IX. ATTACHMENTS

APPENDIX A – INVENTORY OF SURVEYED RESOURCES BY THEME
APPENDIX B – IDENTIFIED RESOURCES BY ADDRESS
APPENDIX C – PROFESSIONAL QUALIFICATIONS
ATTACHMENT D – DPR FORMS
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**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture

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<td>1908</td>
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<td>2918 S</td>
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<td>Mission Revival</td>
<td>Mr. Harry Lunser</td>
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ATTACHMENT D – PROFESSIONAL QUALIFICATIONS
Margarita J. Wuellner, Ph.D., DIRECTOR OF HISTORIC RESOURCES

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

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

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

Experience

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Experience**

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

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

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

SEE VOLUME II.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings

Review Code __________ Reviewer ____________________________ Date _______________

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

P1. Other Identifier:

P2. Location:

a. County

Los Angeles

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

b. USGS 7.5' Quad

Date T R 1/4 of 1/4 of Sec B.M.

W 29TH ST City LOS ANGELES Zip 90018

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

Zone mE/ mN

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

Parcels No. 5053014002

P3 Description:

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

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

P3b. Resource Attributes:

(List attributes and codes) HP 2. Single family property

P4. Resources Present:

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

P5b Description of Photo:

(View, date, accession #)

North elevation, Lkg S, 3/6/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric  ☑ Historic  ☐ Both

1908 Los Angeles County Assessor

P7. Owner Address:

CHAMP, ORA

1940 W 29TH ST

LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Jennifer Krintz

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

P9. Date Recorded:

5/7/2009

P10. Survey Type:

(Describe)

Intensive Level Survey

P11. Report Citation:

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

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman


B7. Moved? Yes

B8. Related Features:

B9a. Architect: Frank Schoenrock

B9b. Builder: Frank Schoenrock

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

Property Type: Residential

Applicable Criteria: A, C

Period of Significance: 1878-1948

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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


B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jennifer Krintz

Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation: 5/7/2009

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

Other Listings

Review Code __________ Reviewer __________________________ Date _______________

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

P1. Other Identifier:

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

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

c. Address: 1688 ADAMS BLVD

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

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

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

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

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

P3b. Resource Attributes: (List attributes and codes)

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

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

North Elevation, Lkg S, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1936

P7. Owner Address:

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

P8. Recorded by:

(Name, affiliation, and address)

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

P9. Date Recorded:  3/17/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

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

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

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

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

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

B13. Remarks:

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

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

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

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Theme: Early Revival of Colonial Styles

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

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

PRIMARY RECORD

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

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
a. County Los Angeles

b. Address: 1999 W ADAMS Boulevard

P3. Description:
Six-story, near L-shaped plan; Moderne commercial building; flat roof, decorative vertical boards on façade center wall, streamline signage over the primary entryway; concrete foundation; concrete siding with scored detailing; concrete walkway leading to one primary entryway flanked by four panels of marble surmounted by a streamline hood; two glass-plated metal doors; primarily aluminum slider windows; low concrete wall surrounding front courtyard entry.

P3b. Resource Attributes: HP 7. 3+ story commercial building

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

P5b Description of Photo:
Southwest elevation, Lkg NE, 3/16/09

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

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

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:
- Intensive Level Survey

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
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<th>Resource Name or #</th>
<th>(Assigned by recorder)</th>
<th>1999 ADAMS Boulevard</th>
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<tbody>
<tr>
<td>B1. Historic Name:</td>
<td>Golden State Mutual Building</td>
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<td>B2. Common Name:</td>
<td>Golden State Mutual Building</td>
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<td>B3. Original Use:</td>
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<td>B4. Present Use:</td>
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<td>B5. Architectural Style:</td>
<td>Moderne</td>
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<tr>
<td>B6. Construction History:</td>
<td>(Construction date, alterations, and date of alterations)</td>
<td></td>
</tr>
</tbody>
</table>

*Built in 1948.*

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

**B8. Related Features:**

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

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

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

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

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

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

**B13. Remarks:**

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

**Date of Evaluation:**  
5/8/2009

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

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

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

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

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

Theme: Architects and Builders

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

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

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

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

PRINCIPAL RECORD

Resource Name or #: (Assigned by recorder) 2622 BRIGHTON AVE

P1. Other Identifier:

P2. Location:
   a. County
   b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
   c. Address: 2622 BRIGHTON AVE City LOS ANGELES Zip 90018
   d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

Parcel No. 5053035006

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

P3b. Resource Attributes: (List attributes and codes)

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

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

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

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

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


P10. Survey Type: (Describe)
Intensive Level Survey

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

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

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

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

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

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### PRIMARY RECORD

**Primary #**

**HRI #**

**Trinomial**

**NRHP Status Code** 5D3

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<th>Other Listings</th>
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<tbody>
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<td>Review Code</td>
</tr>
<tr>
<td>Reviewer</td>
</tr>
<tr>
<td>Date</td>
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</tbody>
</table>

**Resource Name or #:** (Assigned by recorder) 2648 BRIGHTON AVE

**P1. Other Identifier:**

- Not for Publication  
- Unrestricted

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

- a. County

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

- c. Address: 2648 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

**Parcel No.** 5053035011

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

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

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

**P4. Resources Present:** ✔ Building  

**P5b Description of Photo:**

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

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

- Prehistoric  ✔ Historic  

1903

**P7. Owner Address:**

HEYWOOD, STEPHEN AND PHOEB

2648 BRIGHTON AVE

LOS ANGELES CA, CA 90018

**P8. Recorded by:**

(Name, affiliation, and address)

Amanda Kainer  

PCR Services  

233 Wilshire Boulevard, Suite 130  

Santa Monica, CA 90401

**P9. Date Recorded:** 3/17/2009

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

Intensive Level Survey

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

**Attachments:**

- NONE  
- Location Map  
- Sketch Map  
- Other: (List)  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record
Resource Name or # (Assigned by recorder) 2648 BRIGHTON AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Shingle style with elements of American Foursquare  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1928: Install cement steps and side retaining wall to cellar, owner Abraham Harmon, for $50  

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

B8. Related Features:  

B9a. Architect: Unknown  
B9b. Builder: Unknown  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 7100.27185013  
Period of Significance: 1878-1948  
Property Type: SINGLE  
Applicable Criteria A, C  

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

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
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B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

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

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

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Theme: Arts & Crafts Movement

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

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

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

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

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

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

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**HRI #**

**Trinomial**

**Primary #**

**NRHP Status Code** 5D3

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**PRIMARY RECORD**

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

**P1. Other Identifier:**

- **Resource Name or #:** (Assigned by recorder) 2707 BRIGHTON AVE

**P2. Location:**

- **a. County**
- **b. USGS 7.5' Quad**
- **c. Address:** 2707 BRIGHTON AVE
- **d. UTM:**
- **Zone:**
- **mE/ mN:**
- **Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.**

**P3 Description:**

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

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

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

**P4. Resources Present:**

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

**P5b Description of Photo:**

(View, date, accession #)

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

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

1911

**P7. Owner Address:**

ITO, TAKASHI J AND ADRIAEN
2707 BRIGHTON AVE
LOS ANGELES CA, CA 90018

**P8. Recorded by:**

(AName, affiliation, and address)

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

**P9. Date Recorded:** 3/17/2009

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

Intensive Level Survey

---

**P11. Report Citation:**

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

---

**Attachments:**

- NONE
- Location Map
- Sketch Map
- Other: (List)
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2707 BRIGHTON AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History:  
1911: 7-room residence for owner J & A Heap, contractor W.D. Clark, for $2,800

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

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area 7100.2780013  
Period of Significance: 1878-1948  Property Type SINGLE  Applicable Criteria A, C

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

B13. Remarks:  

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

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

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

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

PRIMARIAL RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3
Resource Name or #: (Assigned by recorder) 2715 BRIGHTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

a. County

P2. Location:
- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- Address: 2715 BRIGHTON AVE
- City LOS ANGELES
- Zip 90018
- Zone mE/ mN
- UTM: (Give more than one for large and/or linear resources)
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

P3 Description:
Two-story; rectangular plan; Mediterranean Revival style multi-family residence; flat roof with red-tile visor; stucco siding; wood-frame roof; wood stud-wall structure; arched entrance porch; two second floor wood balconies; double hung windows; first floor arched fixed-light windows.

