursery out. The property was sold in 1939, and the business moved to a new site in the Sawtelle district of Los Angeles.⁸⁰

In December 1939, the former nursery property was subdivided into a new residential tract by a development entity called the Pan Realty Corporation. The subdivision comprised 36 residential lots oriented around a new street called Greenacre Avenue, which was accessed from the south by Santa Monica Boulevard and terminated in a cul-de-sac at the north end of the tract. These parcels were uniform in size – 50 feet wide by 100 feet deep – to accommodate single-family residential construction. The tract also included limited commercial frontage along Santa Monica Boulevard, which developed separately from the rest of the subdivision.⁸¹

The lots on Greenacre Avenue were developed with detached single-family houses, all of which were built between 1940 and 1941. Glenn A. Doughty, a Los Angeles-based general contractor, constructed the houses for the Pan Realty Corporation. The houses were small in size, and exhibited the compact floor plans and modestly appointed façades that were favored by the FHA. Streetscape features along Greenacre Avenue included concrete curbs and sidewalks, and narrow parkway strips that were planted with Queen palm trees. Advertisements for the tract touted its access to FHA financing and the benefit of paying “County taxes,” which were understood to be less than those levied in the City of Los Angeles.⁸² These advertisements also referred to the development as “Hollywood’s Only Subdivision,” acknowledging the somewhat anomalous quality of the suburban street in an otherwise urban setting.⁸³

Construction of the subdivision was complete in 1941. In January 1942, the *Los Angeles Evening Citizen News* reported that “already 35 of the homes have been occupied. The 36th home is ready for

⁷⁶ Gleaned from historic city directories (various dates), accessed Sept. 2024 via the Los Angeles Public Library.

⁷⁷ Classified Ad, *Los Angeles Evening Express*, Dec. 25, 1926.

⁷⁸ Display Ads, *Los Angeles Times*, Jun. 19, 1921, Sept. 11, 1921, and Aug. 21, 1927.

⁷⁹ Gleaned from historic aerial images, accessed Sept. 2024 via the UC Santa Barbara Library.

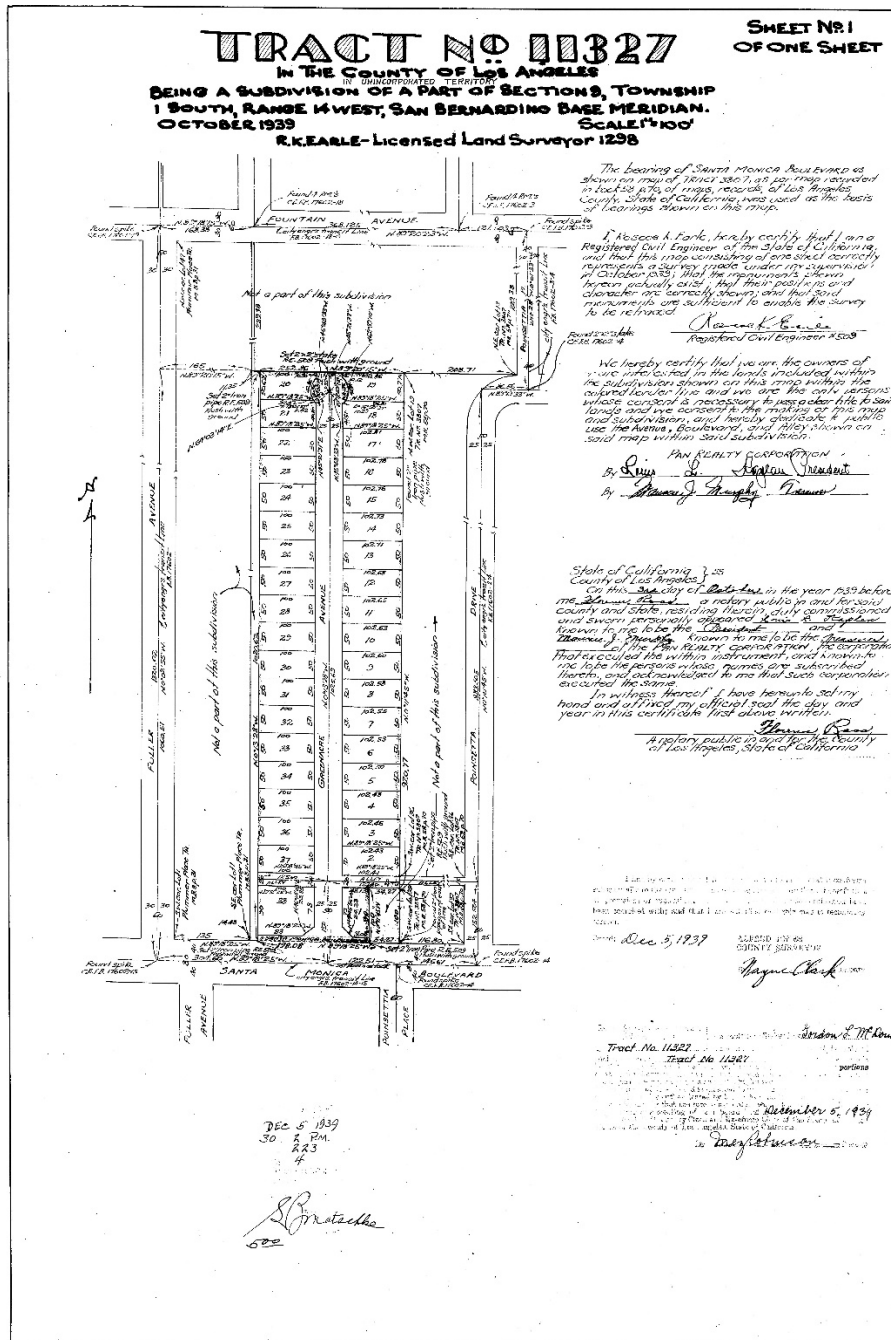
⁸⁰ Classified Ad, *Los Angeles Evening Citizen News*, Aug. 14, 1939; Display Ad, *Los Angeles Times*, Mar. 3, 1940.

⁸¹ Subdivision map for Tract No. 11327, recorded Oct. 1939, accessed Sept. 2024 via the Los Angeles County Department of Public Works.

⁸² Classified Ad, *Los Angeles Evening Citizen News*, Jun. 8, 1940.

⁸³ Classified Ad, *Los Angeles Times*, Jun. 16, 1940.

occupancy.”⁸⁴ It further reported that “most of the homes were purchased by persons who previously lived in the neighborhood and watched the building of the homes.”⁸⁵



Subdivision map for Tract No. 11327, which included Greenacre Avenue, Oct. 1939 (L.A. County Department of Public Works)

⁸⁴ “36 New Homes on Single Street,” *Los Angeles Evening Citizen News*, Jan. 17, 1942.

⁸⁵ *Ibid.*

Deed Restrictions and Racial Covenants

The FHA mortgage insurance program was instrumental in spurring the development of residential construction, augmenting the nation's supply of housing and making homeownership possible for millions of American households. However, the practices of the FHA were steeped in exclusionary attitudes. Until 1948, the FHA supported the use of restrictive covenants and was reluctant to guarantee construction loans in areas without them. The FHA Underwriting Manual stated that "if a neighborhood is to retain stability, it is necessary that properties shall continue to be occupied by the same social and racial classes." The Manual asserted that restrictive covenants "provide[d] the surest protection against undesirable encroachment and inharmonious use." These practices discriminated against communities of color by making it much more difficult for non- to reap the benefits of an FHA-backed mortgage.

Greenacre Avenue, which received FHA financing, was demonstrative of this exclusionary trend. In accordance with FHA guidance, its developer tacked restrictive covenants onto the deeds of houses built in the subdivision. Specifically, the deeds included language stating that:

No lot in said tract shall at any time be lived upon by any person whose blood is not entirely that of the Caucasian Race, as for the purpose of this paragraph no Japanes [sic], Chinese, Mexican, Hindu or any persons of the Ethiopian, Indian or Mongolian Races shall be deemed to be a Caucasian, but if persons not of the Caucasian Race be kept thereon by any Caucasian occupant strictly in the capacity of servants or employers of such occupant, such circumstances shall not amount to a violation of this condition.⁸⁶

By contrast, Betty Way was developed prior to the establishment of the FHA. Property deeds for the houses on Betty Way do not include restrictive language, and a 1946 classified ad in the *California Eagle*, a prominent Black-owned newspaper, describes the 8000 block of Betty Way as being "unrestricted."⁸⁷

⁸⁶ Property deed for 1212 Greenacre Avenue, accessed Jun. 2024 via the Los Angeles County Registrar/Recorder-County Clerk.

⁸⁷ Classified Ad, *Los Angeles Times*, Aug. 15, 1946.

Evaluation Guidelines: West Hollywood Before and During World War II, 1926-1945

Summary

Like much of Southern California, West Hollywood witnessed a considerable amount of new residential development between the mid-1920s and World War II, the onset of the Great Depression notwithstanding. Since most of the land area within West Hollywood had already been subdivided, new residential development largely took the form of infill on existing residential blocks with an eclectic mix of single-family and multi-family residential buildings. However, on occasion developers and builders subdivided small tracts of land into new single-family residential tracts that were planned and built as unified entities; this includes almost all of the parcels located in the City's R1A and R1C zoning districts.

Resources evaluated under this context are significant for conveying patterns of single-family residential development and settlement in West Hollywood before World War II. Resources are likely to be expressed in the form of historic districts. An individual property may be eligible if it is identified with persons or events significant in national, state, or local history.

Evaluation Guidelines

Associated Property Types	<ul style="list-style-type: none"> • Single-family residence • Historic district
Property Type Summary	R1A and R1C-zoned residential properties associated with this context consist of single-family residences that were developed as part of a small subdivision. These houses are generally small in size, modest in appearance, and ascribe to standardized floor plans. Most are accompanied by a detached garage located at the rear of the property.
Geographic Location	R1A and R1C-zoned residential properties associated with this context are located in one of two areas: on or directly adjacent to Betty Way (a cul-de-sac in the Norma Triangle neighborhood), and on Greenacre Avenue (a cul-de-sac on the Eastside of West Hollywood).
Applicable Criteria	<ul style="list-style-type: none"> • NRHP: A, B • CRHR: 1, 2 • Local: A.2, A.3, C
Period of Significance	1926-1945
Eligibility Standards	To be eligible under this context, an individual property should: <ul style="list-style-type: none"> • Have an association with an event significant to national, state, or local history (Criterion A/1/C); or • Have an association significant to national, state, or local history (Criterion B/2/C); and • Date to the period of significance (1926-1945); and • Retain the essential aspects of historic integrity.

Eligibility Standards (cont.)	<p>To be eligible under this context, a historic district should:</p> <p>Be a geographically or thematically definable area of related properties, whose requisite components may lack individual distinction (Criterion A/1/A.2, A.3); and</p> <ul style="list-style-type: none"> • Clearly convey significant patterns of residential development and settlement; and • Date to the period of significance (1926-1945); and • Retain the essential aspects of historic integrity.
Integrity Considerations	<ul style="list-style-type: none"> • An individual property should retain, at minimum, integrity of Location, Design, Feeling, and Association. • A historic district should retain, at minimum, integrity of Location, Design, Feeling, and Association. • A historic district should retain a sufficient number of contributing resources (approximately 60 percent or more) to adequately convey its historical significance. • Minor or reversible alterations, or in-kind replacement of original features and finishes may be acceptable; significant alterations that change the massing, form, roofline, or fenestration, and/or are not easily reversible, are not acceptable. • Integrity of setting may be compromised due to infill and redevelopment that occurred after World War II.
Associated Architectural Styles ⁸⁸	<ul style="list-style-type: none"> • Spanish Colonial Revival • Minimal Traditional

⁸⁸ Evaluation guidelines related to architecture and physical design are provided in the subsection entitled “Context: Residential (R1A and R1C) Architectural Styles in West Hollywood.”

Context: Postwar and Modern West Hollywood 1946-1984

Historical Background

Postwar West Hollywood, 1946-1965

In the decades after World War II, the Southern California region entered into a period marked by remarkable population growth and rapid development. The swift development of the post-World War II period brought about profound changes to the West Hollywood community.

The interior design industry was a notable new addition to West Hollywood in the postwar years. Furniture showrooms, which had traditionally been clustered in Downtown Los Angeles, began moving out of Downtown and into less expensive peripheral spaces in the 1940s and 1950s.⁸⁹ Several of these showrooms opened along La Cienega, Beverly, and Robertson boulevards in the western section of West Hollywood, where commercial and industrial buildings were more affordable and had adaptable floorplans that were suited to the needs of design-oriented businesses. Nearby, art galleries and restaurants began opening, bolstering West Hollywood's ties with arts and culture and earning repute among the creative class.

West Hollywood's LGBTQ+ community prospered in the postwar period. At this time, those who openly identified as gay or lesbian, or were believed to be engaging in homosexual behavior, were often subjected to harassment, intimidation, and violence, often at the hands of police. The Los Angeles Police Department (LAPD), which patrolled incorporated Los Angeles, was especially notorious for its crackdowns on homosexuality and gender nonconformance. The LAPD raided bars and clubs known to be frequented by LGBTQ+ patrons, and would make arrests for so-called crimes like "sexual perversion" and "lewd and lascivious conduct."⁹⁰ West Hollywood was policed by the Los Angeles County Sheriff's Department, which by comparison, was not as vigilant about enforcing laws that targeted the LGBTQ+ community. Increasingly, West Hollywood became known for its relatively safe and tolerant atmosphere.

The Sunset Strip continued to be a hub of after-hours entertainment, though the storied corridor had begun to exhibit signs of decline by the 1950s. A series of violent encounters between warring mob bosses in the 1940s reflected poorly on the area's reputation, fueled concerns about public safety, and resulted in police crackdowns. By the 1950s, celebrities and tourists were increasingly traveling to the desert community of Las Vegas to partake in gambling, drinking, and other vices long associated with the Sunset Strip.⁹¹ Most of the corridor's iconic restaurants and clubs had closed by the late 1950s.

The size and scale of development in West Hollywood intensified in the postwar era – a result of its compact geographic footprint and dearth of vacant land. The only way to meaningfully accommodate new growth in the small, landlocked community was to replace existing low-scale development with new buildings that were taller, larger, and denser than their forebears – a trend that was aided by the

⁸⁹ GPA Consulting, "Commercial Historic Resources Survey," 2016, 55.

⁹⁰ Lillian Faderman and Stuart Timmons, *Gay L.A.: A History of Sexual Outlaws, Power Politics, and Lipstick Lesbians* (Berkeley: University of California Press, 2006), 376.

⁹¹ GPA Consulting, "Commercial Historic Resources Survey," 2016, 60-61.

County's somewhat cavalier approach to zoning and land use regulations, and its tendency to approve applicants' requests to upzone properties located in low-density zoning districts.

This trend toward densification manifested in efforts to redevelop the Sunset Strip with large, new modern commercial buildings. Though its "reputation may have been tarnished, the name Sunset Boulevard still had prestige and developers seized the opportunity to acquire and demolish the one and two-story buildings" at relatively little cost, and erect much taller hotel and office buildings in their place.⁹² In 1962, the *Los Angeles Times* reported that "there have been 18 building permits in the last six months for 16 apartment buildings and two office buildings, ranging from 5 to 16 stories in height, with an average of 12 levels."⁹³ Examples of this new wave of development included the nine-story City National Bank Building at Sunset Boulevard and Doheny Road (1961); Gene Autry's Hotel Continental, a 13-story, 300-room hotel designed by architect Martin Stern, Jr. (1963); and the Playboy Club and Offices, comprising a ten-story office tower and a 12-story hotel designed by architect Richard Dorman (1964).⁹⁴

West Hollywood's residential streetscapes were also dramatically transformed in the postwar period. Beginning in the 1950s, developers, unable to subdivide large tracts of vacant land as they did in suburban communities like the San Fernando Valley, instead acquired lots with existing single-family houses and low-density multi-family buildings and petitioned County officials to upzone them for denser multi-family development. One of the most common requests at this time was for a conversion from single-family zoning to R3 (medium density) multi-family zoning – a request that was frequently granted, and resulted in extensive infill within many of West Hollywood's established neighborhoods.

