

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

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### **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