P3b. Resource Attributes:
- List attributes and codes

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

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

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

P7. Owner Address:
- JONES, EVA M TR
- 1712 W 71ST ST
- LOS ANGELES CA, CA 90047

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


P10. Survey Type: Intensive Level Survey

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

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

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

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

B9a. Architect: Unknown 
B9b. Builder: Unknown 

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

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

B13. Remarks: 

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

Date of Evaluation: 6/25/2009 

(This space reserved for official comments.)
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Theme: Early Revival of Colonial Styles

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

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

PRIMARY RECORD

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

P1. Other Identifier:

P2. Location:  

a. County

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

c. Address:  2723  BRIGHTON AVE

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

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

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

Parcel No.  5053029029

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

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

P3b. Resource Attributes:  (List attributes and codes)

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

P5. Description of Photo:

P5b Description of Photo:  

(East Elevation, Lkg W, Mar 2009)

P6. Date Constructed/Age and Sources:  

1902

P7. Owner Address:

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

P8. Recorded by:

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

P9. Date Recorded:  3/19/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

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

Attachments:  NONE Location Map Sketch Map Other: (List)
**Resource Name or #** (Assigned by recorder) 2723 BRIGHTON AVE

**B1. Historic Name:**

**B2. Common Name**

**B3. Original Use:** Residential

**B4. Present Use:** Residential

**B5. Architectural Style:** Victorian Vernacular Cottage, Hipped Roof

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

*No original permit.*

**B7. Moved?** ☑ No ☐ Yes ☐ Unknown

**B8. Related Features:**

**B9a. Architect:** Unknown

**B9b. Builder:** Unknown

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

- **Property Type:** SINGLE
- **Applicable Criteria:** A, C

**Period of Significance:** 1878-1948

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

*Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs*

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

**B12. References:**

- LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

**Date of Evaluation:** 3/19/2009

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

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

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

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

OS ANGELES

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

West Elevation, Lkg E, Mar 2009

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

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

West Elevation, Lkg E, Mar 2009

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

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

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

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

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2800 BRIGHTON AVE
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: No original permit on file.

1911: Cement Porch 9'x28', owner E.J. Wiltenberg, contractor W.D. Clark

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

B9a. Architect: Unknown
B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 7100.0224
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C

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

B13. Remarks:

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

**DEPARTMENT OF PARKS AND RECREATION**

**HRI #**

**NRHP Status Code** 5D3

**OTHER LISTINGS**

Review Code __________ Date _______________ Reviewer ____________________________

**PRIMARY RECORD**

- **Resource Name or #:** (Assigned by recorder) 2806 BRIGHTON AVE

- **Address:**
  - **2806 BRIGHTON AVE**
  - **LOS ANGELES**
  - **90018**

- **County:**
  - Resource Name or #:
  - **2806 BRIGHTON AVE**

- **Other Identifier:**
  - Not for Publication

- **USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.**
  - **Zone mE/ mN**

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

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

- **Parcel No.:** 5053034032

**P3 Description:**

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

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

**P5b Description of Photo:**

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

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

- Prehistoric
- Historic
- Both 1903

**P7. Owner Address:**

MARROQUIN, OSCAR AND LILY

2806 BRIGHTON AVE

LOS ANGELES CA, CA 90018

**P8. Recorded by:**

(Assignment, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 3/17/2009

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

Intensive Level Survey

**P11. Report Citation:**

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

Attachments:

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

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2806 BRIGHTON AVE
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.
1929: Add 12'x20' onto rear making 2 family flats and repair fire damage, owner Emma Eckdale, contractor C. Norchust, for $2,500

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

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7100.27379976
Period of Significance: 1878-1948
Property Type SINGLE
Applicable Criteria A, C
(Describe importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

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

B13. Remarks:

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

(This space reserved for official comments.)

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

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

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

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

P2. Location:

a. County

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

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

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

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

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

Parcel No. 5053029030

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

Two-story; rectangular plan; Transitional Craftsman single-family residence; side-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width recessed porch with a rusticated stone porch-wall and wide overhanging eaves with exposed rafters; front facing dormer with double hung windows and decorative brackets; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

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

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

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

1906

P7. Owner Address:

MADDOX, BEN AND FAYDEAN AND
2807 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

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


P10. Survey Type: (Describe)

Intensive Level Survey

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

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

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

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.
1910: Repair bathroom and extend screen on rear and repair front porch, owner Senehousen, builder W.D. Clark, for $250

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7100.0224

Period of Significance: 1878-1948

Property Type: SINGLE

Applicable Criteria: A, C

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

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

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

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

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

PRIMARY RECORD

HRI #    Trinomial

Primary #    NRHP Status Code 5D3

Other Listings

Review Code __________________ Reviewer _________________________ Date ________________

Resource Name or #: (Assigned by recorder) 2812 BRIGHTON AVE

P1. Other Identifier:

P2. Location:    [ ] Not for Publication    [ ] Unrestricted

a. County

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

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

c. Address: 2812 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

Parcel No. 5053034033

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

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

P3b. Resource Attributes: (List attributes and codes)

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

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

[ ] Prehistoric [ ] Historic [ ] Both

1903

P7. Owner Address:

CORIA, JOSE AND
2812 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

DPR 523B (1/95) PCR Services Corporation
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LA City Permits, Los Angeles Times, Sanborn Maps

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

Date of Evaluation: 3/17/2009
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**Theme: Arts & Crafts Movement**

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

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

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

Primary #
HRI #
NRHP Status Code 5D3

Trinomial

Review Code __________ Reviewer ____________________________ Date _______________

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

P1. Other Identifier:

P2. Location:

a. County

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

c. Address: 2815 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

Parcel No. 5053029028

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

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

P3b. Resource Attributes: (List attributes and codes)

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

P5b Description of Photo:

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric ☐ Historic ☑ Both 1902

P7. Owner Address:

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

P8. Recorded by:

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


P10. Survey Type: (Describe)

Intensive Level Survey

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

Attachments:

☑ NONE ☐ Location Map ☐ Sketch Map ☐ Other: (List) ☐ Photograph Record ☐ Artifact Record ☐ Milling Station Record

DPR 523B (1/95) PCR Services Corporation
B. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: No original permit. 1910: 12’ x 34’ and 9’ x 10’ additions on to an existing 34’ x 30’ residence for owner J.W. Clark, contractor Clark
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:
B8. Related Features:
B9a. Architect: Unknown
B9b. Builder: Unknown
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: DOUBLE, DUPLEX, OR TWO
Applicable Criteria: A, C
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Amanda Kainer
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
PCR Services
Date of Evaluation: 6/25/2009

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Primary #</th>
<th>HRI #</th>
<th>Trinomial</th>
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<tr>
<td>5D3</td>
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</tbody>
</table>

Other Listings

Review Code    Reviewer    Date

Resource Name or #: (Assigned by recorder) 2817 BRIGHTON AVE

P1. Other Identifier:

P2. Location:
   a. County
   b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
   c. Address: 2817 BRIGHTON AVE
   d. UTM: Zone mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

Parcel No. 5053029026

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

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

P3b. Resource Attributes: (List attributes and codes)

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

P5b Description of Photo:

(Please provide a description of the photo, view, date, accession #)

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric ☐ Historic ☑ Both 1904

P7. Owner Address:

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

P8. Recorded by:

(Name, affiliation, and address)

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


P10. Survey Type: (Describe)

Intensive Level Survey

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

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

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

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LA City Permits, Los Angeles Times, Sanborn Maps

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

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

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

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

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

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

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

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:  
Not for Publication □ Unrestricted □

P2. Location:  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
a. County
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2818 BRIGHTON AVE
City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

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

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

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

P7. Owner Address:
ANDERSON, GERALDINE E
914 S RIDGELEY DR
LOS ANGELES CA, CA 90036

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

P9. Date Recorded: 3/17/2009

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

Intensive Level Survey
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

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


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

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

B13. Remarks:

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

Date of Evaluation: 3/17/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

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

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

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

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

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

2820 BRIGHTON AVE

P2. Location: 

Not for Publication

a. County

LOS ANGELES

b. USGS 7.5' Quad

BRIGHTON AVE

City

LOS ANGELES

Zip

90018

c. Address:

2820 BRIGHTON AVE

LOS ANGELES, CA 90018

P3 Description: 

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

P3b. Resource Attributes: 

Building

Structure

Object

Site

District

Element of District

Other (Isolates, etc.)