Several common types of multi-family housing began to appear on the residential streets of West Hollywood beginning in the 1950s. Typical multi-family property types included apartment houses, which were designed to maximize lot coverage; courtyard apartments, which were oriented around courtyards and afforded residents access to common open space; and stucco boxes, or "dingbats," which were boxy, non-descript buildings with tuck-under parking to maximize lot coverage, typically with cosmetic flourishes in lieu of more expensive, three-dimensional architectural features to add visual interest.⁹⁵

By the 1960s, existing low-scale residential blocks took on a more eclectic character due to redevelopment, infill, and the construction of larger and more modern multi-family residential buildings. With this came an increase in the number of rental units. In the postwar period, "West Hollywood was transformed from a community largely composed of single-family residences, at least in terms of geographical coverage, into [one] dominated by apartment houses of every style shape and size."⁹⁶

⁹² Ibid, 61.

⁹³ Tom Cameron, "Sunset Strip Being Transformed by High-Rise Office Structure Trend," *Los Angeles Times*, Apr. 29, 1962.

⁹⁴ "Buildings Spur Area's Economy," *Los Angeles Times*, Jul. 16, 1961; "May Opening Planned for Sunset Strip Hotel," *Los Angeles Times*, Apr. 21, 1963; "Final Plans Ready for Playboy Club," *Los Angeles Times*, Jun. 2, 1963.

⁹⁵ Architectural Resources Group, "R2, R3, R4 Multi-Family Survey Report, Nov. 2008, 40-47.

⁹⁶ Ibid, 33.

Modern West Hollywood, 1966-1984

West Hollywood continued to grow in subsequent years. Between 1960 and 1970, its population increased from 28,870 to roughly 41,000, due in large part to the densification of its existing streetscapes with multi-family developments that were much larger and denser than the lower-scale buildings that they replaced.⁹⁷ The County continued to approve requests to upzone properties for multi-family construction, resulting in a built environment that was even more diverse and eclectic than before.



Aerial image of West Hollywood, in the vicinity of Santa Monica Boulevard and West Knoll Drive, view northwest, 1955. Note the presence of multi-family properties on residential blocks (Los Angeles Public Library)

Heightened density produced a variety of challenges including “worsening traffic congestion, a lack of sufficient parking, and what many perceived as unchecked multi-family construction.”⁹⁸ Local resources were increasingly strained, and the construction of taller buildings led to frequent battles between area residents, landowners and developers, and County administrators and zoning officials.

The County’s lax attitude toward upzoning incentivized the demolition of lower-density single-family houses and the construction of larger and more lucrative income-producing uses. This was especially evident in the transformation of Kings Road, which in 1963 had been rezoned from single-family to multi-family residential use by the Los Angeles County Board of Supervisors. Once developed with large,

⁹⁷ GPA Consulting, “City of West Hollywood Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, and R4 Multi-Family Zoning Districts,” Dec. 2023, 36.

⁹⁸ Ibid, 33.

distinguished single-family houses, the properties along Kings Road were incrementally demolished and replaced with new multi-family developments, much to the ire of some residents. One particularly contentious land use decision involved the demolition of the Walter Dodge House at 950 N. Kings Road, a single-family house that was designed by architect Irving Gill in 1916, and was considered to be one of the finest examples of Gill's work and a pivotal example of Modern architecture.⁹⁹ After a bitter and protracted battle to preserve the building, it was demolished in 1970 and replaced with apartments.¹⁰⁰



Walter L. Dodge House before (left) and after (right) demolition (westhollywoodhistory.org)

As the built environment of West Hollywood evolved, so too did its population. By the 1970s, West Hollywood had emerged as “the most visible concentration of gay culture and power in the region” within Southern California.¹⁰¹ A concentration of gay bars and venues began to coalesce at the west end of Santa Monica Boulevard, lending impetus to the entertainment district which came to be known as Boystown (and is now called the Rainbow District or the Historic LGBT Rainbow District, terminology that is more inclusive and accounts for the diversity that exists within the LGBTQ+ community).

The modern era of West Hollywood was also characterized by an influx of Jewish immigrants from the Soviet Union, further adding to the community's rich ethnic and cultural diversity. Russian Jewish immigrants began arriving in Los Angeles in the 1960s, initially as refugees seeking to escape persecution under the communist government regime, with additional waves of migration taking place in the 1970s and 1980s.¹⁰² Many settled in the Fairfax district of Los Angeles and in the eastern portion of West Hollywood, near Plummer Park, which was located near social service organizations that catered to Soviet Jews and also had an existing Jewish population.

As West Hollywood continued to grow and evolve, its status as an unincorporated community increasingly became an issue of concern. Concerns related to zoning and land use, multi-family residential

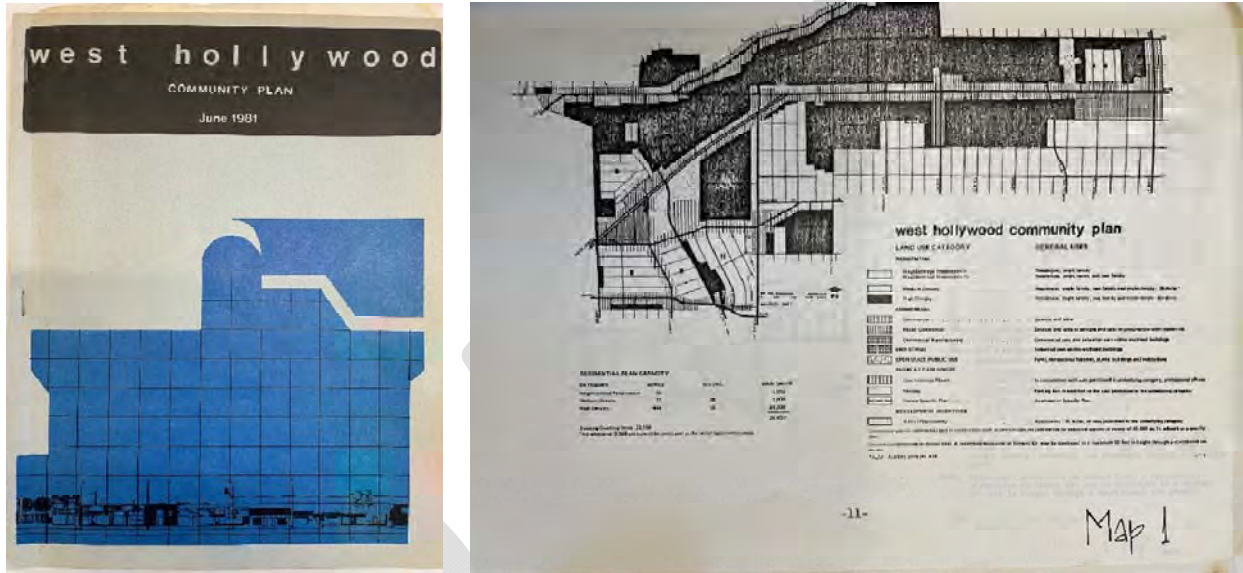
⁹⁹ Jeffrey Head, “Dodge House in West Hollywood: All That’s Left is the Architect’s Genius and a Cautionary Tale,” *Los Angeles Times*, Jul. 16, 2011.

¹⁰⁰ Ray Hebert, “Wreckers Demolish Old Dodge House in Surprise Move,” *Los Angeles Times*, Feb. 10, 1970.

¹⁰¹ GPA Consulting, “City of West Hollywood Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, and R4 Multi-Family Zoning Districts,” Dec. 2023, 33.

¹⁰² *Ibid*, 35.

construction, and what was seen by many as unchecked, underregulated development on the part of County officials continued to be a source of friction. Following a zone change in 1973 which increased the required number of parking spaces per apartment unit from one-and-a-half to two, developers constructed yet larger and denser multi-family buildings to better support their return on investment.¹⁰³ This, in turn, intensified existing concerns related to traffic congestion and the availability of parking, particularly on the community’s labyrinth of narrow residential streets. In 1981, the County prepared a community plan for West Hollywood which imposed a height limit of 45 feet for new multi-family residential construction, and reduced the allowable density in certain areas while raising it in others.¹⁰⁴



Excerpts from the West Hollywood Community Plan, prepared in 1981 (City of West Hollywood Community Development Department)

By the 1980s, a group of area residents again broached the topic of incorporation. In addition to the aforementioned issues, the incorporation movement was also fueled by a rising concern for renter’s rights. “Local leaders worried that the area, situated between several wealthy enclaves, would become the site of massive redevelopment, losing low-rent apartments,” as by the late 1970s it was estimated that 85 to 90 percent of West Hollywood residents were renters.¹⁰⁵ In addition, a rent control law that was enforced by the County and applied to West Hollywood was set to expire in 1985, amplifying collective anxiety about the possibility of steep rent hikes and the displacement of vulnerable tenants. A grassroots organization known as the Coalition for Economic Survival (CES) was instrumental in galvanizing community support for incorporation as was Ronald Stone, a prominent local gay rights’ activist who was a proponent of cityhood and is known as “the father of West Hollywood’s cityhood.”¹⁰⁶

¹⁰³ “County Oks Parking Plan for Apartments,” *Los Angeles Times*, Aug. 12, 1973.

¹⁰⁴ Mark Gladstone, “County Acts on W. Hollywood Crowding,” *Los Angeles Times*, May 12, 1983.

¹⁰⁵ GPA Consulting, “Commercial Historic Resources Survey,” 2016, 61.

¹⁰⁶ “Ronald L. Stone: W. Hollywood Activist,” *Los Angeles Times*, Aug. 29, 1988.

The question was put before voters in 1984, after a petition was signed by nearly one-fifth of West Hollywood residents.¹⁰⁷ Proponents of cityhood included a diverse coalition of area stakeholders including the LGBTQ+ community, elderly residents, and Russian immigrants, all of whom shared similar concerns regarding the future of the community.¹⁰⁸ That November, West Hollywood voted in favor of incorporation, making it the 84th incorporated city in Los Angeles County. Upon incorporating, West Hollywood was the first city in the nation to have a majority openly gay City Council, which in short order passed a stringent rent stabilization ordinance and a series of laws aimed at protecting gay rights.¹⁰⁹



West Hollywood upon achieving cityhood, 1984 (Los Angeles Public Library)

Theme: Single-Family (R1A and R1C) Residential Development, 1946-1984

Single-family residential construction was relatively uncommon in West Hollywood in the decades after World War II. An acute demand for new housing and increased density, coupled with the County's policies and practices related to zoning and land use, heavily favored the construction of taller and denser multi-family buildings in lieu of detached single-family houses. Often, new multi-family residential buildings were constructed on parcels that had previously been occupied by single-family residences.

¹⁰⁷ "Nearly Fifth of West Hollywood Residents Sign: Petitions Request Vote on Incorporation," *Los Angeles Times*, Apr. 7, 1984.

¹⁰⁸ Stephen Braun, "Issue Forges Alliance Between Homosexuals, Older Jewish Residents," *Los Angeles Times*, Oct. 14, 1984.

¹⁰⁹ GPA Consulting, "City of West Hollywood Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, and R4 Multi-Family Zoning Districts," Dec. 2023, 39.

Doheny Road, La Collina Drive, and Sierra Alta Way

New single-family residential construction in the City's R1A and R1C zoning districts was confined to a peripheral pocket at the far northwest corner of West Hollywood, adjacent to the Beverly Hills and Los Angeles city limits to the west and north, respectively. This area, located on the north side of Doheny Road between Sierra Alta Way and the Beverly Hills city limit, was part of La Collina, a large estate anchored by a Mediterranean Revival style house that was built in 1923 for financier Benjamin Meyer.¹¹⁰ Most of La Collina, including the house and most of its grounds, was located in the Los Angeles city limits, but the southernmost portion of the estate – which extended to Doheny Road – was located in unincorporated Los Angeles County and would later become a part of West Hollywood. La Collina Drive, a private street that extends north of Doheny Road, was originally the main entrance to the estate.¹¹¹



Sierra Alta Way at Doheny Road, view northeast, 1937 (Los Angeles Public Library)

Over time, areas along the edges of the La Collina estate were subdivided to accommodate additional development. In 1924, the southernmost edge of the La Collina estate was subdivided into a new residential tract called Tract No. 6414, which comprised 17 residential parcels and a new street called Sierra Alta Way. Almost all of the parcels in the tract were located within the Los Angeles city limits; however, two parcels with frontage on Doheny Road were located in unincorporated Los Angeles County.

In 1969, an interstitial site on the west side of La Collina Drive between Doheny Road (south), the Beverly Hills city limit (west), and the Los Angeles city limit (north) was subdivided into four trapezoidal-shaped lots by its owner, Alice Rand. Three of the lots (9329, 9331, and 9337 Doheny Road) were developed with

¹¹⁰ HistoricPlacesLA, Los Angeles Historic Resource Inventory, "1200 N La Collina Dr," online, accessed Sept. 2024.

¹¹¹ Gleaned from Sanborn Fire Insurance Maps, 1926.

single-family houses in 1970; the fourth lot (1107 La Collina Drive) was developed with a single-family house in 1976. All four of the houses commissioned by Rand were designed by architect Edward “Ted” Grenzbach, who was known for designing sumptuous houses, and remodeling existing dwellings, for celebrities and other high-profile clients between the 1960s and his death in 1994.¹¹² The four houses on and adjacent to Doheny Road were designed by Grenzbach in the then-popular Neo-Spanish style.

DRAFT

¹¹² Historical building permits, various dates, obtained from the City of West Hollywood; “Edward ‘Tedd’ Grenzbach, Designed Celebrities’ Homes,” *Los Angeles Times*, Jun. 11, 1994.

Evaluation Guidelines: Postwar and Modern West Hollywood, 1946-1984

Summary

The residential landscape of West Hollywood changed dramatically in the decades after World War II. To accommodate increased density and additional housing in the landlocked, built-out community, redevelopment and infill became increasingly common. Many existing single-family houses and low-scale multi-family properties were demolished and replaced with apartment buildings and other multi-family property types that were generally taller and denser than the buildings that preceded them. The number of rental units – and the number of renters – in the community increased between the mid-1940s and 1984, when West Hollywood incorporated as a city. Very few new single-family houses were built in West Hollywood at this time; single-family construction in the City’s R1A and R1C zoning districts was limited to a small number of custom single-family houses at the far northwest corner of West Hollywood.

Resources evaluated under this context are significant for conveying patterns of single-family residential development and settlement in West Hollywood in the postwar (1946-1965) and modern (1966-1984) periods. Simply being a residential resource from this period is not enough to justify significance; to be eligible, a resource must have been important in the residential or cultural development of the city. Extant resources are likely to be expressed in the form of individual properties, and not as historic districts. An individual property may be eligible if it is identified with persons or events significant in national, state, or local history.

Evaluation Guidelines

Associated Property Types	<ul style="list-style-type: none"> • Single-family residence
Property Type Summary	R1A and R1C-zoned residential properties associated with this context consist of single-family houses that were custom-designed and constructed on an individual basis. Most have attached garages, and are surrounded by perimeter walls, gates, or hedges that obscure the properties from public view.
Geographic Location	R1A and R1C-zoned residential properties associated with this context are located at the northwest corner of West Hollywood, adjacent to the Beverly Hills (west) and Los Angeles (north) city limits. These properties are located on Doheny Road, La Collina Drive, and Sierra Alta Way.
Applicable Criteria	<ul style="list-style-type: none"> • NRHP: A, B • CRHR: 1, 2 • Local: A.2, A.3, C
Period of Significance	1946-1984

<p>Eligibility Standards</p>	<p>To be eligible under this context, an individual property should:</p> <ul style="list-style-type: none"> • Have an association with an event significant to national, state, or local history (Criterion A/1/C); or • Have an association significant to national, state, or local history (Criterion B/2/C); and • Date to the period of significance (1946-1984); and • Retain the essential aspects of historic integrity.
<p>Integrity Considerations</p>	<ul style="list-style-type: none"> • An individual property should retain, at minimum, integrity of Location, Design, Feeling, and Association. • Minor or reversible alterations, or in-kind replacement of original features and finishes may be acceptable; significant alterations that change the massing, form, roofline, or fenestration, and/or are not reversible, are not acceptable. • Integrity of setting may be compromised due to continued infill and redevelopment.
<p>Associated Architectural Styles¹¹³</p>	<ul style="list-style-type: none"> • Neo-Traditional (Spanish variant)

¹¹³ Evaluation guidelines related to architecture and physical design are provided in the subsection entitled “Context: Residential (R1A and R1C) Architectural Styles in West Hollywood.”