P4. Resources Present: 

Building

Structure

Object

Site

District

Element of District

Other (Isolates, etc.)

West Elevation, Lkg E, June 2009

Prehistoric

Historic

Both

P5b Description of Photo:

(View, date, accession #)

P6. Date Constructed/Age and Sources:

1901

P7. Owner Address:

PALESTINO, ALFREDO C AND

2820 BRIGHTON AVE

LOS ANGELES, CA 90018

P8. Recorded by:

Amanda Kainer

PCR Services

233 Wilshire Blvd, Ste 130

Santa Monica, CA 90401

P9. Date Recorded: 

6/25/2009

P10. Survey Type: 

Intensive Level Survey

Attachments:

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: Brighton Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

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

B8. Related Features:


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

(Blurbs importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
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B13. Remarks:

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

Date of Evaluation: 6/25/2009

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

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

PRIMARY RECORD

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

P1. Other Identifier:

P2. Location:  

a. County

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

c. Address: 2823 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

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

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

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:   

P5b. Description of Photo:

(Establish, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

1906

P7. Owner Address:

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

P8. Recorded by:

(Affiliation, and address)

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

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

Attachments:   

NONE Location Map Sketch Map Other: (List)
B1. Historic Name:

B2. Common Name

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

B5. Architectural Style: Transitional Craftsman

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

No original building permit on file.

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

B8. Related Features:


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

Area 5467.0165

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

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

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

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

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2826 BRIGHTON AVE

P1. Other Identifier:

P2. Location: 

a. County

b. Address: 2826 BRIGHTON AVE LOS ANGELES CA, CA 90018

P3. Description:

Two-story; rectangular plan; elements of Queen Anne single-family residence; hip roof; tower; wood shingles siding on second floor and stucco on first (alteration); field stone water table (alteration); wood-frame roof; wood stud-wall structure; second floor cantilevers over first with decorative brackets; partial covered shed-roof porch (alteration); wide overhang with exposed rafters; double-hung windows; metal security bar door (alteration).

P3b. Resource Attributes:

P4. Resources Present: 

Building [✓] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5b. Description of Photo:

East Elevation, Lkg W, June 2009

P6. Date Constructed/Age and Sources:

1901

P7. Owner Address:

NOLASCO, EMELIA AND MANUEL
2826 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

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


P10. Survey Type: Intensive Level Survey

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

Attachments: 

NONE [ ] Location Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] District Record [ ] Rock Art Record

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

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

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer

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

Date of Evaluation: 6/25/2009
B10 Significance (Continued)

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

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

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

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

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

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

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

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

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
Primary #
HRI #
Trinomial
NRHP Status Code 5D3

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

PRIMARY RECORD

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

P1. Other Identifier:

Not for Publication  Unrestricted

P2. Location:

a. County

P2b. Location:

b. Address: 2939 BRIGHTON AVE

P2c. Other Identifier:

P2d. Attach a Location Map as necessary.

P3 Description:

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

P3b. Resource Attributes:

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

P4. Resources Present:

P5b Description of Photo:

(Parent, date, accession #)

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

P7. Owner Address:

KANG, DOO S
1768 BIG OAK AVE
CHINO HILLS CA 91709

P8. Recorded by:

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

P9. Date Recorded: 3/17/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

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

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**B10 Significance (Continued)**

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

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

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

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer ___________________________ Date _______________

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

P1. Other Identifier:
Not for Publication Unrestricted

P2. Location:
(Attach a Location Map as necessary.)

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

P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; Transitional Craftsman single-family residence; multi-level gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; full-width front porch with square field stone columns (alteration); wide overhang with exposed rafters and decorative brackets; dormer with double-hung windows and decorative brackets; vinyl horizontal sliding windows (alteration); metal security bar door (alteration).

P3b. Resource Attributes:
(List attributes and codes)

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

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

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

P7. Owner Address:
GOMEZ,MAGDALENA
2945 BRIGHTON AVE
LOS ANGELES CA, CA 90018

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


P10. Survey Type: (Describe)
Intensive Level Survey

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

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

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2945 BRIGHTON AVE

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

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

B8. Related Features:  

B9a. Architect: J.V. Peacock  
B9b. Builder: J.V. Peacock  

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

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

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

B13. Remarks:  

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

Date of Evaluation: 6/25/2009

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

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

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

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

P1. Other Identifier:

P2. Location:  

a. County

b. USGS 7.5' Quad

c. Address: 2949 BRIGHTON AVE

d. UTM: Zone ; mE/ mN

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

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

Parcel No. 5053030030

P3 Description:  

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

P3b. Resource Attributes:  

P4. Resources Present: Building  

P5b Description of Photo: 

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:  

1907

P7. Owner Address: 

DESVIGNES, RODNEY M AND ALFR

2949 BRIGHTON AVE

LOS ANGELES CA, CA 90018

P8. Recorded by: 

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 3/16/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation:  

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

Attachments: NONE  

Location Map  

Sketch Map  

Continuation Sheet  

Building, Structure, and Object Record  

Archaeological Record  

District Record  

Linear Feature Record  

Milling Station Record  

Rock Art Record  

Artifact Record  

Photograph Record  

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

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

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 3549.43119969
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C
(Consider importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

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

B13. Remarks:

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

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

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

P1. Other Identifier:

P2. Location:
   a. County
   b. USGS 7.5' Quad Date T R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2952 BRIGHTON AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

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

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

P3b. Resource Attributes: (List attributes and codes)

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

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

P6. Date Constructed/Age and Sources:

Prehistoric ☑ Historic ☐ Both

1907

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

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

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

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

DPR 523B (1/95) PCR Services Corporation
## Building, Structure, and Object Record

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

### B1. Historic Name:

### B2. Common Name

### B3. Original Use: Residential

### B4. Present Use: Residential

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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Owner(s)</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1910</td>
<td>Trunk Room, owner M.B. Brolaske, for</td>
<td>$100</td>
<td></td>
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<tr>
<td>1910</td>
<td>Bedroom and porch, for M.B. Brolaske</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>Private Garage, owner G. Smith,</td>
<td>contractor A.L. Daniels,</td>
<td>$625</td>
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</tbody>
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### B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: 

### B8. Related Features:

#### B9a. Architect: Unknown

#### B9b. Builder: Unknown

### B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0232

<table>
<thead>
<tr>
<th>Period of Significance</th>
<th>Property Type</th>
<th>Applicable Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1878-1948</td>
<td>SINGLE</td>
<td>A, C</td>
</tr>
</tbody>
</table>

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

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

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

### B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

### B13. Remarks:

### B14. Evaluator: Amanda Kainer  PCR Services

**233 Wilshire Boulevard, Suite 130**
Santa Monica, CA 90401

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

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

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**Theme: Arts & Crafts Movement**

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

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

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3026 BRIGHTON AVE

P1. Other Identifier:

P2. Location: □ Not for Publication  □ Unrestricted

a. County

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

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

c. Address: 3026 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

Parcel No. 5053032007

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

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

P3b. Resource Attributes: (List attributes and codes)

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

P5b Description of Photo:

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

P6. Date Constructed/Age and Sources:

 prehistoric  □ Historic  □ Both

1906

P7. Owner Address:

TRINIDAD, JOSELITO AND BILHA
3026 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)

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


P10. Survey Type: (Describe)

Intensive Level Survey

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

Attachments: □ NONE  □ Location Map  □ Building, Structure, and Object Record  □ District Record  □ Rock Art Record

□ Sketch Map  □ Archaeological Record  □ Linear Feature Record  □ Milling Station Record  □ Photograph Record