Context: Single-Family Residential (R1A and R1C) Architectural Styles in West Hollywood

Given the small number of properties (56 in total) in the R1A and R1C zoning districts, there are relatively few architectural styles expressed within the population of surveyed resources. Three residential architectural styles – Spanish Colonial Revival, Minimal Traditional, and Neo-Traditional – are expressed in R1A and R1C-zoned residential properties. Each of these three styles is discussed below.

Theme: Spanish Colonial Revival

The Spanish Colonial Revival style is associated with the broader Period Revival movement that was popular between World Wars I and II. During this time, a range of styles that were rooted in European and American Colonial architectural traditions were adapted and appropriated, often loosely and eclectically. The movement was fueled by various factors including the return of World War I veterans who were stationed in the European countryside, the influence of the motion picture industry, and a desire among Southern Californians to evince a sense of legitimacy by referencing established idioms.¹¹⁴

The Spanish Colonial Revival style gained widespread popularity following the Panama-California Exposition, which was held in San Diego between 1915 and 1916. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of California's colonial past and highlight the richness of Spanish precedents found throughout Latin America.¹¹⁵ The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past.

The popularity of the Spanish Colonial Revival style coincided with Southern California's population boom of the 1920s. It was an adaptable and versatile style, which allowed architects to design buildings as simple or as lavish as money would allow. The Spanish Colonial Revival style was also applied to a variety of building types including residential, commercial, institutional, and industrial properties. Spanish Colonial Revival architecture often borrowed from related styles including Gothic Revival, Moorish Revival, Churrigueresque, or Art Deco. The style remained popular until about World War II.¹¹⁶

The Spanish Colonial Revival style is expressed in the R1C-zoned properties on and adjacent to Betty Way.

Character-defining features of Spanish Colonial Revival architecture include:¹¹⁷

- Asymmetrical massing
- Flat or low-pitched roof forms
- Red clay tile roofing and coping

¹¹⁴ GPA Consulting, "SurveyLA Citywide Historic Context Statement, Context: Architecture and Engineering, Theme: Period Revival, 1919-1950," prepared for the City of Los Angeles Office of Historic Resources, Jan. 2016, 3.

¹¹⁵ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 522.

¹¹⁶ McAlester, *A Field Guide to American Houses*, 522.

¹¹⁷ Ibid.

- Stucco wall cladding, typically with a smooth or hand-troweled finish
- Arched window and door openings
- Wood plank or carved doors, often with decorative hardware
- Casement or double-hung wood windows
- Polychromatic tile, terra cotta, wrought iron, cast stone, and/or wood decorative details



Examples of the Spanish Colonial Revival style on Betty Way (ARG)

Theme: Minimal Traditional

Minimal Traditional architecture emerged in the mid-1930s as a response to the need for inexpensive, efficient houses that satisfied the requirements of the Federal Housing Administration (FHA) and other federal programs of the New Deal era.¹¹⁸ It remained popular through the early 1950s. The typical Minimal Traditional style house exhibited the basic form and massing of the conventional American dwelling, but stripped it of excess ornament and superfluous details. When ornament was applied, it was done so very judiciously, and referenced traditional motifs to appeal to the conservative ethos of the average homebuyer and the mortgage companies underwriting them. Modern construction methods and inexpensive, mass-produced materials were typically used to keep costs low.

Minimal Traditional style is often written off as an interlude between the fanciful architecture of the Period Revival movement and the post-World War II Modern movement, but it was, in fact, a deliberate style that responded to the economic and societal conditions of the 1930s. When the Great Depression decimated the private construction industry, architects turned their attention to the design of efficient and economical small houses that qualified for FHA financing. At the time, the FHA “limited the maximum sales price of homes they would insure so that the average home size and cost remained within the reach of a broad market.”¹¹⁹ In response, architects devoted a considerable amount of effort to designing

¹¹⁸ Ibid, 588-589.

¹¹⁹ Ibid, 589.

houses that were as efficient as possible, since every added square foot of living space and all unnecessary details drove up costs and thus made it harder to qualify for the much-coveted FHA loan.¹²⁰

Owing to its efficiency and economy, the Minimal Traditional style proved to be well-suited to mass production and was applied to the scores of new, large-scale subdivisions that were developed throughout Southern California in the late 1930s and early 1940s. The Minimal Traditional style remained popular into the early postwar period. Developers and builders were able to take the pre-approved FHA designs associated with the style and quickly construct large developments of new single-family residences, in response to the heightened demand for middle-income housing that arose at this time.

The Minimal Traditional style is expressed in the R1A-zoned properties on Greenacre Avenue.

Character-defining features of the Minimal Traditional style include:

- One-story height
- Compact, rectangular footprint
- Low-pitched, hipped or gabled roof with shallow eaves
- Stucco exterior walls, often with wood lap, brick, or stone veneer accents
- Stoop or small porch with slender post supports
- Multi-light wood or steel windows (typically casement or double-hung)



Examples of the Minimal Traditional style on Greenacre Avenue (ARG)

Theme: Neo-Traditional

Neo-Traditional architecture emerged in the late 1960s as a reaction against Modernism, which dominated American architecture in the post-World War II period. Americans grew tired of Modernism and expressed a renewed interest in reviving more traditional architectural forms, motifs, and details. This lent impetus to a family of styles that were often applied to domestic architecture starting in the 1970s and are collectively known as Neo-Traditional. Architects took a variety of historical styles including

¹²⁰ Ibid.

Queen Anne, Craftsman, and Period Revival, and adapted them to the modern era by utilizing modern construction methods, materials, and proportions.¹²¹

Neo-Traditional architecture's rise coincided with the approach of the United States' bicentennial celebration in 1976, which made Americans more cognizant of their collective past. Various Neo-Traditional styles remained popular in the 1980s and '90s.

Buildings designed in the various Neo-Traditional styles differed from those designed in the historical styles that they referenced. Though they made clear reference to earlier architectural traditions, architects and designers of Neo-Traditional buildings interpreted past precedents in loose and eclectic fashion. Instead of reading as precise replicas of earlier styles, Neo-Traditional buildings tended to "merely suggest the past through the use of decorative details to add a nostalgic aura to an otherwise modern-day structure."¹²² What resulted were buildings that included identifiable references to their respective styles but were decidedly contemporary with regard to their massing and proportions.

Many derivatives of Neo-Traditional architecture emerged. The Neo-Spanish variant was applied to R1A and R1C-zoned single-family residential properties in West Hollywood, and represented a modern interpretation of the Spanish Colonial Revival style that was popular in the decades before World War II.

The Neo-Traditional style is expressed in the R1A-zoned properties on and adjacent to Doheny Road.

Character-defining features of the Neo-Traditional style (Neo-Spanish variant) include:

- Modern massing and proportions
- Tile roofs, with light composition materials instead of heavy clay
- Mansard roofs and exposed rafter tails are common
- Stucco wall cladding, often with a heavy texture
- Rounded arched windows and doors
- Abstracted references to earlier Spanish Colonial Revival style buildings



Examples of the Neo-Traditional (Neo-Spanish variant) style on and adjacent to Doheny Road (ARG)

¹²¹ Ibid, 717-727.

¹²² City of Kirkwood, MO, "Purpose of Conformance to Styles," online, accessed Sept. 2024.

Evaluation Guidelines: Single-Family (R1A and R1C) Residential Architectural Styles in West Hollywood

Summary

Resources evaluated under this context are significant as excellent examples of their architectural styles, types, period, or method of construction; and/or for representing the work of a significant architect, builder; and/or for possessing high artistic or aesthetic values; and/or for representing the last, best remaining example of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Evaluation Guidelines

Associated Property Types	<ul style="list-style-type: none"> • Single-family residence • Historic district
Property Type Summary	This context applies to all properties located in the R1A and R1C zoning districts. This includes individual single-family properties and related groups of associated single-family properties (historic districts).
Geographic Location	R1A and R1C-zoned residential properties associated with this context are concentrated in one of three areas of West Hollywood: on or directly adjacent to Betty Way, on Greenacre Avenue, or on the north side of Doheny Road in the far northwest corner of the city.
Applicable Criteria	<ul style="list-style-type: none"> • NRHP: C • CRHR: 3 • Local: A.1, A.2 A.4, B, D
Period of Significance	1926-1984
Eligibility Standards	<p>To be eligible under this context, an individual property should:</p> <ul style="list-style-type: none"> • Be an excellent and/or influential example of an architectural style, type, or method of construction; or • Possess high artistic/aesthetic values; or • Represent the work of a notable architect, builder, or designer; or • Represent a type or style of architecture that was once common in West Hollywood but is now increasingly rare; and • Date to the period of significance (1926-1984); and • Retain the essential aspects of historic integrity. <p>To be eligible under this context, a historic district should:</p> <ul style="list-style-type: none"> • Be a geographically or thematically definable area of related properties, whose components may lack individual distinction but collectively convey significant themes in architecture or physical design (Criterion A/1/A.2, A.3); and

Eligibility Standards (cont.)	<ul style="list-style-type: none"> • Date to the period of significance (1926-1984); and • Retain the essential aspects of historic integrity.
Integrity Considerations	<ul style="list-style-type: none"> • An individual property should retain, at minimum, integrity of Design, Materials, Workmanship and Feeling. • A historic district should retain, at minimum, integrity of Design, Materials, Workmanship and Feeling. • A historic district should retain a sufficient number of contributing resources (approximately 60 percent or more) to adequately convey its historical significance. • Minor or reversible alterations, or in-kind replacement of original features and finishes may be acceptable; significant alterations that change the massing, form, roofline, or fenestration, and/or are not reversible, are not acceptable.
Associated Architectural Styles	<ul style="list-style-type: none"> • Spanish Colonial Revival • Minimal Traditional • Neo-Traditional (Neo-Spanish Variant)

DRAFT

5. Survey Findings

5.1. Designated Resources

No properties in the R1A and R1C zoning are currently designated in the National Register or California Register, or as local (West Hollywood) Cultural Resources.

5.2. Eligible Resources

National Register and California Register Eligibility

No properties were identified in the survey as eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources.

Local (West Hollywood) Eligibility

The survey identified one eligible historic district, which is called the potential Betty Way Historic District and is discussed in detail below.

Historic Districts

Betty Way Potential Historic District

Description

The potential Betty Way Historic District is located in the Norma Triangle neighborhood of West Hollywood. The potential district is small in size and rectangular in shape. It is oriented around Betty Way, a small cul-de-sac that is accessed from the west via Larrabee Street. Betty Way is a small street of substandard width that is flanked on both sides by scored concrete sidewalks and narrow parkway strips, sections of which are planted with trees, shrubs, and groundcover.

There are 14 properties within the boundary of the potential district: 13 have Betty Way addresses, and one has a Larrabee Street address. Each property contains a single-family house, all but one of which were constructed between 1929 and 1930.¹²³ These houses have consistent massing, scale, and setbacks. All are designed in the Spanish Colonial Revival style apart from one, which has been extensively remodeled and now features a contemporary idiom. Common architectural features include compact building footprints, asymmetrical massing, flat and shed roofs with clay tile coping, stucco exterior walls, entrance stoops, and multi-light windows. Each house is accompanied by a small garage at the rear of the property, which is accessed from the front of the property (Betty Way) via a curb cut and driveway.

¹²³ One house within the potential district was constructed in 2012 and replaced an earlier house on the property.

Garages were originally detached, but in some instances are now attached to the main house because of subsequent additions. Some of the garages have been converted to additional living space.

Significance

The potential Betty Way Historic District appears eligible for local (City of West Hollywood) designation under Criteria A.1, A.2, and A.3, with a period of significance of 1929-1930.

The potential district meets Criterion A.1 for possessing distinctive characteristics of the Spanish Colonial Revival style as expressed in the context of a collection of single-family houses. Together, its contributing buildings are a cohesive grouping of Spanish Colonial Revival style residential architecture, with distinguishing characteristics associated with the style including asymmetrical massing, flat and shed roofs with clay tile coping, stucco exterior walls, entrance stoops, and multi-light windows. The district is a good example of how the Spanish Colonial Revival style was applied at scale to multiple buildings.

The potential district meets Criterion A.2 as a geographically definable area with a concentration of historic properties. The district boundaries are coterminous with tract boundaries, resulting in a geographically definable area that is differentiated from surrounding development, which is much more varied with respect to age, use, scale, and style. Contributing properties in the district share similar architectural and site planning characteristics, and are united in terms of plan and physical development.

The potential district meets Criterion A.3 for reflecting significant geographical patterns of residential development in West Hollywood. It is demonstrative of how developers took existing land parcels and re-subdivided them to accommodate additional dwelling units and make more efficient use of the limited land in the small, landlocked community – a pattern that typified residential development in West Hollywood in the pre-World War II (1926-1945) period and resulted in the development of small, cohesive residential tracts of single-family houses. The potential district is a good, intact expression of this development pattern.

The period of significance for the potential district is 1929-1930, corresponding to the period during which it was subdivided and developed.

The potential district retains sufficient integrity to convey its significance. 64% of properties are contributors to the potential district, and as a whole the potential district retains a strong sense of time and place associated with its 1929-1930 period of significance.

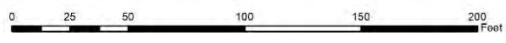
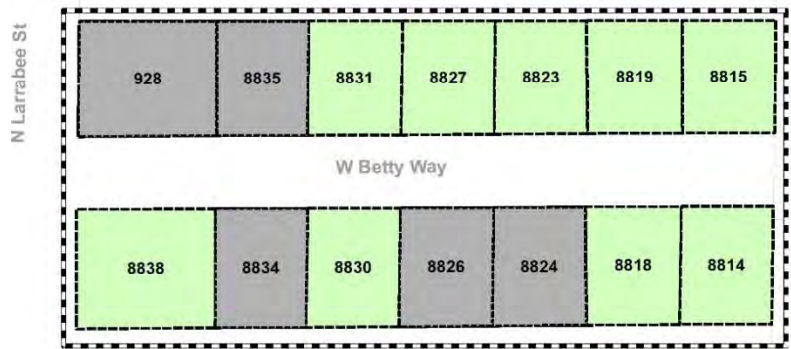
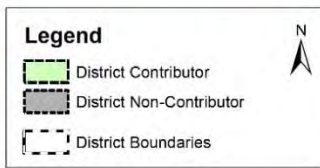
Contributors and Non-Contributors

Nine (64%) of the potential district's 14 properties are contributors. Contributors were built during the district's period of significance and retain the essential aspects of integrity; they are either minimally altered, or have been altered but still convey a visual association with the district's prevailing character.

The remaining five properties are district non-contributors; of these, one (8835 Betty Way) was built outside the district's 1929-1930 period of significance, and four (8824, 8826, and 8834 Betty Way and 928 Larrabee Street) have been altered to the extent that they cannot convey an association with the district. A list of contributing and non-contributing properties in the potential district is included below.

ADDRESS	YEAR BUILT	STATUS	CODE	NOTES
8814 Betty Way	1929	Contributor	5D3	
8815 Betty Way	1929	Contributor	5D3	
8818 Betty Way	1929	Contributor	5D3	
8819 Betty Way	1929	Contributor	5D3	
8823 Betty Way	1929	Contributor	5D3	
8824 Betty Way	1929	Non-Contributor	6Z	Extensive alterations
8826 Betty Way	1930	Non-Contributor	6Z	Extensive alterations
8827 Betty Way	1930	Contributor	5D3	
8830 Betty Way	1930	Contributor	5D3	
8831 Betty Way	1930	Contributor	5D3	
8834 Betty Way	1930	Non-Contributor	6Z	Extensive alterations
8835 Betty Way	2012	Non-Contributor	6Z	Post-dates period of significance
8838 Betty Way	1929	Contributor	5D3	
928 Larrabee St	1929	Non-Contributor	6Z	Extensive alterations

Betty Way Potetial Historic District Contributors and Non-Contributors



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Betty Way Potential Historic District, showing district boundaries and contributors/non-contributors (ARG, 2024)

5.3. Ineligible Resources

Individual Properties

None of the properties in the R1A and R1C zoning districts were identified in the survey as individually eligible for designation. The 14 properties on and adjacent to Betty Way, and the 36 properties on Greenacre Avenue, consist of humble houses that were built as part of larger tracts and lack individual distinction.. When removed from their larger context, these properties do not appear to have architectural or associative qualities that would render them historically significant in their own right.

The six properties on Doheny Road, La Collina Drive, and Sierra Alta Way were not identified as individually eligible for designation. Research did not produce evidence indicating that any of these properties are historically significant and meet the eligibility standards for a historic context or theme.

Historic Districts (Greenacre Avenue)

The survey also evaluated the 36 properties on Greenacre Avenue collectively and through the lens of a potential district, to account for their shared attributes. Constructed between 1940 and 1941, these properties have a common developmental history, and by virtue of their association with a single residential tract, exhibit shared architectural and associative qualities. (For additional information about the history of Greenacre Avenue, refer to p. 30-33 in Section 4.2: Historic Contexts and Themes).

However, as noted in the Evaluation Guidelines listed in Section 4.2: Historic Contexts and Themes, to be eligible for designation a potential district should retain sufficient integrity from its historical period in addition to meeting eligibility criteria, as discussed below.

The National Register and California Register programs include language indicating that historical resources should retain sufficient integrity to express their historical significance. Local (West Hollywood) criteria include similar language about integrity in Criterion A, and consistent with best professional practices, these same thresholds were applied when evaluating properties against other local criteria.

There are no prescribed thresholds for a minimum number of contributing properties that are needed to constitute an eligible district; rather, a district is holistically defined as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”¹²⁴ Best professional practices state that a potential district should, at minimum, include at minimum 60 percent contributors to express its association with historic contexts. Conversely, it is generally understood that potential districts containing fewer than 60 percent contributors lack the continuity and cohesion that are needed to understand their historical significance.

When these standards were applied to the properties on Greenacre Avenue in the survey, it was determined that the street does not retain sufficient integrity to be eligible as a district. The properties on Greenacre Avenue were all built between 1940 and 1941, are similar to one another with respect to massing, scale, and setback, and are all designed in the Minimal Traditional style. However, many of the

¹²⁴ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 1990, rev. 1995, 5.

properties have been altered, and when evaluated as a potential district, fewer than 60 percent would be contributors – falling short of the threshold needed to justify district eligibility. Common alterations include replacement of original doors and windows, alteration of original window openings and fenestration patterns, and replacement of original wall cladding with incompatible materials. Several properties on the street have witnessed major alterations like additions and modification of the roofline.

These alterations, in combination, have resulted in significant changes to properties’ original design intent and architectural characteristics to the extent that they can no longer convey a sense of visual cohesion.

Along with alterations to individual houses, the historic setting of Greenacre Avenue has been further compromised by the addition of incompatible perimeter walls, fences, and hedges, and the replacement of original lawns with more varied and elaborate front landscapes. The addition of these features interrupt the continuity and cadence of the streetscape, which are important in understanding the developmental and architectural principles underpinning its conception, planning, and development.

When these integrity thresholds are applied to the properties on Greenacre Avenue, the street, in its entirety, does not appear to retain sufficient integrity to be eligible as a district. The properties are similar to one another with respect to massing, scale, and setback, and are all designed in the Minimal Traditional style; however, individual buildings have been altered to the extent that the street, as a whole, does not retain sufficient integrity to adequately convey its association with residential development patterns or associated architectural trends from the pre-World War II (1926-1945) period.

Below is a list of properties on Greenacre Avenue, along with alterations that were observed from the public-right-of-way by field surveyors.

ADDRESS	YEAR BUILT	VISIBLE ALTERATIONS
1112 Greenacre Ave	1941	Wall cladding replaced, Windows replaced
1115 Greenacre Ave	1941	Awnings added, Perimeter fence/wall added, Security door added, Wall cladding replaced, Windows replaced
1118 Greenacre Ave	1941	Security window bars added
1119 Greenacre Ave	1941	Re-stuccoed, Security door added
1123 Greenacre Ave	1941	Door replaced, Landscape/hardscape altered, Planter boxes added
1124 Greenacre Ave	1941	Door replaced, Landscape/hardscape altered, Windows replaced
1128 Greenacre Ave	1941	Chimney altered, Landscape/hardscape altered, Perimeter fence/wall added, Windows replaced
1129 Greenacre Ave	1941	Awnings added, Landscape/hardscape altered
1132 Greenacre Ave	1940	Addition to rear façade, Awnings added, Door replaced, Perimeter fence/wall added, Wall cladding replaced
1135 Greenacre Ave	1941	Awnings added
1138 Greenacre Ave	1941	Door replaced, Perimeter fence/wall added, Porch altered, Porch supports altered, Windows replaced

1139 Greenacre Ave	1940	Addition to rear façade, Door replaced, Porch altered, Roofline altered, Wall cladding replaced, Windows replaced, Window openings altered
1141 Greenacre Ave	1941	Addition to upper story, Awnings added, Perimeter fence/wall added, Porch altered, Roofline altered, Wall cladding replaced, Windows replaced, Window openings altered
1142 Greenacre Ave	1940	No major alterations
1148 Greenacre Ave	1941	Addition to rear façade, Perimeter fence/wall added, Wall cladding replaced, Windows replaced
1149 Greenacre Ave	1940	Perimeter fence/wall added
1152 Greenacre Ave	1940	Addition to rear façade, Door replaced, Landscape/hardscape altered, Re-stuccoed, Windows replaced
1153 Greenacre Ave	1941	Pergola added, Perimeter fence/wall added, Wall cladding replaced
1158 Greenacre Ave	1940	Addition to rear façade
1159 Greenacre Ave	1940	Addition to rear façade, Perimeter hedge added
1202 Greenacre Ave	1940	Carport added, Security door added, Security window bars added
1203 Greenacre Ave	1941	Brick veneer added, Door replaced, Perimeter fence/wall added, Porch altered, Roofline altered, Windows replaced
1206 Greenacre Ave	1940	Door replaced, Re-stuccoed, Security door added, Windows replaced
1207 Greenacre Ave	1940	Addition to rear façade, Door replaced, Perimeter fence/wall added, Roofline altered, Wall cladding replaced, Windows replaced, Window openings altered
1212 Greenacre Ave	1940	Chimney altered, Door replaced, Perimeter hedge added, Re-stuccoed, Windows replaced
1213 Greenacre Ave	1941	Addition to side elevation, Porch rails altered
1216 Greenacre Ave	1940	Addition to primary façade, Porch altered, Wall cladding replaced
1217 Greenacre Ave	1940	Awnings added
1222 Greenacre Ave	1940	Awnings added, Perimeter fence/wall added
1223 Greenacre Ave	1940	Awnings added, Perimeter fence/wall added, Re-stuccoed, Windows replaced
1226 Greenacre Ave	1941	Awnings added, Decorative details added, Landscape/hardscape altered, Perimeter fence/wall added, Wall cladding replaced, Windows replaced
1227 Greenacre Ave	1940	Addition to side elevation, Perimeter fence/wall added, Windows replaced
1232 Greenacre Ave	1941	Addition to rear façade, Door replaced, Porch altered, Windows replaced, Wall cladding replaced, Window openings altered
1233 Greenacre Ave	1941	Security window bars added

1236 Greenacre Ave	1941	Door replaced, Garage door replaced, Perimeter fence/wall added, Wall cladding replaced, Windows replaced, Window openings altered
1237 Greenacre Ave	1941	Roof material replaced, Wall cladding replaced, Windows replaced, Window openings altered

DRAFT

6. Bibliography

- "36 New Homes on Single Street." *Los Angeles Evening Citizen News*. Jan. 17, 1942.
- "Annexation is Defeated in Sherman." *Los Angeles Times*. Jan. 30, 1924.
- Braun, Stephen. "Issue Forges Alliance Between Homosexuals, Older Jewish Residents." *Los Angeles Times*. Oct. 14, 1984.
- "Building Program to Cost \$100,000." *Los Angeles Times*. May 19, 1940.
- "Buildings Spur Area's Economy." *Los Angeles Times*. Jul. 16, 1961.
- "Cahuenga Valley." *Los Angeles Times*. Jan. 1, 1913.
- Cameron, Tom. "Sunset Strip Being Transformed by High-Rise Office Structure Trend," *Los Angeles Times*. Apr. 29, 1962.
- Campbell, W.B., and J.R. Moriarty. "The Struggle Over Secularization of the Missions on the Alta California Frontier." *The Journal of San Diego History*, Vol. 15.4. Fall 1969.
- Caragozian, John. "The Demise of California's Ranchos." *Los Angeles Daily Journal*. Aug. 30, 2022.
- "Charlie Chaplin Will Build Own Film Plant." *Los Angeles Times*. Oct. 16, 1917.
- "County Oks Parking Plan for Apartments." *Los Angeles Times*. Aug. 12, 1973.
- Electric Railway Historical Association of Southern California. "Pasadena & Los Angeles Electric Railway." Online. Accessed Sept. 2024. <https://www.erha.org/la&p.htm>
- Faderman, Lillian, and Stuart Timmons. *Gay L.A.: A History of Sexual Outlaws, Power Politics, and Lipstick Lesbians*. Berkeley: University of California Press, 2006.
- "Final Plans Ready for Playboy Club." *Los Angeles Times*. Jun. 2, 1963.
- "Founder of City Proud of Progress." *Los Angeles Times*. Dec. 3, 1922.
- Gladstone, Mark. "County Acts on W. Hollywood Crowding." *Los Angeles Times*. May 12, 1983.
- GPA Consulting. "Commercial Historic Resources Survey." Prepared for the City of West Hollywood Community Development Department. Sept. 2016.
- GPA Consulting. "City of West Hollywood Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, and R4 Multi-Family Zoning Districts." Dec. 2023.
- Greene, Sean, and Thomas Curwen. "Mapping the Tongva Villages of L.A.'s Past." *Los Angeles Times*. May

- 9, 2019. Online. Accessed Jun. 2024. <https://www.latimes.com/projects/la-me-tongva-map/>
- Grimes, Teresa, and Leslie Heumann. "Sherman: It Was Just a Real Good Place to Live." Unpublished manuscript. n.d.
- Head, Jeffrey. "Dodge House in West Hollywood: All That's Left is the Architect's Genius and a Cautionary Tale." *Los Angeles Times*. Jul. 16, 2011.
- Hebert, Ray. "Wreckers Demolish Old Dodge House in Surprise Move." *Los Angeles Times*. Feb. 10, 1970.
- "House and Lot." *Los Angeles Times*. Jun. 26, 1896.
- "Incorporation of Sherman as City Planned." *Los Angeles Times*. Mar. 7, 1922.
- Jacobs, James A. Detached America: Building Houses in Postwar Suburbia. *Buildings & Landscapes: Journal of the Vernacular Architecture Forum*, Vol. 23.2. Fall 2016
- Johnson Heumann Research Associates. "City of West Hollywood Historic Resources Survey." 1986-1987.
- Los Angeles Almanac. "General Population by City, Los Angeles County, 1850-1900 U.S. Census." Online. Accessed Sept. 2024. <https://www.laalmanac.com/population/po25.php>
- Los Angeles Almanac. "What Are the Original People of Los Angeles County Called?" Online. Accessed Sept. 2024. https://www.laalmanac.com/history/hi05.php#google_vignette
- Madley, Benjamin. "California's First Mass Incarceration System: Franciscan Missions, California Indians, and Penal Servitude, 1969-1836." *Pacific Historical Review*, Vol. 88, 2019.
- "May Opening Planned for Sunset Strip Hotel." *Los Angeles Times*. Apr. 21, 1963.
- McCawley, William. *The First Angelinos: The Gabrielino Indians of Los Angeles County*. Banning: Malki Museum Press, 1996.
- "Nearly Fifth of West Hollywood Residents Sign: Petitions Request Vote on Incorporation." *Los Angeles Times*. Apr. 7, 1984.
- "New Cafe Blast Evidence Found." *Los Angeles Times*. Jun. 9, 1928.
- "New Film Studio for J.D. Hampton." *Los Angeles Times*. Sept. 7, 1919.
- "Officers Chosen Tuesday Evening." *Los Angeles Evening Citizen News*. Jan. 25, 1923.
- Prosser, Daniel. "SurveyLA Citywide Historic Context Statement, Context: Pre-Consolidation Communities of Los Angeles, 1862-1932." Prepared for the City of Los Angeles Office of Historic Resources. Jul. 2016.
- Prosser, Daniel. "SurveyLA Citywide Historic Context Statement, Context: Spanish Colonial and Mexican

Era Settlement, 1781-1849." Prepared for the City of Los Angeles Office of Historic Resources. Feb. 2016.

"Ronald L. Stone: W. Hollywood Activist." *Los Angeles Times*. Aug. 29, 1988.

Rothstein, Richard. *The Color of Law: A History of How Our Government Segregated America*. New York: Liveright Publishing Corp., 2017.

"Second Meeting Next Saturday." *Los Angeles Times*. Mar. 26, 1922.

Sedgwick, John. "How the Santa Fe Railroad Changed America Forever." *Smithsonian Magazine*. Jul. 2021.

"Sherman." *Los Angeles Times*. Jan. 1, 1898.

"Sherman: On the Way to the Sea." Pamphlet published by the Sherman Chamber of Commerce. n.d.

Simon, Richard. "Plummer House May Be Preserved." *Los Angeles Times*. Aug. 14, 1983.

Starr, Helen. "Rich Neighbors Make Sherman Folk Ambitious." *Los Angeles Times*. Aug. 23, 1925.

Starr, Kevin. *Inventing the Dream: California Through the Progressive Era*. New York: Oxford University Press, 1985.

"Subdivision Sells in Record-Making Time." *Hollywood Daily Citizen*. Feb. 8, 1923.

"The County of Los Angeles Outside the Chief City – Sherman." *Los Angeles Times*. Jan. 1, 1905;

"The Street Car Facilities." *Los Angeles Herald*. Nov. 11, 1895.

Wanamaker, Marc, and Robert W. Nudelman. *Images of America: Early Hollywood*. Charleston, SC: Arcadia Publishing, 2007.

Whittemore, Andrew. "The Regulated City: The Politics of Land Use Regulation in Los Angeles, 1909-2009." PhD diss., University of California Los Angeles. 2010.

Williams, Gregory Paul. *The Story of Hollywood: An Illustrated History*. London: BL Press, 2011.








Williams, Mary Floyd. "Mission, Presidio and Pueblo: Notes on California Local Institutions under Spain and Mexico." *California Historical Society Quarterly*, Vol. 1.1. Jul. 1922.








Appendix A




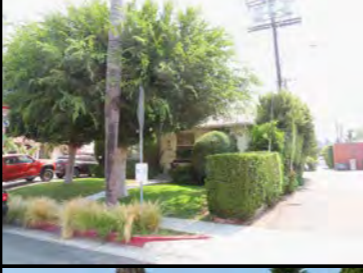



Summary Matrix of R1A and R1C-Zoned Single-Family Properties








DRAFT








Summary Matrix of R1A/R1C-Zoned Single-Family Residential Properties


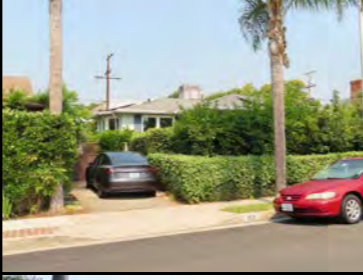


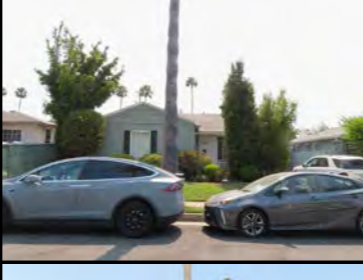
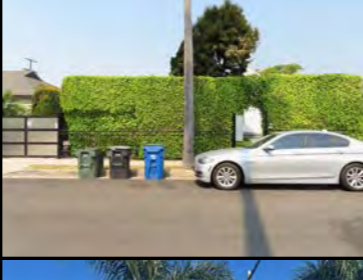

AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
4339013007	8814 BETTY WAY	1929	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339014011	8815 BETTY WAY	1929	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339013006	8818 BETTY WAY	1929	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339014010	8819 BETTY WAY	1929	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339014009	8823 BETTY WAY	1929	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339013005	8824 BETTY WAY	1929	MULTI-FAMILY RESIDENCE		6Z	IDENTIFIED AS NON-CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT; PROPERTY HAS BEEN EXTENSIVELY ALTERED AND LACKS INTEGRITY.
4339013004	8826 BETTY WAY	1930	SINGLE-FAMILY RESIDENCE		6Z	IDENTIFIED AS NON-CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT; PROPERTY HAS BEEN EXTENSIVELY ALTERED AND LACKS INTEGRITY.








AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
4339014008	8827 BETTY WAY	1930	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339013003	8830 BETTY WAY	1930	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339014007	8831 BETTY WAY	1930	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4339013002	8834 BETTY WAY	1930	SINGLE-FAMILY RESIDENCE		6Z	IDENTIFIED AS NON-CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT; PROPERTY HAS BEEN EXTENSIVELY ALTERED AND LACKS INTEGRITY.
4339014006	8835 BETTY WAY	2012	SINGLE-FAMILY RESIDENCE		6Z	IDENTIFIED AS NON-CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT; PROPERTY POST-DATES THE DISTRICT'S PERIOD OF SIGNIFICANCE.
4339013001	8838 BETTY WAY	1929	SINGLE-FAMILY RESIDENCE		5D3	IDENTIFIED AS CONTRIBUTOR TO LOCALLY-ELIGIBLE BETTY WAY HISTORIC DISTRICT.
4392015034	9313 DOHENY RD	2020	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.








AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
4392015024	9329 DOHENY RD	1970	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.
4392015023	9331 DOHENY RD	1970	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.
4392015032	9337 DOHENY RD	1970	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.
5531005030	1112 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004050	1115 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005031	1118 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004020	1119 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.

AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
5531004019	1123 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005032	1124 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005033	1128 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004018	1129 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005034	1132 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004017	1135 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005035	1138 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.

AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
5531004016	1139 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004015	1141 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005036	1142 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005037	1148 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004014	1149 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005038	1152 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004013	1153 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.

AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
5531005039	1158 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004012	1159 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005040	1202 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004011	1203 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005041	1206 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004052	1207 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005042	1212 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.

AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
5531004047	1213 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005043	1216 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004008	1217 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005044	1222 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004007	1223 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005045	1226 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004006	1227 GREENACRE AVE	1940	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.

AIN	STREET ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE	STATUS CODE	NOTES
5531005046	1232 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004005	1233 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531005047	1236 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
5531004004	1237 GREENACRE AVE	1941	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT. GREENACRE AVE DOES NOT APPEAR TO BE ELIGIBLE FOR LISTING AS A HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY.
4392015040	1107 LA COLLINA DR	1976	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.
4339014005	928 LARRABEE	1929	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.
4392015001	1111 SIERRA ALTA WAY	2012	SINGLE-FAMILY RESIDENCE		6Z	DOES NOT APPEAR TO MEET ELIGIBILITY CRITERIA FOR FEDERAL STATE, OR LOCAL LISTING, EITHER INDIVIDUALLY OR AS PART OF A HISTORIC DISTRICT.

Appendix B

DPR Forms (Expedited Review)

DRAFT

PRIMARY RECORD

Page 1 of 5

*Resource Name or # (Assigned by recorder) 1212 Greenacre Avenue

P1. Other Identifier: N/A

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b 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 1212 Greenacre Avenue City West Hollywood Zip 90046
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) AIN: 5531-005-042

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1212 Greenacre Avenue contains a one-story single-family house designed in the Minimal Traditional style. The house is set back from the street, is constructed of wood frame, and sits on a concrete pier-and-steel beam foundation. It is roughly square in plan with compact massing. The house is capped by a hipped roof with composition shingle sheathing and boxed eaves. Exterior walls are finished in stucco. The primary entrance consists of a small stoop, which leads to a solid paneled wood door with an articulated surround. A second entrance is tucked into a recess at the southwest corner of the house and opens onto a porch framed by a low stucco wall. Fenestration consists of fixed and double-hung wood windows with divided lights; some windows on the south façade are arranged as a canted bay. Details are limited to decorative address numbers, which are affixed to the wall next to the primary entrance.

To the rear of the house, at the southeast corner of the property, is a one-story detached garage. The garage features a hipped roof, stucco exterior walls, and a vehicular entrance bay, and is accessed by a driveway that flanks the south property line.

Landscape features include a front lawn, which is currently enclosed by construction fencing; and a narrow parkway strip which is planted with two mature Queen palm trees.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)

P5b. Description of Photo: (view, date, accession #) View east
(ARG, 2024)



*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1940 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address)
Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 4/30/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood, Historic Resources Survey of R1A and R1C-Zoned Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

B1. Historic Name: N/A

B2. Common Name: 1212 Greenacre Avenue

B3. Original Use: Single-Family Residence B4. Present Use: Single-Family Residence

*B5. Architectural Style Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
(see Page 3)

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

*B8. Related Features: Detached garage

B9a. Architect: None identified b. Builder: Glenn A. Doughty

*B10. Significance: Theme N/A Area N/A

Period of Significance: N/A Property Type: N/A Applicable Criteria: N/A

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

Historical Overview

The subject property is located on Greenacre Avenue, a cul-de-sac extending north of Santa Monica Boulevard that was subdivided in 1939 by the Pan Realty Corporation. On the newly-subdivided land, the Pan Realty Corporation developed a neighborhood comprising 36 single-family residences, all of which ascribed to the formulaic, economical designs favored by the Federal Housing Administration (FHA) and qualified for FHA financing. Contractor Glenn A. Doughty was commissioned to construct the houses.

The first 16 houses in the subdivision were built in 1940; the subject property was included in this initial batch of houses. The remaining 20 houses were built in 1941. Houses in the tract were one story tall, with either five or six rooms and compact floorplans ascribed to FHA design guidelines and made efficient use of the tract's relatively modest 50-foot-wide parcels. Other offerings included oversized living rooms, ample closet space, solid steel beam-and-concrete pier foundations, and detached two-car garages.

Summary Statement of Significance

1212 Greenacre Avenue does not appear to meet eligibility criteria for listing in the National Register or California Register, or for local (City of West Hollywood) designation, as follows.

National Register/California Register

National/California Register Criterion A/1

Constructed in 1940, the subject property is associated with broad patterns of residential development in West Hollywood immediately before World War II. It was one of the 36 single-family houses that were built concurrently as part of the Greenacre Avenue subdivision developed in what was then unincorporated Los Angeles County. This subdivision was one of many such developments that were built in Southern California at this time to address an acute shortage of housing in the region; there is nothing

(continued on page 3)

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

*B12. References: *(see Page 4)*

B13. Remarks:

*B14. Evaluator: Andrew Goodrich, AICP

Architectural Resources Group

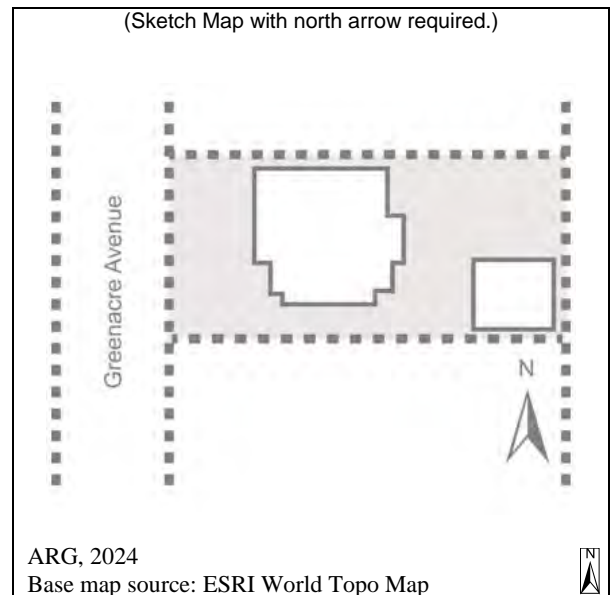
360 E. 2nd Street, Suite 225

Los Angeles, CA 90012

*Date of Evaluation: 4/30/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



ARG, 2024

Base map source: ESRI World Topo Map



CONTINUATION SHEET

Page 3 of 5

***Resource Name or #** (Assigned by recorder) 1212 Greenacre Avenue
Recorded By: Architectural Resources Group **Date:** 4/30/2024 Continuation Update

***B6. Construction History** (continued from page 2):

Alterations to the building are listed below. These were noted during field inspection but are not reflected in the permit record.

- The primary entrance has been relocated and reoriented. Originally, the entrance was set perpendicular to the primary (west) façade; the original entrance became a secondary entrance, and the primary entrance was re-oriented toward the street.
- A portion of the primary/west façade was extended to the south, and a low perimeter wall was added, to accommodate the reoriented entrance and a new patio
- Exterior walls have been re-clad in stucco (original finish is not known, but based on visual inspection of adjacent houses it likely consisted of a combination of stucco and wood siding)
- Exterior walls on secondary (north, east, and south) façades have been removed, leaving only the house's wood structural members intact on portions of these façades

***B10. Significance** (continued from page 2):

about this property that on its own, merits recognition within this context. There is also insufficient evidence to indicate that the property is associated with a singularly significant event in history. For these reasons, the property does not appear to meet National Register/California Register Criterion A/1.

National/California Register Criterion B/2

Known occupants of the subject house include George Bailey, a salesman, and wife Marie (1940s); Elsie Kellis, an apparel saleswoman (1940s); and longtime resident Alex Schreiber, who lived at the house for several decades beginning in the 1950s. There is nothing in the historical record to suggest that any of these individuals are historically significant. Kellis made headlines in 1945 for selling brasseries to an undercover police officer under a revoked business license, a criminal offense, which is more anecdotal than significant. For these reasons, the property does not appear to meet National Register/California Register Criterion B/2.

Naional/California Register Criterion C/3

The subject house is designed in the Minimal Traditional style. Popular between the mid-1930s and early 1950s, the style was ubiquitous in Southern California because of its economical template and its alignment with FHA design standards. The style was humble by design, with simple building forms and familiar details that prioritized efficiency over architectural innovation or interest. Its aesthetic is generally associated with principles of mass production and not with any single building. The subject house presents as a typical – rather than significant – example of the Minimal Traditional style, which is best expressed in groups of buildings that collectively express its association with efficiency and mass production. There is nothing exceptional about its method of construction, and there is insufficient evidence indicating that contractor Glenn A. Doughty was a master in the spirit of this criterion.

The house has also been altered; reconfiguration of the porch and primary entrance and replacement of original wall cladding have compromised its original design intent.

For these reasons, the property does not appear to meet National Register/California Register Criterion C/3.

Naional/California Register Criterion D/4

An archaeological assessment was not conducted as part of this study, so the property's potential for containing subsurface archaeological resources is unknown. However, because the site has been extensively graded the potential for information is nominal.

Local (City of West Hollywood) Criteria

Local Criterion A.1

As discussed in the evaluation against National/California Register Criterion C/3, the subject house reads as a typical example of the Minimal Traditional style; there is nothing notable about its construction or craftsmanship. For these same reasons, the property does not appear to meet local Criterion A.1.

(continued on page 4)

CONTINUATION SHEET

Page 4 of 5

***Resource Name or #** (Assigned by recorder) 1212 Greenacre Avenue
Recorded By: Architectural Resources Group **Date:** 4/30/2024 Continuation Update

***B10. Significance** (continued from page 3):

Local Criterion A.2

The subject house is located on a block of 36 houses which were constructed between 1940 and 1941; this block is currently under study to determine eligibility as a potential historic district. However, given the extent of alterations the subject house would not contribute to the significance of such a district, should it be identified. Reconfiguration of the porch and primary entrance and replacement of original wall cladding have compromised the integrity of the subject house to the extent that it no longer conveys its original design intent or a meaningful association with adjacent houses on Greenacre Avenue. For these reasons, the property does not appear to meet local Criterion A.2.

Local Criterion A.3

As discussed in the evaluation against National Register Criterion A/California Register Criterion 1, the subject house is associated with broad patterns of residential development in West Hollywood prior to World War II. However,, these same residential development patterns are equally conveyed by many other houses that date to this same period, including the nearly three dozen adjacent residential properties in the same subdivision. There is nothing distinctive about the subject house that is not equally represented in the adjacent stock of houses that were built at the same time and by the same developer. The subject house has also been altered and no longer conveys its original design intent. For these same reasons, the building does not meet local Criterion A.3.

Local Criterion A.4

As discussed in the evaluation against National/California Register Criterion C/3, the subject house reads as a typical example of Minimal Traditional architecture, and does not possess features or details that represent a significant architectural achievement or innovation. For these same reasons, the property does not appear to meet local Criterion A.4.

Local Criterion A.5

The subject house is located on a block composed of three dozen single-family houses, all of which are nearly identical in size, scale, and architectural design. There is nothing distinctive about this property that would distinguish it from these adjacent houses, or to otherwise render it an established and familiar visual feature of the area. The property does not appear to meet local Criterion A.5.

Local Criterion B

As discussed in the evaluation against National /California Register Criterion C/3, the subject house is designed in the Minimal Traditional style, which is ubiquitous in Southern California, and has also been altered to the extent that it does not evince a meaningful association with this style. It is not one of the few remaining examples of the style, either locally or regionally. For these same reasons, the property does not appear to meet local Criterion B.

Local Criterion C

As discussed in the evaluation against National/California Register Criteria A/1 and B/2, there is insufficient evidence demonstrating that the subject house is identified with events or persons significant to local, state, or national history. For these same reasons, the property does not appear to meet local Criterion C.

Local Criterion D

As discussed in the evaluation against National /California Register Criterion C/3,, the subject building was not designed by an architect, and there is insufficient information to suggest that contractor Glenn A. Doughty was a master. For these same reasons, the property does not meet local Criterion D.

***B12. References** (continued from page 2):

California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852 (c).

California Office of Historic Preservation. *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process*. Sacramento, CA: California Department of Parks and Recreation, n.d.

(continued on page 5)

CONTINUATION SHEET

Page 5 of 5

***Resource Name or #** (Assigned by recorder) 1212 Greenacre Avenue
Recorded By: Architectural Resources Group **Date:** 4/30/2024 Continuation Update

***B12. References** (continued from page 4):

California Office of Historic Preservation. *Technical Assistance Series #6: California Register and National Register: A Comparison*. Sacramento, CA: California Department of Parks and Recreation, 2001.

City of West Hollywood. Building permits, various dates.

City of West Hollywood, California. Municipal Code, 19.58.050 – Criteria for Designation of Cultural Resources, Ord. 03-663 § 4, 2003; Ord. 02-643 § 48, 2003; Ord. 01-594 § 2 (Exh. A), 2001.

County of Los Angeles. Building permits, various dates.

Gierach, Ryan. *Images of America: West Hollywood*. Charleston, SC: Arcadia Publishing, 2003.

Johnson Heumann Research Associates. "City of West Hollywood Historic Resources Survey 1986-1987: Final Report." 1987

Los Angeles City Directories (various dates). Accessed Apr. 2024 via the Los Angeles Public Library.
<https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>

Los Angeles County Department of Public Works. Tract Maps. Accessed Apr. 2024.
<https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx>

Los Angeles County Office of the Assessor. Property assessment data and maps. Accessed Apr. 2024.
<https://portal.assessor.lacounty.gov/>

Sanborn Map Company. Sanborn Fire Insurance Map: Los Angeles, California (various dates). New York: Sanborn Company. Accessed Nov. 2022 via the Los Angeles Public Library. <https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/about?accountid=6749>

Appendix C

DPR Forms (Eligible Resources)

DRAFT

PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) _____

P1. Other Identifier: Betty Way Historic District

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b 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 Multiple City West Hollywood Zip 90069

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)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The potential Betty Way Historic District is located in the Norma Triangle neighborhood of West Hollywood. The district is small in size and rectangular in shape. It is oriented around Betty Way, a small cul-de-sac that is accessed from the west via Larrabee Street. The potential district includes 14 parcels, all of which contain single-family houses, and most of which were constructed between 1929 and 1930. Contributing properties share common features including simple (rectangular or irregular) footprints, flat and shed roofs with clay tile, stucco exterior walls, entrance stoops, and multi-light windows. Most, but not all, have a small detached garage designed in the same style as the main house, and have a nominal setback from the street.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) Betty Way, view facing southeast (ARG, 2024)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both

Multiple

*P7. Owner and Address:

Not recorded

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

Andrew Goodrich, AICP

Architectural Resources Group

360 E. 2nd Street, Suite 225

Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)

Intensive

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photographic Record Other (List) _____

D1. Historic Name: N/A D2. Common Name: Betty Way Historic District

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of the district.):

The potential Betty Way Historic District is located in the Norma Triangle neighborhood of West Hollywood. The district is small in size and rectangular in shape. It is oriented around Betty Way, a small cul-de-sac that is accessed from the west via Larrabee Street. Betty Way is a small street of substandard width that is flanked on both sides by scored concrete sidewalks and narrow parkway strips.