□ Continuation Sheet  □ Building, Structure, and Object Record  □ District Record  □ Rock Art Record

□ Other: (List)  □ Archaeological Record  □ Linear Feature Record  □ Milling Station Record  □ Photograph Record

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

B7. Moved?  □ No  □ Yes  □ Unknown  Date:  
B8. Related Features: 
B9a. Architect: Unknown  
B9b. Builder: Unknown

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

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

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

B13. Remarks: 

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

Date of Evaluation: 6/25/2009

(This space reserved for official comments.)
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State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

HRI #  
Trinomial
NRHP Status Code  5D3

Primary #

Other Listings

Review Code  __________ Reviewer ___________________________ Date ________________

Page 1 of 3

Resource Name or #: (Assigned by recorder)  3103 BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

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

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

c. Address:  3103 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

Parcel No.  5053031029

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

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square post above a low wood wall; wide overhang; multi-light gable window flanked by vents; brackets; bay window; transom window over single-light fixed window with glass side-panels; metal bar security door (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  

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

P5b Description of Photo:

(View, date, accession #)

P6. Date Constructed/Age and Sources:

☐ Prehistoric  ☑ Historic  ☐ Both

1906

P7. Owner Address:

DOMINGUEZ, YOSHEMERY AND 3103 BRIGHTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

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

P9. Date Recorded:  3/16/2009

P10. Survey Type:  (Describe)

Intensive Level Theory

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

Attachments:  

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

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

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

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

Resource Name or # (Assigned by recorder) 3103 BRIGHTON AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History:  
1906: Residence and Shed, owner A.D. Peterson, architect Wilson, contractor A.D. Peterson, for $1,500
1918: Add front bay window and rear sleeping porch, owner Angela and Josephine Damhoust, for $190

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  
Original Location:  
B8. Related Features:  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area 7097.27469964
Period of Significance: 1878-1948  Property Type SINGLE  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

B13. Remarks:

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

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

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

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

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

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

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

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

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

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Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3112 BRIGHTON AVE

P1. Other Identifier:

P2. Location:  

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

c. Address: 3112 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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

Parcel No. 5053032010

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

One-story; rectangular plan; Craftsman single-family residence; cross gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; full-width recessed porch with square columns above a wood porch wall; gable end half-timbered and stuccoed with multi-light windows; decorative verge board; wide overhang with exposed rafters; multi-light transom above single-light window; metal bar security door (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  

P5b Description of Photo:  

P6. Date Constructed/Age and Sources:

P7. Owner Address:

QUIROZ, VICTOR M SR CO TR
1657 W 25TH ST
LOS ANGELES CA, CA 90007

P8. Recorded by:

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

P9. Date Recorded: 3/17/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

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

Attachments:  

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<td><strong>B6. Construction History:</strong></td>
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**1906: 6-Room Residence, owner W.C. Sherman, architect/contractor C.A. Scovel, for $2,100**

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<th>C.A. Scovel</th>
<th><strong>B9b. Builder:</strong></th>
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**B10. Significance:**

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<th><strong>Area:</strong> 7400.0234</th>
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<td><strong>Period of Significance:</strong> 1878-1948</td>
<td><strong>Property Type:</strong> SINGLE</td>
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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**B12. References:**

LA City Permits, Los Angeles Times, Sanborn Maps

**B14. Evaluator:** Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

**Date of Evaluation:** 3/17/2009
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**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

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**PRIMARY RECORD**

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**Other Listings**

**Review Code**

**Reviewer**

**Date**

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**P1. Other Identifier:**

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

**P2. Location:**

- Not for Publication
- Unrestricted
- a. County

**P2b. Location:**

- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
- UTM: (Give more than one for large and/or linear resources)
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

**P3 Description:**

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

**P3b. Resource Attributes:**

- List attributes and codes

**P4. Resources Present:**

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

**P5b Description of Photo:**

(East Elevation, Lkg W, June 2009)

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

- Prehistoric
- Historic
- Both

1922

**P7. Owner Address:**

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

**P8. Recorded by:**

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

**P9. Date Recorded:**

6/1/2004

**P10. Survey Type:**

Intensive Level Survey

**P11. Report Citation:**

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

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**Attachments:**

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

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DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  3113 BRIGHTON AVE

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

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
1922: 8-room 2-family Dwelling, owner Wm. J. Hassfurther, architect F.L. Hassfurther, for $5,500
1922: 2-room Garage, owner Wm. J. Hassfurther, architect F.L. Hassfurther, for $275

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

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  5870.79354918
    Period of Significance: 1878-1948  Property Type DOUBLE, DUPLEX, OR TWO  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

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

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

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401
Date of Evaluation:  6/1/2004

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

Other Listings
Review Code ____________ Reviewer ____________________________ Date ________________

P1. Other Identifier: 2656  BRIGHTON Avenue
a. County
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
c. Address: 2656 S BRIGHTON Avenue City LOS ANGELES Zip
Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

c. Address: 2656 S BRIGHTON Avenue City LOS ANGELES Zip
Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; Transitional Craftsman single-family residence; front gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; bay window with multi-light windows; decorative verge board and brackets; wide eaves; horizontal band with dentils; second story porch with balustrade; awnings (alteration); aluminum windows flanked by shutters (alteration).

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

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

P6. Date Constructed/Age and Sources: 1906

P7. Owner Address:

2656 BRIGHTON AVE
LOS ANGELES CA 90018

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: Intensive Level Survey

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

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

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

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

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- County

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

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

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

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

Parcel No. 5053034029

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

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

P3b. Resource Attributes: (List attributes and codes)

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

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

West Elevation, Lkg E, Mar 2009

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

1909

P7. Owner Address:

2702 BRIGHTON AVE
LOS ANGELES CA 90018

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

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

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

Attatchments: [ ] NONE [ ] Location Map [ ] Continuation Sheet
[ ] Building, Structure, and Object Record [ ] District Record
[ ] Archaeological Record [ ] Linear Feature Record
[ ] Milling Station Record [ ] Photograph Record

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  B4. Present Use: Residential  
B5. Architectural Style: Craftsman

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

1909: 8-Room Residence, owner/architect/contractor W.D. Clark, for $3,000

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

B8. Related Features:  

B9a. Architect:  W.D. Clark  B9b. Builder:  W.D. Clark

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

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

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

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

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

B13. Remarks:  

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

Date of Evaluation:  3/17/2009

(This space reserved for official comments.)
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State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2706  BRIGHTON Avenue

P1. Other Identifier:
Not for Publication  Unrestricted

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

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

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square columns and wood balustrade; porch stair railing (alteration); turret; decorative verge boards; bay window with shed roof; gable multi-light window flanked by vents; wide eaves with exposed rafters; double-hung multi-light over single-light windows, metal security bar windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

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

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

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

P7. Owner Address:
2706  BRIGHTON AVE
LOS ANGELES CA  90018

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

P9. Date Recorded:  3/17/2009

P10. Survey Type:  (Describe)
Intensive Level Survey

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

Resource Name or # (Assigned by recorder) 2706 BRIGHTON Avenue

B1. Historic Name:

B2. Common Name

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

B5. Architectural Style: Queen Anne

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

1905: 8-room 1-family residence constructed for owner Nichols & Clark, contractor Nichols & Clark for $3,000
1907: Den addition, owner Sanale E. Clark, contractor/architect N & Clark, for $150
1908: 1-room barn, owner N & Clark, contractor N & Clark, for $100
1926: 7’ x 7’ dressing room addition, owner S.C. Clark, contractor/architect S.C. Clark for $120

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

B8. Related Features:


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

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

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

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

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/17/2009

(This space reserved for official comments.)

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

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

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

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

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

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

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

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

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

P2. Location:

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

c. UTM: Zone mE/ mN

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

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

P3. Resource Description:

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

P3b. Resource Attributes:

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

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

1908

P7. Owner Address:

2712 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

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

P9. Date Recorded:

6/25/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")
B1. Historic Name: 2712 BRIGHTON Avenue

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

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

No original permit.