The district comprises 14 properties: 13 have Betty Way addresses, and one has a Larrabee Street address. Each property contains a single-family house, all but one of which were built between 1929 and 1930. All houses are designed in the Spanish Colonial Revival style apart from one, which has been extensively remodeled in a contemporary idiom. Common architectural features include compact building footprints, asymmetrical massing, flat and shed roofs with clay tile cladding and coping, stucco exterior walls, entrance stoops, and multi-light windows. Most houses have a small detached garage at the rear of the lot, accessed via a concrete curb cut and driveway.

Common alterations to houses within the district include additions to the primary façade, replacement of original doors and windows, and alteration of original detached garages. A majority (64%) of buildings in the district are contributors.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundary of the potential Betty Way Historic District corresponds with the original (1929) subdivision boundaries recorded by developer Al Horowitz. That subdivision included properties on both sides of a newly-platted street, Betty Way, between Larrabee Street on the west and an existing mid-block parcel boundary to the east.

*D5. **Boundary Justification:**

The boundary of the potential Betty Way Historic District corresponds with original tract boundaries and residential development patterns in West Hollywood in the mid- and late-1920s. The 14 lots on Betty Way were subdivided as a singular unit by a single developer (Al Horowitz), in an effort to respond to the demand for new housing by making more efficient use of the existing subdivided land, and collectively these properties continue to exude a strong sense of time and place from their historic (1929-1930) period of development.

*D6. **Significance:** Theme Residential Development, Architecture Area West Hollywood
Period of Significance: 1929-1930 Applicable Criteria: Local A.1, A.2, A.3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context

Betty Way is a small residential development of 14 single-family houses, which were constructed between 1929 and 1930. Prior to 1929, what would become Betty Way comprised two adjacent parcels, both of which fronted onto Larrabee Street. One contained a small single-family dwelling and rear ancillary structure; the other was vacant. In the mid-1920s, the block on which these lots were located – between Harrett, Cynthia, and Larrabee streets and Palm Avenue – was studied as the site of a future public park, which ultimately did not come to fruition amid community opposition and cost concerns.

In 1929, the two aforementioned lots on Larrabee Street were consolidated, and the site was re-subdivided into 14 smaller residential lots by Al Horowitz. Horowitz was an early resident of Sherman/West Hollywood, where he worked as a merchant and operated a general store. He was also active in local civic affairs, serving as an officer of the Sherman Chamber of Commerce.

Horowitz was also a small-scale real estate developer, as noted by the *Hollywood Daily Citizen*: “Mr. Horowitz is a pioneer merchant of Sherman and has not only devoted himself to building up a department store in this community, but has bought and sold much real estate here. He has had faith in Sherman and bought acreage at different times which has soon become residence and business property.” In 1923, Horowitz had subdivided a tract of former agricultural land on the west side of Hammond Street into a residential subdivision comprising 31 lots. The subdivision was centered around a newly-platted street called Phyllis Avenue, the name of his elder daughter.

(continued on page 3)

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):
(see Page 4)

*D8. **Evaluator:** Andrew Goodrich, AICP **Date:** 11/4/2024
Affiliation and Address: Architectural Resources Group, 360 E. 2nd Street, Suite 225, Los Angeles, CA 90012

Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) Betty Way Historic District
Date: 11/4/2024 Continuation Update

***D6. Significance** (continued from page 2):

On the re-subdivided Larrabee Street site, Horowitz constructed 14 new single-family houses between 1929 and 1930. These houses were nearly identical in scale and appearance; they were each one story tall with compact footprints, were designed in the Spanish Colonial Revival style, and accompanied by a small detached garage at the rear of the lot, which was accessed from the street by a curb cut and driveway. Each had a uniform front setback. The subdivision was oriented around a newly-platted cul-de-sac called Betty Way, the name of Horowitz's younger daughter.

Typical of West Hollywood's residential neighborhoods of the era, the houses on Betty Way were inhabited by those of modest economic means who worked in common professions. City directories and Census data indicate that some residents were employed as sound technicians, camera operators, and other back-of-house jobs associated with the Hollywood entertainment industry. Some of the houses appear to have been owned by Horowitz and offered for rent.

Statement of Significance

The potential Betty Way Historic District is eligible under local (City of West Hollywood) Criteria A.1, A.2, and A.3, as follows.

The potential district meets Criterion A.1 for possessing distinctive characteristics of the Spanish Colonial Revival style as expressed in the context of a neighborhood of single-family houses. Collectively, its contributing buildings are a cohesive grouping of Spanish Colonial Revival style residential architecture, with distinguishing characteristics associated with the style including asymmetrical massing, flat and shed roofs with clay tile coping, stucco exterior walls, entrance stoops, and multi-light windows. The district is a good example of how the Spanish Colonial Revival style was applied at scale to multiple buildings.

The potential district meets Criterion A.2 as a geographically definable area with a concentration of historic properties. The district boundaries are coterminous with original tract boundaries, resulting in a geographically definable area that is differentiated from surrounding development, which is much more varied with respect to age, use, scale, and style. Contributing properties in the district share similar architectural and site planning characteristics, and are united in terms of plan and physical development.

The potential district meets Criterion A.3 for reflecting significant geographical patterns of residential development. Specifically, it is demonstrative of how real estate developers subdivided land to accommodate additional residential development and make more efficient use of limited land within the small, landlocked community of West Hollywood during the pre-World War II (1926-1945) period; this resulted in the development of small, cohesive residential subdivisions. The potential district is a strong visual expression of this pattern of this residential development pattern.

The period of significance for the potential district is 1929-1930, corresponding to the period during which it was subdivided and developed.

The potential district retains sufficient integrity to convey its historical significance. Nine of the 14 properties (64%) within the district boundaries convey its significance and were found to be contributors. The remaining five properties were found to be non-contributors, either because they were extensively altered or were built outside of the district's 1929-1930 period of significance.

District contributors include the following nine properties:

8814 Betty Way	8827 Betty Way
8815 Betty Way	8830 Betty Way
8818 Betty Way	8831 Betty Way
8819 Betty Way	8838 Betty Way
8823 Betty Way	

District non-contributors include the following five properties:

8824 Betty Way	8835 Betty Way
8826 Betty Way	928 Larrabee St
8834 Betty Way	

CONTINUATION SHEET

Page 4 of 5

Recorded By: Architectural Resources Group ***Resource Name or #** (Assigned by recorder) Betty Way Historic District
Date: 11/4/2024 Continuation Update

***D7. References** (continued from page 14):

“Annexation is Defeated in Sherman.” *Los Angeles Times*. Jan. 30, 1924.

“Cahuenga Valley.” *Los Angeles Times*. Jan. 1, 1913.

“Founder of City Proud of Progress.” *Los Angeles Times*. Dec. 3, 1922

GPA Consulting. “Commercial Historic Resources Survey.” Prepared for the City of West Hollywood Community Development Department. Sept. 2016.

GPA Consulting. “City of West Hollywood Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, and R4 Multi-Family Zoning Districts.” Dec. 2023.

Grimes, Teresa, and Leslie Heumann. “Sherman: It Was Just a Real Good Place to Live.” Unpublished manuscript. n.d.

“House and Lot.” *Los Angeles Times*. Jun. 26, 1896.

“Incorporation of Sherman as City Planned.” *Los Angeles Times*. Mar. 7, 1922.

Johnson Heumann Research Associates. “City of West Hollywood Historic Resources Survey.” 1986-1987.

Los Angeles County Department of Public Works. Tract Maps (various). Accessed Oct. 2024.
<https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx>

“New Film Studio for J.D. Hampton.” *Los Angeles Times*. Sept. 7, 1919.

“Officers Chosen Tuesday Evening.” *Los Angeles Evening Citizen News*. Jan. 25, 1923.

Rothstein, Richard. *The Color of Law: A History of How Our Government Segregated America*. New York: Liveright Publishing Corp., 2017.

Sanborn Fire Insurance Maps. Accessed Oct. 2024 via the Los Angeles Public Library.
<https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/about?accountid=6749>

“Second Meeting Next Saturday.” *Los Angeles Times*. Mar. 26, 1922.

“Sherman.” *Los Angeles Times*. Jan. 1, 1898.

“Sherman: On the Way to the Sea.” Pamphlet published by the Sherman Chamber of Commerce. n.d.

Starr, Helen. “Rich Neighbors Make Sherman Folk Ambitious.” *Los Angeles Times*. Aug. 23, 1925.

Starr, Kevin. *Inventing the Dream: California Through the Progressive Era*. New York: Oxford University Press, 1985.

“Subdivision Sells in Record-Making Time.” *Hollywood Daily Citizen*. Feb. 8, 1923.

“The County of Los Angeles Outside the Chief City – Sherman.” *Los Angeles Times*. Jan. 1, 1905;

“The Street Car Facilities.” *Los Angeles Herald*. Nov. 11, 1895.

Wanamaker, Marc, and Robert W. Nudelman. *Images of America: Early Hollywood*. Charleston, SC: Arcadia Publishing, 2007.




LOCATION MAP

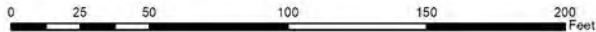
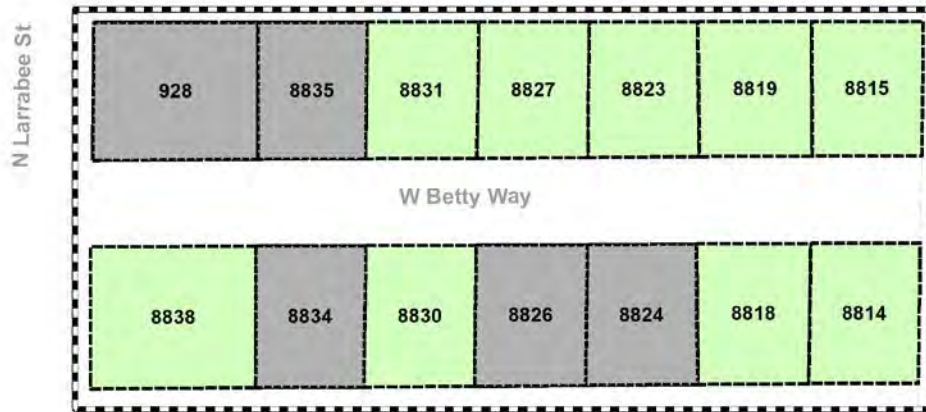

Page 5 of 5

*Resource Name or # (Assigned by recorder) Betty Way Historic District
*Map Name: Location Map *Scale: See scale bar *Date of Map: 11/4/2024

Betty Way Potential Historic District Contributors and Non-Contributors

Legend

-  District Contributor
-  District Non-Contributor
-  District Boundaries



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8814 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8814 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is rectangular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a stoop, which leads to a paneled wood door. Fenestration consists of fixed and single-hung metal windows, some of which have faux muntins and shutters. Other details include clay tile attic vents, and an awning and decorative sconces at the entry. Related features include a concrete ribbon driveway.

Noted alterations include: addition to primary façade, porch altered, primary door replaced, windows replaced (all), awnings added, garage altered.

The property is a contributor to the potential Betty Way Historic District.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing south (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 5D3

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8815 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8815 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.014.011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is rectangular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a stoop with tiled steps and a low concrete porch wall, which leads to a paneled wood door. Fenestration consists of single-hung and sliding metal windows, some of which have faux muntins. Other details include a stucco hood over the entrance. Related features include a concrete driveway and stucco accent walls in the front setback.

Noted alterations include: addition to primary façade, addition to rear façade, porch modified, primary door replaced, windows replaced (all), garage altered.

The property is a contributor to the potential Betty Way Historic District.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing north (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8818 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8818 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is irregular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a stoop, which leads to a paneled wood door. The stoop is capped by a shed roof with clay tile cladding. Fenestration consists of multi-light wood casement windows. Other details include clay tile attic vents, a wood lintel over the front-facing windows, and metal sconces at the entry. Related features include a detached garage and concrete driveway.

Noted alterations include: garage door replaced.

The property is a contributor to the potential Betty Way Historic District.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing south (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe) Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 5D3

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8819 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8819 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.014.010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is irregular in plan. Its roof is flat, with a shaped parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a stoop with tiled steps, a wood rail, and a low stucco porch wall. The stoop is capped by a shed roof with clay tile cladding and a wood post support. The door is not visible. Fenestration consists of sliding and single-hung vinyl windows, some of which have faux muntins, and multi-light wood casement windows. Related features include a detached garage, a concrete paver driveway, and low stucco retaining walls in the front setback.

Noted alterations include: windows replaced (some), porch rails replaced, garage door replaced.

The property is a contributor to the potential Betty Way Historic District.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing northwest (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe) Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8823 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8823 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.014.019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is irregular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance is accessed via a set of metal stairs with concrete treads, which leads to a paneled metal door with decorative glazing. Fenestration consists of multi-light wood casement, fixed wood, and single-hung metal windows, some of which have shutters. Other details include clay tile attic vents, and an awning and decorative sconce at the entry. Related features include an asphalt driveway.

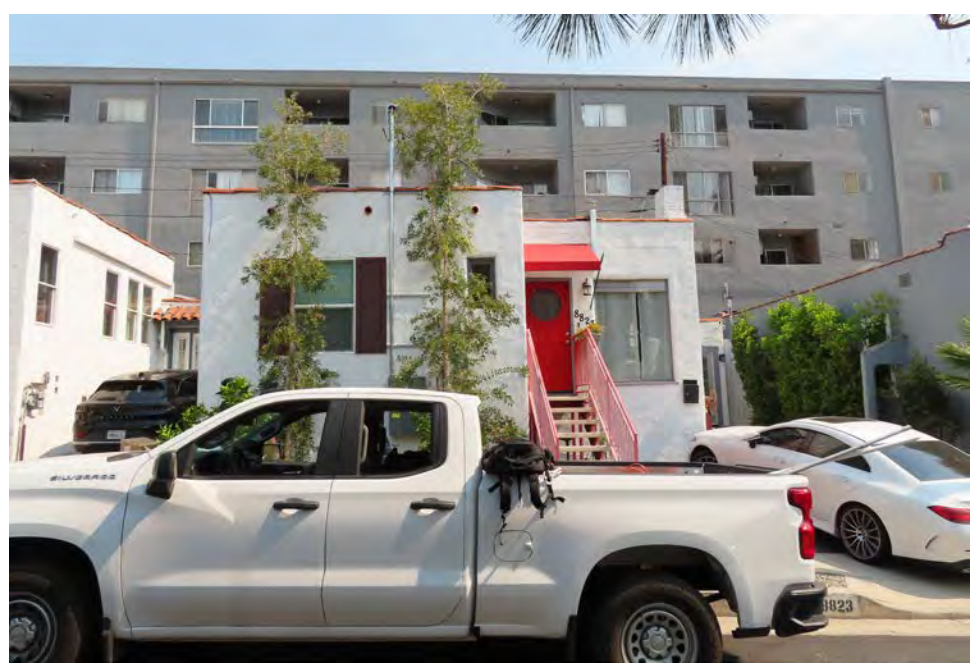
Noted alterations include: addition to rear façade, porch altered, primary door replaced, windows replaced (some), awnings added, garage altered.

The property is a contributor to the potential Betty Way Historic District.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing north (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8824 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8824 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is irregular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a stoop with brick steps and a low brick porch wall, which leads to a paneled wood door flanked by glass block sidelights. Fenestration consists of fixed glass block windows and double-hung wood windows. Related features include a detached garage, a concrete driveway, and brick planters in the front setback.

Noted alterations include: addition to primary façade, porch altered, primary door replaced, windows replaced (some), window openings altered, garage altered.

The property is a non-contributor to the potential Betty Way Historic District due to extensive alterations and a loss of integrity.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing southwest (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe) Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8826 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8826 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1930. The building is rectangular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco, though some exterior wall volumes are not visible due to dense vegetation. The primary entrance consists of a stoop with tiled steps, which leads to a plank wood door with an arched opening and grille. Fenestration consists of fixed, sliding, and casement composite windows with divided lights and shutters. Related features include a detached garage and a concrete paver driveway.

Noted alterations include: addition to primary façade, addition to rear façade, porch altered, primary door replaced, windows replaced (all), window openings altered, decorative elements added, garage door replaced.

The property is a non-contributor to the potential Betty Way Historic District due to extensive alterations and a loss of integrity.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing southwest (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1930 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe) Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8827 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8827 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.014.008

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1930. The building is irregular in plan. Its roof is flat, with a shaped parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of an arched stoop with tiled steps and metal rails, which leads to a solid wood door. The stoop is capped by a shed roof with clay tile cladding and exposed rafter tails. Fenestration consists of single-hung composite windows and multi-light wood casement windows. Related features include a detached garage and concrete paver driveway.