1910: 1-room garage for owner A. Hildebrandt, for $40

B7. Moved? ☑ No ☐ Yes ☐ Unknown

Date: _____________________

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

Period of Significance: 1878-1948

Property Type: Residential

Applicable Criteria: A, C

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

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

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

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Blvd, Ste 130

Santa Monica, CA 90401

Date of Evaluation: 6/25/2009

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

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

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location: a. County

P2b. Address: 2716 BRIGHTON Avenue

P2c. USGS 7.5’ Quad
- Date T R 1/4 of 1/4 of Sec ; B.M.
- Zone mE/ mN

P2d. UTM: (Give more than one for large and/or linear resources)

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

P3b. Resource Attributes: (List attributes and codes)

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

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

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

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

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

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

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

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2716 BRIGHTON Avenue

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

B7. Moved? □ No ☑ Yes □ Unknown Date:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
( Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

B13. Remarks:

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

Date of Evaluation: 3/17/2009

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMAR Y RECORD

Resource Name or #: (Assigned by recorder) 2801 BRIGHTON Avenue

P1. Other Identifier:
Not for Publication  □ Unrestricted  □

P2. Location:
2801 S BRIGHTON Avenue
City LOS ANGELES
Zip

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

P3b. Resource Attributes: (List attributes and codes)

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

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

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

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

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

P9. Date Recorded: 3/17/2009
P10. Survey Type: (Describe)
Intensive Level Survey

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

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

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2801 BRIGHTON Avenue

B1. Historic Name: 

B2. Common Name: 

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

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.
1912: Add a screen porch on first floor, owner Hinton, contractor W.J. Walker, for $150
1917: Private Garage, owner Thor Hinton, for $100

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

B9a. Architect: Unknown  
B9b. Builder: Unknown

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

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

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

B13. Remarks: 

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

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

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

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

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

PRIMARY RECORD

Other Listings

Review Code _______________ Reviewer ___________________________ Date _______________

Resource Name or #: (Assigned by recorder) 2827 BRIGHTON Avenue

P1. Other Identifier:

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

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

c. Address: 2827 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

Parcel No. 5053029037

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

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

P3b. Resource Attributes: (List attributes and codes)

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

P5b Description of Photo:

(P3b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both 1906

P7. Owner Address:

2827 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

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

P9. Date Recorded: 3/17/2009

P10. Survey Type: (Describe)
Intensive Level Survey

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

Attachments: ☐ NONE ☐ Location Map ☐ Building, Structure, and Object Record ☐ District Record ☐ Rock Art Record
☐ Continuation Sheet ☐ Sketch Map ☐ Archaeological Record ☐ Linear Feature Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)

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

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

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B6. Construction History: 
1906: 9-room residence, owner Dr. Ellwood Thorn, contractor Dr. Ellwood Thorn, $3,000 
1915: 1-room garage, owner H.J. Coalis, contractor W.D. Clark, $115 

B7. Moved? Yes 
B8. Related Features:

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

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

B13. Remarks: 

B14. Evaluator: Amanda Kainer 
PCR Services 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA 90401 
Date of Evaluation: 3/17/2009
### B10 Significance (Continued)

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

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

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

**Theme: Arts & Crafts Movement**

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

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

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

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

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

**Transitional Craftsman**

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

P2. Location:  
- Not for Publication  
- Unrestricted

P3 Description:  
Two-story, rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; hip gable with fan window; second story porch with wood balustrade; wood stud-wall structure; partial-width porch with square columns curving around corner with wood balustrade; wide eaves with decorative brackets; double-hung single-light windows; flat panel door with side lights (alteration).

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

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

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

P7. Owner Address:
2913 BRIGHTON AVE
LOS ANGELES CA 90018

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

P9. Date Recorded:  
3/16/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder) 2913 BRIGHTON Avenue

B1. Historic Name:
B2. Common Name

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

B5. Architectural Style: American 4-Square
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

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

B8. Related Features:


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

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

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

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

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

Date of Evaluation: 3/16/2009

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

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

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

**Theme: Arts & Crafts Movement**

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

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

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

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

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

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
P1. Other Identifier:  
Resource Name or #: (Assigned by recorder)  
2946  BRIGHTON Avenue

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

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

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

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

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

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

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

P3b. Resource Attributes:  
(List attributes and codes)

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

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

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☑ Historic ☐ Both  
1910

P7. Owner Address:

2946  BRIGHTON AVE  
LOS ANGELES CA 90018

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

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

P9. Date Recorded:  
3/17/2009

P10. Survey Type:  
(Describe)

Intensive Level Survey

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

Attachments:  
☐ NONE ☐ Location Map ☐ Building, Structure, and Object Record ☐ District Record  
☐ Sketch Map ☐ Archaeological Record ☐ Rock Art Record  
☐ Continuation Sheet ☐ Linear Feature Record ☐ Artifact Record  
☑ Photograph Record ☐ Milling Station Record
### BUILDING, STRUCTURE, AND OBJECT RECORD

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

<table>
<thead>
<tr>
<th>B1. Historic Name:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. Common Name:</td>
<td></td>
</tr>
<tr>
<td>B3. Original Use:</td>
<td>Residential</td>
</tr>
<tr>
<td>B4. Present Use:</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**B5. Architectural Style:** Transitional Craftsman

**B6. Construction History:**
- 1913: 1-room garage, owner Mrs. Burd, contractor Pacific Portable Construction Co, Inc., for $100
- 1926: Double garage, owner E. Maljan, architect/contractor E. Maljan, for $162

**B7. Moved?** [ ] No [ ] Yes [ ] Unknown  
**B8. Related Features:**

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

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

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

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

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

**B13. Remarks:**

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

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

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Theme: Arts & Crafts Movement

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

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

Resource Name or #: 2957 BRIGHTON Avenue

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- a. County
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
- c. Address: 2957 BRIGHTON Avenue
- d. UTM: (Give more than one for large and/or linear resources)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

P3 Description:
Two-story; rectangular plan; elements of Queen Anne single-family residence; irregular shaped roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; turret; bay windows; partial-width porch with metal balustrade and thick columns; porch stair railings (alteration); bay window; wide eaves with exposed rafters and brackets; cornice; bay window; window and porch awnings (alteration); single-light double-hung windows; metal bar security door (alteration).

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

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

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

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

P7. Owner Address:
250 W 1ST ST
CLAREMONT CA 91711

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

P9. Date Recorded: 3/16/2009

P10. Survey Type:
- Intensive Level Survey

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

Attachments:
- NONE
- Continuation Sheet
- Building, Structure, and Object Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

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

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LA City Permits, Los Angeles Times, Sanborn Maps

Remarks:

Evaluator: Amanda Kainer
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/16/2009
B10 Significance (Continued)

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

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

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

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

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

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

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

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3107 BRIGHTON Avenue

P1. Other Identifier:

P2. Location:  

a. County

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

c. Address: 3107 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

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

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

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

P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo: 

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

P6. Date Constructed/Age and Sources: 

❑ Prehistoric  [ ] Historic  [ ] Both

1905

P7. Owner Address: 

3107 BRIGHTON AVE
LOS ANGELES CA 90018

P8. Recorded by: 

(Describe)

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

P9. Date Recorded: 3/16/2007

P10. Survey Type: Intensive Level Survey

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

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

Attachments: [ ] NONE  [ ] Continuation Sheet  [ ] District Record  [ ] Rock Art Record  [ ] Location Map  [ ] Building, Structure, and Object Record  [ ] Linear Feature Record  [ ] Artifact Record  [ ] Sketch Map  [ ] Archaeological Record  [ ] Milling Station Record  [ ] Photograph Record  [ ] Other: (List)
B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman 
B6. Construction History: Original permit unavailable.

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

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

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

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

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

B13. Remarks: 

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

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

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

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

PRIMARY RECORD

[Table with columns and rows containing the following information:

- **HRI #**: 5D3
- **NRHP Status Code**: 5D3
- **NRHP Status Code**: 5D3
- **Primary #**: 5D3

**Resource Name or #**: (Assigned by recorder) 2611 DALTON AVE

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

**P1. Other Identifier**:
- **Not for Publication**
- **Unrestricted**
- **a. County**: Los Angeles

**P2. Location**:
- **b. USGS 7.5' Quad Date**: DALTON AVE
- **City**: LOS ANGELES
- **Zip**: 90018
- **B. M.**: ; 1/4 of 1/4 of Sec ;
- **Zone**: mE/ mN

**P3 Description**:
One and one-half stories; rectangular plan; Colonial Revival style residential building; hipped roof with composite shingles, front-gable dormer with returns and front gable dormer on the south elevation (alteration); wood shingle exterior walls; concrete foundation; concrete steps leading to partial-width entry porch; two round columns sitting atop stucco wall supports porch roof; angled bays on east elevation and north elevation; wood entry door with sidelights within porch; wood fixed and double-hung wood windows; aluminum sliding windows (alteration); metal screens on entry door and some windows (alteration); porch covered in stucco (alteration); wood or plastic handrail along porch steps (alteration); concrete block wall (alteration).

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

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

**P5b Description of Photo**:
East and south elevations, Lkg NW, 3/3/09

**P6. Date Constructed/Age and Sources**:
- **Prehistoric**
- **Historic**
- **Both**
- **1907, Los Angeles County Assessor**

**P7. Owner Address**:
DEUTSCHE BANK NATIONAL CO T
0 PO BOX 11000
SANTA ANA CA, CA 92711

**P8. Recorded by**:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded**:
4/10/2009

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder)  2611 DALTON AVE

B1. Historic Name: 
B2. Common Name: 

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

B5. Architectural Style: Colonial Revival  

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

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

B8. Related Features: 

B9a. Architect: 
B9b. Builder: 

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 2980.80999998  
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C  

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

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B11. Additional Resource Attributes:  (List attributes and codes) HP 2. Single family property

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

B13. Remarks: 

B14. Evaluator: Laura Vanaskie  reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  Redondo Beach, CA 90277  
Date of Evaluation:  4/10/2009

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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2616  DALTON AVE

P1. Other Identifier:

P2. Location:  

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

c. Address:  2616  DALTON AVE City LOS ANGELES Zip 90018  

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

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

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

Parcel No.  5053027033

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

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch with full height entry; double-hung single-light windows; metal security door screen (alteration).

P3b. Resource Attributes:  (List attributes and codes)

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

P5b Description of Photo:  

(P, View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both  1904

P7. Owner Address:

HOUSTON,NOLAN E AND ELLA  2616  DALTON AVE  LOS ANGELES CA  90018

P8. Recorded by:

(Assignment, affiliation, and address)

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


P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

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

Date of Evaluation: 3/11/2009
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Theme: Late 19th and Early 20th Century Residential Architecture

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

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

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

**HRI #**  
Trinomial  
**Primary #**  
NRHP Status Code  
5D3

**PRIMARY RECORD**

- **Review Code**:  
- **Reviewer**:  
- **Date**:  

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

**P2. Location:**  
- **Address:**  2618 DALTON AVE  
- **City**: LOS ANGELES  
- **Zip**: 90018  
- **County**

**P2b. Location:**  
- **USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec**:  
- **Zone mE/ mN**

**P2c. UTM:**  
- **Zone**

**P2d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

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

- **Parcel No.**: 5053027029

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

Two-story; rectangular plan; Transitional Craftsman single-family residence; side-gable roof with large gable dormer; wood-frame roof; wood stud-wall structure; recessed full-width front porch with brick battered columns; wide eaves with exposed rafter tails; decorative wood panels flanking first story window and entrance; second-story window shutters (alteration); metal bar security windows (alteration); double-hung single-light windows; metal security door screen (alteration).

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

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

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

West Elevation, Lkg E, Mar 2009

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

- **Year**: 1906

**P7. Owner Address:**  
MOSLEY, BESSIE S AND EDWARD  
2618 DALTON AVE  
LOS ANGELES CA, 90018

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

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

**P9. Date Recorded:**  
3/11/2009

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

Intensive Level Survey

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

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

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: No original permit on file.

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

B8. Related Features:

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

Property Type: DOUBLE, DUPLEX, OR TWO Applicable Criteria A, C

Period of Significance: 1878-1948

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

Date of Evaluation: 3/11/2009

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

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

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

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

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

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer ____________ Date ____________

Resource Name or #: (Assigned by recorder) 2621 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2621 DALTON AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between Adams Boulevard and 27th Street.

Parcel No. 5053020016

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One and one-half stories; irregular cross plan; Transitional Craftsman residential building; cross-gable roof with exposed rafter tails and composite shingle cladding; front gable is asymmetrical; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps with metal handrails leading to partial-width recessed entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; fixed wood windows; decorative wood shelf supported by brackets below pair of windows on front gable; metal security bars on windows (alteration); metal screens on windows and entry door (alteration); chain-link fence (alteration); garage building located in southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

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

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

P6. Date Constructed/Age and Sources:

P7. Owner Address:
PRATT, WILLIE S AND
2621 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/10/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Resource Name or #: 2621 DALTON AVE

B1. Historic Name: 
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History:
- 5/5/1910: Building permit to construct shed.
- 9/2/1926: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown

B8. Related Features:

B9a. Architect: Lester S Moore
B9b. Builder: Hattie P. Sherwood

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area: 7485.09635068
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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

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

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

B13. Remarks:

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

Date of Evaluation: 4/10/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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

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

Theme: Arts & Crafts Movement

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

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

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

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

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

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

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

DEPARTMENT OF PARKS AND RECREATION
HRI #
Trinomial
NRHP Status Code 5D3

PRIMARY RECORD

Primary #      HRI #

Other Listings
Review Code Reviewer Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2627 DALTON AVE

P1. Other Identifier:

P2. Location:  
Not for Publication  
Unrestricted

a. County  
Los Angeles

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

b. Address:  
2627 DALTON AVE  
City LOS ANGELES

b. UTM:  
Zone mE/ mN

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020017

P3 Description:

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with flared, boxed eaves and composite shingle cladding; hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; two square columns supporting porch roof; two six-over-three light, half-height windows on porch, aluminum entry door (alteration) flanked by wood frame sidelights within porch; fixed wood picture windows with transoms; double-hung wood sash windows; fixed wood windows; fixed wood window on dormer; angled bays on north and south elevations; security bars some windows (alteration); metal screens on windows and entry door (alteration); metal awning on some windows (alteration); chain-link fence atop concrete retaining wall (alteration); secondary building with separate address not visible from street located in southwest corner of property.

P3b. Resource Attributes:  
(List attributes and codes)

HP 3. Multiple family property

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

P5b Description of Photo:

(View, date, accession #)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

Historic

1905, Los Angeles County Assessor

P7. Owner Address:

WEAVER, AMALIA DECD EST OF
10221 SLATER AVE
FOUNTAIN VALLEY CA, CA 92708

P8. Recorded by:

(Last name, affiliation, and address)

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

4/10/2009

P10. Survey Type:  
(Describe)

Intensive Level Survey

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

Attachments:  
NONE  Continuation Sheet  District Record  Rock Art Record

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

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

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

B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

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

Date of Evaluation: 4/10/2009

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

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

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

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

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

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

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
Resource Name or # (Assigned by recorder): 2630 DALTON AVE

P1. Other Identifier:

P2. Location:

a. County

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

b. USGS 7.5' Quad 2630 DALTON AVE City LOS ANGELES Zip 90018

c. Address: 2630 DALTON AVE

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

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

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

Parcel No. 5053027037

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

Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with columns above a wood porch-wall; horizontal bands between floors; gable with fixed single-light window flanked by attic vents and detailing; wide eave overhang with exposed rafters; first-story fixed single light window with transom; second story double-hung single-light windows with projecting sill and decorative bracket; wood panel door with single-light.