Noted alterations include: addition to rear façade, porch rails replaced, tile added to porch, windows replaced (some), garage altered.

The property is a contributor to the potential Betty Way Historic District.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing northwest (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1930 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8830 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8830 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1930. The building is irregular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of an arched stoop, which leads to a solid wood door. The stoop is capped by a shed roof with clay tile cladding and exposed rafter tails. Fenestration consists of single-hung vinyl windows with faux muntins, and wood casement windows with textured glass. Other details include stucco moldings on the entry arch. Related features include a detached garage and concrete driveway.

Noted alterations include: windows replaced (some), garage door replaced.

The property is a contributor to the potential Betty Way Historic District.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing south (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1930 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8831 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8831 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.014.007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1930. The building is irregular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of an arched stoop with tiled steps and a low stucco porch wall. The stoop is capped by a shed roof volume with clay tile cladding and exposed rafter tails. The door is not visible. Fenestration consists of a fixed wood picture window with an arched opening, and multi-light wood casement windows. Other details include clay tile attic vents and a projecting wing wall. Related features include a detached garage, a concrete and tile driveway, and rubble stone planters in the front setback.

Noted alterations include: addition to rear façade, garage door replaced.

The property is a contributor to the potential Betty Way Historic District.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing northwest (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1930 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8834 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8834 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1930. The building is irregular in plan. Its roof is flat, with a stepped parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a stoop with concrete steps, which leads to a solid door. Fenestration consists of a fixed metal window with an arched opening and faux muntins, single-hung metal windows, and multi-light wood casement windows. Other details include clay tile attic vents and a metal sconce at the entry. Related features include a concrete driveway and stucco accent walls in the front setback.

Noted alterations include: addition to primary façade, addition to secondary façade, porch modified, windows replaced (all), wing wall removed, garage altered, garage door replaced, perimeter fence/wall added.

The property is a non-contributor to the potential Betty Way Historic District due to extensive alterations.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing southwest (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1930 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8835 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8835 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.014.006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in a contemporary (Neo-Spanish) style, built in 2012. The building is irregular in plan. Its roof is flat, with a flat parapet capped by clay tile coping. Exterior walls are clad in unfinished concrete. The primary entrance consists of a stoop with concrete steps, metal rails, and a squared wood post, which leads to a plank wood door with an arched opening. The stoop is capped by a shed roof volume with clay tile cladding and exposed rafter tails. Fenestration consists of single-hung and casement wood windows with divided lights. Other details include decorative attic vents. Related features include a detached garage, a concrete paver driveway, and brick planters in the front setback.

The property appears to be unaltered.

The property is a non-contributor to the potential Betty Way Historic District because it post-dates the district's 1929-1930 period of significance.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing north (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
2012 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 8838 Betty Way

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 8838 Betty Way City West Hollywood Zip 90069

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) AIN: 4339.013.001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in the Spanish Colonial Revival style, built in 1929. The building is irregular in plan. Its roof has flat, gabled, and shed volumes with molded eaves, exposed purlins, and a flat parapet capped by clay tile coping. Exterior walls are clad in stucco. The primary entrance consists of a recessed porch with squared wood post supports, which leads to a solid wood door. A second porch is located on the side (north) façade. Fenestration consists of wood tripartite windows, multi-light wood casement windows, jalousie windows, and sliding metal windows, all with metal security bars. Other details include clay tile attic vents and a projecting wing wall. Related features include a detached garage, concrete driveway, and stucco perimeter wall with a tile cap and perimeter hedge.

Noted alterations include: windows replaced (some), security window bars added, perimeter wall added, garage door replaced.

The property is a contributor to the potential Betty Way Historic District.

***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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing southeast (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:
Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe)
 Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photographic Record Other (List) _____

PRIMARY RECORD

Page 1 of 1

*Resource Name or # (Assigned by recorder) 928 Larrabee Street

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted** *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ % of _____ % of Sec _____ ; B.M. _____

c. Address 928 Larrabee Street City West Hollywood Zip 90069

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) AIN: 4339.014.005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains a one-story single-family residence in a contemporary style, built in 1929 and extensively remodeled. The building is irregular in plan. Its roof is flat, with a flat parapet. Exterior walls are clad in stucco. The primary entrance and door are not visible. Fenestration consists of fixed and terrarium style metal windows. Details include a brick chimney. Related features include a detached garage, brick paver driveway, and brick perimeter wall capped by a manicured hedge.

Noted alterations: building has been completely altered.

The property is a non-contributor to the potential Betty Way Historic District due to extensive alterations and a loss of integrity.

*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. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View facing east (ARG, 2024)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929 (Los Angeles County Office of the Assessor)

*P7. Owner and Address: Not recorded

*P8. Recorded by: Name, affiliation, and address) Andrew Goodrich, AICP
Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

*P9. Date Recorded: 11/4/2024

*P10. Survey Type: (Describe) Intensive Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of West Hollywood Historic Resources Survey of R1A and R1C Properties (ARG, 2024)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photographic Record Other (List) _____

This page intentionally left blank

From: [Jon Weisbart](#)
To: [Doug Vu](#); [Gabriele Gonzales](#)
Cc: [Jennifer Alkire](#); [Antonio Castillo](#); [Melissa Crowder](#); [Nick Maricich](#); [David Wilson](#); [WeHo Preservation Alliance](#); [Hieu Hoang](#); [Cathy Blaivas](#); [sjh1212](#); [KEITH B NAKATA](#); [Lynn Russell](#); [Veronique Weisbart](#)
Subject: Greenacre Merits Historic District Status
Date: Thursday, March 27, 2025 2:25:23 PM
Attachments: [Greenacre Avenue HPC.pdf](#)

You don't often get email from jon@weisbart.com. [Learn why this is important](#)

CAUTION - EXTERNAL SENDER. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dear Mr. Vu and Ms. Gonzales,

I request that the attached document with color pictures be included as an exhibit accompanying the staff report in the printed packet being produced for the Historic Preservation Commission meeting that will be considering the “Historic Context Statement and Survey for the R1A/R1C Zones” (otherwise known as Betty Way and Greenacre Avenue). I also ask that the Exhibit be titled in the report as “Greenacre Avenue: A Case in Support of Potential Historic District Status.”

As the owner of a Greenacre Avenue home since 1996 and participant in the Zoom meetings leading up to the HPC meeting, I must say that the process seemed to be working until our neighborhood discovered that no DPR evaluation forms were prepared for Greenacre while they were for Betty Way. This unfair treatment calls into question the entire “Engage WeHo” process, and needs to be corrected before Greenacre Avenue is relegated to a “noneligible” status for historic designation.

I understand that the deadline for submitting this material is Friday, March 28, 2025, and I appreciate your including it in the packet being prepared for the April 14 HPC meeting. I will be unable to attend the meeting due to plans made long ago, but I know that my neighbors and members of the preservation community will be showing up, and I have included several of these individuals in this message. I am requesting that I be able to call in for comments as I have seen others do at earlier meetings. I hope that Greenacre gets a fair shake.

Please include this message in the packet along with the document I have prepared.

Thank you,
Jon Weisbart
Greenacre Avenue Owner and Resident

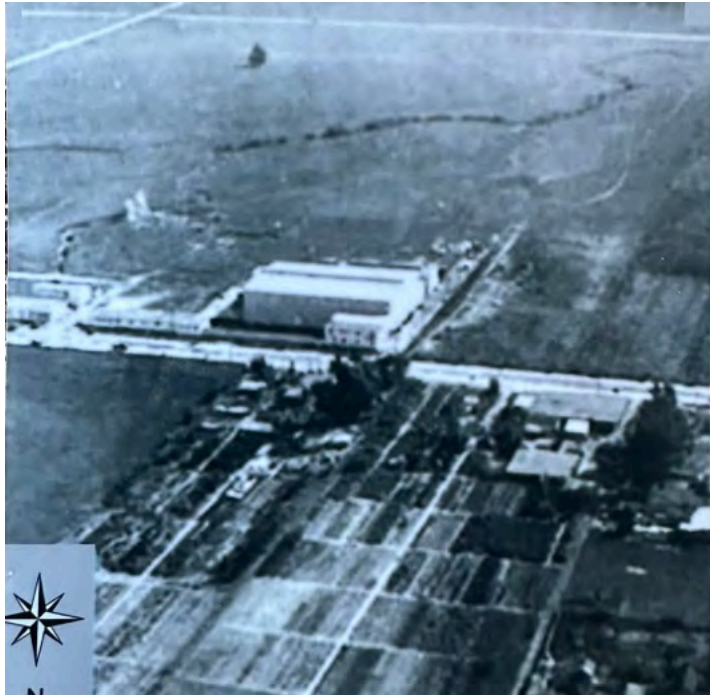
--



Greenacre Avenue

A Case in Support of Potential Historic District Status
by Jon Weisbart

(Visual Presentation of the Conformity of the 36 houses in the Tract)



Building Program to Cost \$100,000

A building program calling for construction of 36 homes at expenditures of more than \$100,000 has been announced for Greenacres Ave., extending north from Santa Monica Blvd., five blocks west of La Brea Ave. Twelve of the dwellings are under construction, two of them already having been sold. The development is by the Pan Realty Corp. The homes are being built by the Rand Construction Co.

36 New Homes On Single Street

Something new in Hollywood—it's a street named N. Greenacre Ave., just five blocks west of La Brea Ave. and which runs north of Santa Monica Blvd.

This street with no northern outlet, has 36 new, modern five and six-room homes, and already 35 of the homes have been occupied. The 36th home is ready for occupancy.

Owner of this development is the Pan Realty Corp., the builder and general contractor was Glenn A. Doughty. Sales have been handled by J. H. Leishman of the Doughty Co.

Most of the homes were purchased by persons who previously lived in the neighborhood and watched the building of the homes.

LA Times May 19, 1940

Los Angeles Evening Citizen News.
Jan. 17, 1942.

*Greenacre Avenue in West Hollywood is a significant historic resource because it meets National Park Service "Criterion C (architecture): **embodies the distinctive characteristics of a type, period, or method of construction**, or that represents the work of a master, or that possesses high artistic values, or that **represents a significant and distinguishable entity whose components may lack individual distinction**" - The historic value lies in the collective of the street.*

All seven aspects of integrity as defined by the NPS are reflected when one experiences this unique cul-de-sac, the Eastside's last remaining intact street of single-family dwellings built just before the United States entered WWII.

At the time of this document's preparation, no formal DPR forms had been prepared for the individual homes on Greenacre, while such forms had been prepared for Betty Way which has been evaluated as potentially eligible for historic district status. If the properties on Greenacre Avenue had gotten a fair shake, it would become quite apparent that more than 60 percent (the usual threshold cited) have retained enough individual integrity for the street to merit potential historic district status.

To be eligible for designation as a **West Hollywood Cultural Resource**, a resource must meet at least one of the following criteria:

Criterion A (exemplifies special elements of the City): **Greenacre Avenue** exemplifies or reflects special elements of the city's **aesthetic, architectural, cultural, economic, engineering, political, natural, or social history** and **possesses an integrity of design, location, materials, setting, workmanship, feeling and association** in the following manner:

1. **It embodies distinctive characteristics of a period, method, style, or type of construction**, or is a valuable example of the use of indigenous materials or craftsmanship;
2. **It contributes to the historic area by being:**
 - b. **A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or**
3. **It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive example of community or park planning;**

Criterion B (example of distinguishing characteristics): **it is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type of specimen;**

Greenacre Avenue is the only residential cul-de-sac on West Hollywood's Eastside, located in the vicinity of the historic United Artists/later Warner Brothers Studio, Chaplin Studios, Chaplin's bungalows, and the Formosa Cafe. It embodies the essence of the past and reflects a unique pattern of development in West Hollywood's history as the area's first built subdivision. But many multi-story projects have taken over the city's Eastside, which is now facing a proposed 36-story mixed-use tower on La Brea at Romaine.

Allow Greenacre to remain unique in an ever increasingly dense residential community, where neighborhoods could resemble sardines in a tin. The priority

should be preserving West Hollywood's historic character as exemplified by Greenacre Avenue, the Eastside's last remaining intact street of single-family dwellings.

After an intensive analysis of Greenacre Avenue, the following facts hold:

*28 houses (77.8%) of the 36 houses are still representative of the original tract built in 1940/41, and historic district contributors

*2 houses are possible contributors

*6 are no longer representative

Following are tables providing Greenacre property addresses with their defining features as well as a photograph of each home.

Greenacre Homes with Their Defining Features

(X = Visually Present)

Address	Window	Porthole	Bay Window	Similar Door/Frame	Chimney	Porch	Attic Vent	Shutters	Window Shelf	Comments
1112				X	X				X	
1118	Metal Casement	Octagon		X		X				
1124	Wrap around	Octagon			X					
1128	Metal Casement					X				
1138		Octagon		X	X					
1142	Wood double hung sash	Rectangle	X	X				X		
1148	Metal Casement				X	X				
1152	Wood double hung sash					X				
1158	Metal Casement			X		X				
1202	Wood double hung sash	Rectangle	X					X		
1206	Metal Casement Wrap around			X	X	X		X	X	
1216	Wood double hung sash	Octagon	X			X		X		

Address	Window	Porthole	Bay Window	Similar Door/Frame	Chimney	Porch	Attic Vent	Shutters	Window Shelf	Comments
1222	Wood double hung sash	Circular		X	X			X		
1226		Rectangle			X		X			Same block patterns as 1153
1236										Original design. Courtyard
1115				X	X			X	X	
1119	Metal Casement			X				X		
1123	Metal Casement Wrap around	Circular		X	X					
1129	Metal Casement Wrap around						X	X		
1149	Wood double hung sash				X					Same block patterns as 1227
1153		Octagon		X						Same layout as 1226

Address	Window	Porthole	Bay Window	Similar Door/Frame	Chimney	Porch	Attic Vent	Shutters	Window Shelf	Comments
1159	Wood double hung sash		X	X				X		
1213	Metal Casement			X			X	X		
1217	Wood double hung sash	Rectangle	X	X				X		
1223	Wood double hung sash	Octagon	X					X		
1227	Wood double hung sash		X	X		X		X	X	Same layout as 1149
1233	Metal Casement		X	X				X		
1237	Metal Casement			X	X					

Historic District Contributors



1112 Greenacre



1118 Greenacre



1124 Greenacre



1128 Greenacre



1138 Greenacre



1142 Greenacre



1148 Greenacre



1152 Greenacre



1158 Greenacre



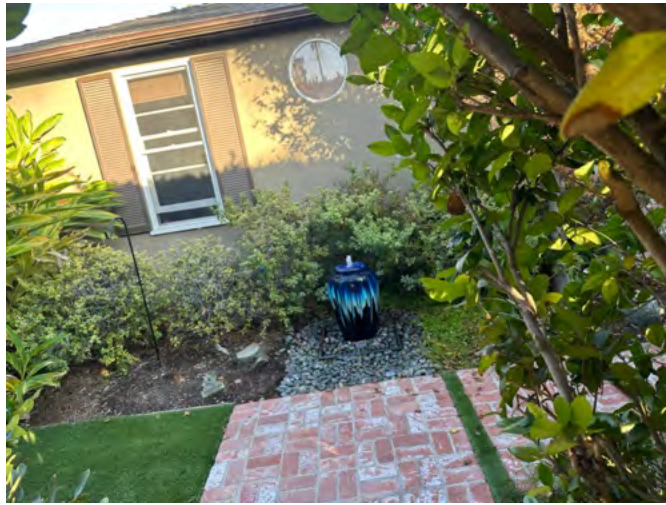
1202 Greenacre



1206 Greenacre



1216 Greenacre



1222 Greenacre



1226 Greenacre



1266 Greenacre



1115 Greenacre



1119 Greenacre



1123 Greenacre



1129 Greenacre



1149 Greenacre



1153 Greenacre



1159 Greenacre



1213 Greenacre



1217 Greenacre



1223 Greenacre



1227 Greenacre



1233 Greenacre



1237 Greenacre

Possible Contributors



1203 Greenacre



1132 Greenacre

No Longer Representative



1135 Greenacre



1132 Greenacre



1139 Greenacre



1141 Greenacre



1207 Greenacre



1212 Greenacre
(demolished)

This page intentionally left blank

From: [WeHo Preservation Alliance](#)
To: [HPC Public Comment](#)
Cc: [Gabriele Gonzales](#); [Melissa Crowder](#)
Subject: 90 Citizens Sign Petition for Greenacre Ave. Historic District Status
Date: Thursday, April 10, 2025 12:01:00 AM
Attachments: [Greenacre Signatures.pdf](#)

CAUTION - EXTERNAL SENDER. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

For the April 14 Historic Preservation Commission Agenda Item 11.A., please post online and provide commissioners the following 7 pages of signatures showing that 46 Greenacre Avenue owners/residents and 44 other concerned individuals urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status. Thank you.