P3b. Resource Attributes: (List attributes and codes)

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

P5b Description of Photo:

(West Elevation, Lkg E, Mar 2009)

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1902

P7. Owner Address:

PARKER A ROBINSON FAMILY PTN
1357 ELYSIAN PARK DR
LOS ANGELES CA, CA 90026

P8. Recorded by:

(Amanda Kainer)

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


P10. Survey Type: (Describe)

Intensive Level Survey

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

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Queen Anne  
B6. Construction History:  
1908: Interior improvements, owner Howard, for $250  
1911: Garage, owner P.A. Howard, contractor S.M. Morehouse for $150  

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

B9a. Architect: Unknown  
B9b. Builder: Unknown  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 7099.56079975  
Period of Significance: 1878-1948  
Property Type: SINGLE  
Applicable Criteria: A, C  

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

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

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

B13. Remarks:  

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401  
Date of Evaluation: 3/11/2009  

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

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

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

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

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

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

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2637 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles County

P2. Location:
- Address: 2637 DALTON AVE
- City: LOS ANGELES
- Zip: 90018
- County: Los Angeles

P3 Description:
Two story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable projection, exposed rafter tails and composite shingle claddings; shed porch roof; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; masonry and concrete steps leading to central partial-width entry porch; two square columns supporting porch roof; wood frame balcony atop porch roof (alteration); wood entry door within porch; fixed wood windows; double-hung wood sash windows; knee braces supporting front gable roof; cutaway bay underneath front gable projection; exposed false beams support second floor extension above bay; metal screens on windows (alteration); wood picket fence atop stone masonry retaining wall and chain-link fence (alteration); metal gate entry within fence (alteration).

P4. Resources Present:
- Building

P5b Description of Photo:
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:
CHARLEY, ROSITA C
2637 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Intensive Level Survey

Attachments:
- NONE
- Continuation Sheet
- Building, Structure, and Object Record
- District Record
- Linear Feature Record
- Milling Station Record
- Other: (List)
- Rock Art Record
- Artifact Record
- Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles

P2. Location:
- DALTON AVE
- LOS ANGELES
- Zip 90018
- Parcel No. 5053020021

P3 Description:
Two story; rectangular plan; Transitional Craftsman residential building; hipped roof with overhanging eaves, exposed notched rafter tails and composite shingle cladding; front gable dormer with flared eaves; interior brick chimney; concrete foundation; wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wooden vents beneath dormer gable; wood corbel ornamentation underneath flared second story overhang; metal screens and security bars on windows and entry door (alteration); chain-link fence atop concrete retaining wall (alteration).

P3b. Resource Attributes:
- HP 3. Multiple family property

P4. Resources Present:
- Building

P5b Description of Photo:
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- 1906, Los Angeles County Assessor

P7. Owner Address:
LA KREITZ, MORTON TR
6671 W SUNSET BLVD
LOS ANGELES CA, CA 90028

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/20/2009

P10. Survey Type:
Intensive Level Survey
| Resource Name or # | 2647 DALTON AVE |
|-------------------|----------------

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<th>Railroad and Horsecar Suburbs; Streetcar Suburbs</th>
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<td>Preservation Associates</td>
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<td>1611 S. Pacific Coast Highway, Ste. 104</td>
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<tr>
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(The space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than hidden behind unnecessary decoration.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2656  DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- Address: 2656 DALTON AVE
- City: LOS ANGELES
- Zip: 90018

P3. Description:
Two-story; rectangular plan; Craftsman multi-family duplex residence; front gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; decorative fascia board; wide eaves with exposed rafters and decorative brackets; gable vents; partial width recessed side porches with stylized Craftsman columns; casement windows; metal security bar door (alteration).

P3b. Resource Attributes:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District

P5b Description of Photo:
West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1911

P7. Owner Address:
CAMACHO,OCTAVIO AND TAWNY
2656  DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401


P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History:  
1906: Automobile House, owner Thomas Foulkes, architect Foulkes (son of above), contractor J.B. Bouchey, for $200
1911: 14-room Residence, owner W.F. Frauccs, contractor S.P. Sliphus, for $4,711

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date: 

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  7100.38334989
   Period of Significance: 1878-1948  Property Type FOUR UNITS  Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA  90401

Date of Evaluation:  6/24/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in
### PRIMARY RECORD

**Primary #**
- HRI #
- Trinomial
- NRHP Status Code: 5D3

**Resource Name or #:** (Assigned by recorder) 2900 DALTON AVE

**County**
- a. County

**USGS 7.5' Quad**
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

**Address:** 2900 DALTON AVE

**City**
- c. Address: LOS ANGELES

**Zip**
- d. UTM: (Give more than one for large and/or linear resources)

**Elevation**
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

**Parcel No.:** 5053025001

### P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman multi-family residence; front gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed entrance below pediment roof and round columns; gable with vent, wide eaves with exposed rafters and decorative brackets; window with multi-light transom above fixed single-light and flanked by double-hung windows; multi-light over single-light double hung windows.

### P3b. Resource Attributes:
(List attributes and codes)

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

### P5b Description of Photo:
(View, date, accession #)

West Elevation, Lkg E, July 2009

### P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1922

### P7. Owner Address:
GOMEZ, MANUEL L ET AL
2945 BRIGHTON AVE
LOS ANGELES CA, CA 90018

### P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

### P9. Date Recorded:
7/2/2009

### P10. Survey Type:
Intensive Level Survey

### P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DPR 523B (1/95) PCR Services Corporation

Resource Name or # (Assigned by recorder) 2900 DALTON AVE

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: 1922: 12-room 4-family Flats, owner Irene Hamburg, architect Roy Jones, contractor Julius Kreiger, for $7,000

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date: 
B8. Related Features: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Areas 7400.27565014  

Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
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B11. Additional Resource Attributes: (List attributes and codes)  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Amanda Kainer  PCR Services  
233 Wilshire Blvd, Ste 130  
Santa Monica, CA 90401  

Date of Evaluation: 7/2/2009  

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2907 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

a. County  Los Angeles

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2907 DALTON AVE City LOS ANGELES Zip 90018

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

Parcel No. 5053022033

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half story; rectangular plan; Craftsman residential building; front gable roof with overhanging boxed eaves and composite shingled cladding; concrete foundation; wood clapboard siding on exterior walls; smooth plaster under front gable (alteration); interior brick chimney; painted concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; aluminum sliding windows; decorative wood brackets supporting roof overhangs; beaded wood trim under half-story window; wood corbels; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
- View, date, accession #

East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both
- Unknown

P7. Owner Address:

DEUTSCHE BANK NATL TRUST CO
0 PO BOX 11000
SANTA ANA CA, CA 92711

P8. Recorded by:
- Name, affiliation, and address

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Other: (List)
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

LA City Permits, Los Angeles Times, Sanborn Maps
display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, and clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation. The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: 2912 DALTON AVE

P1. Other Identifier:
- Address: 2912 DALTON AVE, LOS ANGELES, CA 90018
- County:
- USGS 7.5’ Quad:
- Date:
- T:
- R:
- 1/4 of:
- 1/4 of Sec:
- B.M.
- Address:
- City:
- LOS ANGELES
- Zip:
- 90018
- UTM:
- Zone:
- mE:
- mN:
- Other Locational Data:
- (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P2. Location:
- and (P2b and P2c or P2d. Attach a Location Map as necessary.)
- a. County
- c. Address:
- DALTON AVE
- City:
- LOS ANGELES
- Zip:
- 90018
- d. UTM:
- Zone:
- mE:
- mN:
- e. Other Locational Data:

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053025003

P3 Description:
One-story; rectangular plan; Craftsman single-family residence; hip on gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with boxed columns above a wood porch-wall; porch gable, horizontal wood band accentuated by dentils and wide eaves supported by decorative brackets; single light window with transom flanked by single-light windows; wood panel door flanked by single-light windows.