--WHPA Board Members Judson Feder, Susana Miller, Roy Rogers Oldenkamp, Victor Omelczenko, and Jon Ponder
[West Hollywood Preservation Alliance](#)



Virus-free. www.avg.com

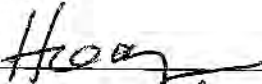



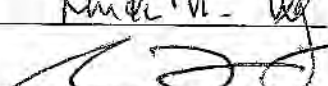



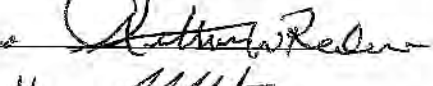

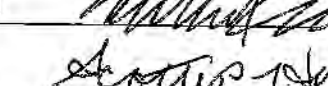
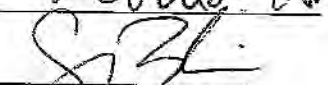




CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE

ADDRESS

Hieu Hoang 	1226 Greenacre
Veronique Weisbart 	1227 Greenacre
Jonathan Weisbart 	1277 Greenacre
DAN LUO 	1232 Greenacre
LINDA M. AGIN 	1202 Greenacre Ave.
RICK FERRARI 	1237 Greenacre
Alex Ferrari 	1237 GREENACRE
Sunny 	1217 Greenacre
JEFF YANSON 	1222 GREENACRE
Art Redman 	1149 Greenacre
Nicholas Hildebrandt 	1216 Greenacre
MICHAEL ESELUN 	1124 GREENACRE
SCOTT HENICK 	1124 GREENACRE
Gregory Blair 	1223 Greenacre
EMAM ABED 	1115 Greenacre
Michelle Sepchi 	1138 Greenacre

CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE

ADDRESS

Taylor Pinson	1128 Greenacre Ave.
Charlee Pinson	1128 Greenacre Ave.
ALEX BATES	1128 GREENACRE AVE.
TARA BROOKS	1118 Greenacre Ave
STEPHAN BARKER	1149 GREENACRE AVE.
Nikolaus Rey	1159 Greenacre
NICHOLAS THEODORAKIS	1153 Greenacre Ave
ADAM ZELLER	1148 GREENACRE AVE
Jeanne Olander	1152 Greenacre Ave
Jerry Holmes LARRY Holmes	123 1/2 Greenacre Ave

CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE

ADDRESS

Gene	<u>Gene Lawrence</u> <u>Gene Lawrence</u>	<u>1139 Greenacre Ave 90046</u>
Tom	<u>Tom Reber</u> <u>Tom Reber</u>	<u>1141 Greenacre Ave 90044</u>
Tara	<u>Tara Brooks</u> <u>Tara Brooks</u>	<u>1118 Greenacre Ave 90046</u>
Elle	<u>Elle Nucci</u> <u>Elle Nucci</u>	<u>1115 Greenacre Ave 90046</u>
Bonnie	<u>Bonnie Karrin</u> <u>BONNIE KARRIN</u>	<u>1119 Greenacre Ave 90046</u>
Citlali	<u>Citlali Arroyo</u> <u>Alkali Unga</u>	<u>1213 GREENACRE AVE 90046</u>
Lisa	<u>Lisa Kotin</u> <u>Lisa Kotin</u>	<u>1123 Greenacre Ave 90046</u>
Gordon	<u>Gordon Andersen</u> <u>Gordon Andersen</u>	<u>1123 Greenacre Ave 90046</u>
George	<u>George Jaye</u> <u>George Jaye</u>	<u>1213 Greenacre Ave 90046</u>
Dennis	<u>Dennis O'Keefe</u> <u>Dennis O'Keefe</u>	<u>1208 Greenacre Ave 90046</u>
Veronika	<u>Veronika Kobozerova</u> <u>Veronika Kobozerova</u>	<u>1206 Greenacre Ave 90046</u>
Filippo	<u>Filippo Patton</u> <u>Filippo Patton</u>	<u>7316 Santa Monica Blvd 90046</u>
Mel	<u>Mel Bloomer</u> <u>Mel Bloomer</u>	<u>4219 HAMPTON AVE 90046</u>
Eddie	<u>Eddie Anderson</u> <u>Eddie Anderson</u>	<u>1123 Greenacre Ave</u>
Gia	<u>Gia Delli Gatti</u> <u>Gia Delli Gatti</u>	<u>1118 Greenacre Ave</u>
Vaughan	<u>Vaughan Rider</u> <u>Vaughan Rider</u>	<u>1119 Greenacre Ave</u>
Shawn	<u>Shawn Geddes</u> <u>Shawn Geddes</u>	<u>1157 Poinsettia Drive</u>
Robert	<u>Robert Hall</u> <u>Robert Hall</u>	<u>1203 Greenacre Ave</u>

1203 Greenacre Ave ③
 W Hollywood CA 90046

CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE

ADDRESS

Vincent Tamariz

Vincent Tamariz

1237 Greenacre

ave, West Hollywood

CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE

ADDRESS

MICHELE JAE Wells	8953 Norma Pl. Weho
Stephen J. Post Algo	7545 Hampton Ave.
Judson Feder Judiffedyn	1340 N. Crescent Hts Bl, Weho
Renee Sotter Renee	876 N. West Knoll 90069
George Nickle George	7638 Newton Ave 90046
Scott Schmitt Scott	8221 DeLongpre Ave #9
Joseph Green Joseph	7611 Romaine #4
Michael Green Michael	9039 Vista Grande St 90069
Chuck Fisher Chuck	1120 N. Fuller Ave. 90046
Kevin Burton; Kevin Burton	Mid-city
John Eyrwats John	Mid-city
A. Lee A. Lee	1264 N. Seward ⁴⁰³ Crafo
Jackie Tepper Jackie	1226 N. Laurel AVE 90046
Kimada Kimada	1125 N. Fairfax 90046
Michael Carter Michael	1123 N. Ogden Dr. 90046
MARGARET VERDI Margaret	1242 N. Laurel Ave #FW, Hollywood, CA 90046

CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE	ADDRESS
VICTOR OMELTZENKO <i>Victor Omelzenko</i>	1246 N. Laurel #2 West Hollywood
Jody John Sakstrup <i>Jody John Sakstrup</i>	1749 N. Sycamore Ave #4 Hollywood CA 90028
STEPHANIE VISSER <i>Stephanie Visser</i>	1246 N. Laurel Ave #5 West Hollywood CA 90046
ROY OLDENKAMP ROY OLDENKAMP	1336 N. LAUREL AVE West Hollywood
Derek Boardman <i>Derek Boardman</i>	8535 W Knoll Dr #307
Dante Gonzalez <i>Dante Gonzalez</i>	442 S. Cochran #306 LA CA 90036
CHARLOTTE JOHNSON <i>Charlotte Johnson</i>	1246 N. Laurel #D
Ray Rouse <i>Ray Rouse</i>	1260 N. Laurel Ave #2 West Hollywood 90046
KIMBERLY COPLAND <i>Kimberly Copland</i>	645 N. Hayworth #7
RICHARD THEIET <i>Richard Theiet</i>	1245 N. Hayworth #7
Frank Mojica <i>Frank Mojica</i>	1217 1/2 N. Fairfax
Robert Monack <i>Robert Monack</i>	3413 Hollywood Dr LA 90039
MICHAEL HADDAD <i>Michael Haddad</i>	1260 N Laurel Ave Will. 90046 #5
STEVEN L. DAVIS <i>Steven L. Davis</i>	1215 N HAYWORTH AVE West Hollywood 90046 #20
ROBERT K SOLDIER <i>Robert K Soldier</i>	1215 N HAYWORTH AVE West Hollywood 90046 201 W #
PAT OYON <i>Pat Oyon</i>	1260 N. Laurel West Hollywood 90046 #9

CITIZEN PETITION FOR RECOGNIZING GREENACRE AVENUE

AS A HISTORIC DISTRICT IN WEST HOLLYWOOD

We, the undersigned owners/residents of Greenacre Avenue and others who support historic preservation, urge the Historic Preservation Commission and the City Council to recognize Greenacre Avenue's eligibility for historic district status.

NAME PRINTED AND SIGNATURE

ADDRESS

CATHY BLAIVAS *[Signature]*

1143 N. Vista St

STEPHANIE HARRISON *[Signature]*

1139 N. Vista 90046

Joel H. Mark *[Signature]*

1139 3/4 N. Vista 90046

Lynae White *[Signature]*

1216 N. Gardner St. 90046

KEVIN WHITE *[Signature]*

1216 N. Gardner St 90046

JASON JANARA *[Signature]*

1218 N. Gardner St 90046

Stephen M. Martin

1140 N. Poinsettia Dr.

John J. Melanson *[Signature]*

W.H. 90046

[Signature]

1140 N. Poinsettia Dr.

W.H. 90046

[Signature] JOSEPH P. ZUBEL

1153 N Gardner St #6

W. HO 90046

Sean Noyce *[Signature]*

1142 N. Gardner St W. Hollywood

90046

Katya Usivitsky

1139 1/4 N. Vista St. W HO 90046

[Signature]

1139 1/4 N. Vista St. West Hollywood

1217 N Vista St W HO

From: [Cathy Blaivas](#)
To: [HPC Public Comment](#)
Subject: HPC 04/14/25 Agenda Item 11A: R1A R1C SURVEY HISTORIC RESOURCES SURVEY OF RESIDENTIAL PROPERTIES IN THE R1A & R1C SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS
Date: Thursday, April 10, 2025 7:01:43 AM

CAUTION - EXTERNAL SENDER. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dear Chair Charlie and commissioners,

While many of the homes on Betty Way were deemed ineligible for individual designation, they were justifiably recognized as contributing to a larger, cohesive historic grouping. Greenacre deserves the same thoughtful consideration. The staff report, which concludes that fewer than 60 percent of Greenacre's properties qualify as contributors, fails to acknowledge the broader context in which group eligibility can—and should—be evaluated. This narrow interpretation overlooks Greenacre's undeniable uniqueness as one of the only developments of its kind in West Hollywood. The consultants missed an opportunity to apply Criteria A.2, A.3, A.5, and B more expansively, and meaningfully. Had they done so, the homes on Greenacre could be recognized as a unified whole, much like Betty Way.

In this light, I echo the late Commissioner Ed Levin, who once suggested that certain evaluations were made "with a thumb on the scale." That sentiment seems applicable here: the findings regarding Greenacre's potential designation appear to reflect a constrained narrow interpretation of the criteria.

I would argue that Greenacre is a potential historic district and meets the following Criteria:

A. Exemplifies Special Elements of the City

Greenacre reflects special elements of the city's aesthetic, architectural, **cultural, and social history**. Many of the properties still possess integrity of design, **location, materials, setting**, workmanship, **feeling**, and **association** in the following manner:

2. (b) Greenacre constitutes a thematically related grouping of properties that contribute to one another and are unified aesthetically by plan or physical development. There is no question that the homes on Greenacre, regardless of alterations are distinct and if looked at objectively, still could be defined as a significant concentration of sites united historically by plan or physical development.

3. Greenacre clearly reflects significant geographical patterns tied to distinct eras of growth and settlement in West Hollywood. As a potential historic district, it meets Criterion A.3 by embodying key residential development trends—specifically, the strategic subdivision of land by real estate developers to maximize utility within the city's compact, landlocked footprint. This pattern is not only characteristic of its time but also illustrative of how density and design were thoughtfully balanced to accommodate West Hollywood's evolving urban form.

Greenacre stands as an example of these pressures and responses, making it a strong candidate for designation under this criterion.

5. Unique Location or Physical Characteristics

Greenacre has unique location and physical characteristics that distinguish it from other parts of the city.

B. Example of Distinguishing Characteristics

Greenacre may be one of the few remaining examples of the city that possesses the distinguishing characteristics of a particular architectural or historical type. A cul-de-sac of R1-zoned single-family homes.

In addition, I believe Greenacre retains sufficient integrity—particularly in terms of its original developmental concept—to convey its historical significance and qualify as a historic district. According to the National Register of Historic Places and its seven aspects of integrity, Greenacre clearly retains four: location, setting, feeling, and association.

We should advocate for a more inclusive and context-sensitive approach to historic designation—one that values collective significance as much as individual merit. In my view, the historic merit of Greenacre lies less in its individual architectural character defining features and more in its overall integrity—as a cohesive, intact example of a postwar residential development that still clearly conveys its original planning, layout, and sense of place.

I respectfully urge the Historic Preservation Commissioners to recognize Greenacre as a potential historic district and to recommend its designation to the City Council.

Cathy Blaivas
Long time West Hollywood resident

From: [WeHo Preservation Alliance](#)
To: [HPC Public Comment](#); [Gabriele Gonzales](#)
Cc: [Melissa Crowder](#); [Lulu Morales](#); [Antonio Castillo](#); [Doug Vu](#); [Janet Jimenez](#); [Judson Feder](#); [Susana Miller](#); [Roy Rogers Oldenkamp](#); [Omelczenko Victor](#); [Jon Ponder](#)
Subject: Greenacre Ave. Deserves Closer Look for Historic District Status/HPC 041425
Date: Thursday, April 10, 2025 4:36:23 PM

CAUTION - EXTERNAL SENDER. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

The West Hollywood Preservation Alliance (WHPA) urges the City to individually evaluate each of the homes on Greenacre BEFORE making a decision about whether the street is eligible for historic district status. Minor and reversible changes do not necessarily negate the integrity of homes that could constitute a historic district.

The draft survey being presented to the Historic Preservation Commission (HPC) at its April 14 meeting provides ample evidence that Greenacre as a whole meets criteria for historic district eligibility, particularly:

*Greenacre reflects residential patterns of growth in West Hollywood and is the city's only example of a suburban-style subdivision, built with FHA financing just before Pearl Harbor, and

*Greenacre displays distinguishing characteristics of the "minimal traditional" architectural style of 1940s single-family homes on a rare cul-de-sac located on West Hollywood's dense eastside.

However, the draft survey says that not enough homes on Greenacre retain their integrity to comprise a historic district. The WHPA respectfully disagrees and strongly urges a thorough evaluation of each home.

The HPC should recommend to the City Council that the draft survey be expanded to include a detailed analysis of each Greenacre home as was done for the homes on Betty Way on West Hollywood's westside. In that way, a more complete and accurate determination can be made regarding Greenacre Avenue's potential eligibility for historic district status.

--WHPA Board Members Judson Feder, Susana Miller, Roy Rogers Oldenkamp, Victor Omelczenko and Jon Ponder



Virus-free www.avg.com

SUBJECT: CREATION OF AN AD-HOC COMMITTEE FOR THE ANNUAL
HISTORIC PRESERVATION CELEBRATION EVENT

PREPARED BY: COMMUNITY DEVELOPMENT DEPARTMENT
(Jennifer Alkire, AICP, Assistant Director)
(Doug Vu, Acting Planning Manager)
(Antonio Castillo, Senior Planner/ HPC Liaison)

STATEMENT ON THE SUBJECT

The Historic Preservation Commission will consider creating an ad-hoc committee of up to three Historic Preservation Commissioners to work with staff to plan and coordinate the annual historic preservation celebration event for 2025.

RECOMMENDATION

Create an ad-hoc committee of up to three Historic Preservation Commissioners to work with staff to plan and coordinate the 2025 historic preservation celebration event.

BACKGROUND

Since at least 1999, the Historic Preservation Commission, along with staff in the Current and Historic Planning Division have hosted an annual historic preservation event as an opportunity for community engagement, education, and outreach related to the City's historic preservation program.

Given the scope of planning required, on March 10, 2025, the Historic Preservation Commission directed staff to return with an item to create an ad-hoc committee of up to three Commissioners to work with staff as a working group to oversee event logistics, programming, outreach, and coordination. The ad-hoc committee would meet with staff as needed and report progress to the full Commission.