P3b. Resource Attributes:
- (List attributes and codes)
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
- (View, date, accession #)
- West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1905

P7. Owner Address:
- GOMEZ, LEONEL AND SANDRA
- 2912 DALTON AVE
- LOS ANGELES CA, CA 90018

P8. Recorded by:
- Name, affiliation, and address
- Amanda Kainer
- PCR Services
- 233 Wilshire Boulevard, Suite 130
- Santa Monica, CA 90401

P9. Date Recorded:
- 3/11/2009

P10. Survey Type:
- (Describe)
- Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Other: (List)
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record
- Artifact Record
2912 DALTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: 1905: 7-Room Residence, owner/contractor J.J. Fastler, for $1,800

B7. Moved? ☑ No □ Yes □ Unknown Date: Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 7400.27565014
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCRS Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/11/2009

(DPR 523B (1/95) PCRS Services Corporation)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement
The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2926 DALTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2926 DALTON AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; wood clapboard and scalloped shingle siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with boxed columns above a rusticated stone porch-wall; horizontal band with dentils above porch; wide eaves supported by decorative brackets; central multi-light gable window with craftsman-style window surround; gable dormer; smooth stucco wall and modern window adjacent to porch (alteration); single light window with transom above; wood panel door with multi-light window flanked by single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☑ Historic ☐ Both

1907

P7. Owner Address:

EVERHEART, VERETTA J
0 P O BOX 36224
LOS ANGELES CA, 90036

P8. Recorded by:

(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none."

Attachments: ☐ NONE ☐ Location Map ☐ Building, Structure, and Object Record ☐ District Record ☐ Rock Art Record

☐ Continuation Sheet ☐ Sketch Map ☐ Archaeological Record ☐ Linear Feature Record ☐ Artifact Record

☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
## BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** (Assigned by recorder) 2926 DALTON AVE

<table>
<thead>
<tr>
<th>B1. Historic Name:</th>
<th><strong>Residential</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. Common Name:</td>
<td></td>
</tr>
<tr>
<td>B3. Original Use:</td>
<td><strong>Residential</strong></td>
</tr>
<tr>
<td>B4. Present Use:</td>
<td></td>
</tr>
<tr>
<td>B5. Architectural Style:</td>
<td><strong>Craftsman</strong></td>
</tr>
</tbody>
</table>
| B6. Construction History: (Construction date, alterations, and date of alterations) | 1907: 7-Room Dwelling, owner C Cummingham, architect/contractor Chas F Patterson and Co, for $2,500  
| | 1909: Barn, owner Mary T Parshall, contractor W.R. Gregler, for $150 |
| B7. Moved? | ☑ No □ Yes □ Unknown |
| B8. Related Features: | |
| B9a. Architect: | Chas F Patterson and Co |
| B9b. Builder: | Chas F Patterson and Co |
| B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.28749961 | Property Type DOUBLE, DUPLEX, OR TWO Applicable Criteria A, C |
| Period of Significance: 1878-1948 | (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) |
| Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs | 
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| B13. Remarks: | |
| B14. Evaluator: | Amanda Kainer |
| PCR Services | 233 Wilshire Boulevard, Suite 130 |
| Santa Monica, CA  90401 | |
| Date of Evaluation: | 3/11/2009 |
B10 Significance (Continued)

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Resource Name or #: (Assigned by recorder) 2927 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- County: Los Angeles
- Address: 2927 DALTON AVE

P3. Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable porch roof extension; overhanging eaves, knee braces, exposed rounded rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; angled bays on east elevation; fixed wood windows patterned transoms; double-hung wood sash windows; wood slat vent under porch roof gable; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present: 
- Building

P5b. Description of Photo: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

P7. Owner Address:
MARTINEZ, CESAR A
2927 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277


P10. Survey Type: (Describe)
- Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: 
- NONE
- Continuation Sheet
- District Record
- Other: (List)
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B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century architectural character of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

P3 Description:

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with overhanging eaves, exposed notched rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; two interior brick chimneys, one painted; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; angled bay on north elevation; wood entry door with diamond pane side lights within porch; fixed wood windows with diamond pane transoms; double-hung wood sash windows; vinyl wood windows (alteration); decorative wood brackets supporting roof overhangs; security bars on windows and entry door (alteration); metal screens on windows (alteration); garage building at southwest corner of property.

P3b. Resource Attributes:

P4. Resources Present:

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

P10. Survey Type:

P11. Report Citation:

Attachments:
B1. Historic Name: 2937 DALTON AVE
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History:
No original building permit.
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:
B8. Related Features:
B9a. Architect:
B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area: 7200.28230014
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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### PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder)  
2953 DALTON AVE

#### P1. Other Identifier:
- **Not for Publication**  
- **Unrestricted**
- **County**: Los Angeles
- **Address**: 2953 DALTON AVE
- **City**: LOS ANGELES
- **Zip**: 90018

#### P2. Location:
- **USGS 7.5' Quad**: DALTON AVE
- **Date**: T R 1/4 of 1/4 of Sec
- **Zone**: mE/ mN
- **UTM**: (Give more than one for large and/or linear resources)
- **Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

**Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.**

#### P3. Description:  
**One-and-one-half story; rectangular plan; No particular style with Craftsman features; residential building; side gable roof with large shed roof dormer, overhanging boxed eaves, knee braces and composite shingle cladding; concrete foundation; wood clapboard siding and brick on exterior walls; exterior partially painted brick chimney; painted concrete steps leading to full-width entry porch; two square brick columns sitting atop a brick wall support the porch roof; metal handrail in center of porch steps (alteration); wood entry door within porch; arched vents in porch walls; aluminum sliding windows; double-hung aluminum windows; decorative wood brackets supporting roof overhangs; security bars on windows (alteration); metal screens on windows (alteration); shed roof carport made of brick and wood attached to north elevation; garage building at northwest corner of property.**

#### P4. Resources Present:  
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

#### P5b. Description of Photo:
- **View, date, accession #**
  
**East and south elevations, Lkg NW, 3/3/09**

#### P6. Date Constructed/Age and Sources:
- **Prehistoric**
- **Historic**
- **Both**

**1912, Los Angeles County Assessor**

#### P7. Owner Address:
- **APPLETON, OAKEREADER**
- **2953 DALTON AVE**
- **LOS ANGELES CA, CA 90018**

#### P8. Recorded by:
- **Laura Vanaskie**
- **Galvin Preservation Associates**
- **1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277**

#### P9. Date Recorded:
- **4/21/2009**

#### P10. Survey Type:
- **Intensive Level Survey**

#### P11. Report Citation:
- **Cite survey report and other sources, or enter "none."**

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**Attachments:**
- **NONE**
- **Location Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Rock Art Record**
- **Artifact Record**
- **Photograph Record**

**Continuation Sheet**

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The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/21/2009

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B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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P1. Other Identifier:

P2. Location:

a. County

b. Address: 2956 DALTON AVE

c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053025012

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width enclosed recessed porch (alteration); porch gable with vent, horizontal wood band with dentils and wide eaves supported by decorative brackets; wide overhang with exposed rafters; four casement windows with awning (alteration); double-hung single-light windows; wood paneled door flanked by single-light windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1910

P7. Owner Address:

GRIFFITH,JOSEPH B
0 P O BOX 307
LLANO CA, CA 93544

P8. Recorded by:

(Affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:

3/11/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: No original permit on file.  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  

B8. Related Features:  

B9a. Architect: Unknown  
B9b. Builder: Unknown  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

Period of Significance: 1878-1948  
Property Type: THREE UNITS  
Applicable Criteria: A, C  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  

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B11. Additional Resource Attributes:  

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:  

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401  

Date of Evaluation: 3/11/2009  

(This space reserved for official comments.)
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P2. Location: a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2957 DALTON AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 30th Street.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with hipped roof dormer, flared overhanging eaves, exposed notched rafter tails, and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; painted concrete steps leading to partial-width entry porch: two square columns supporting porch roof; angled bay on east façade; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; wood slat vent on dormer; security bars on windows (alteration); metal screens on windows and entry door (alteration); chain-link fence (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric ☐Historic ☑Both 1906, Los Angeles County Assessor

P7. Owner Address:
LAYNE, JOYCE J AND
2957 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
B1. Historic Name: 2957 DALTON AVE
B2. Common Name: Residential
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Hipped roof cottage

B7. Moved?  Yes
B8. Related Features:

B9a. Architect: Reservation Associates
B9b. Builder: E.J. Gehman
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
    Period of Significance: 1878-1948
    Property Type: Residential
    Applicable Criteria: A, C

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
   Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277

Date of Evaluation: 4/21/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
Primary Record

Resource Name or #: (Assigned by recorder) 3022 DALTON AVE

P1. Other Identifier:
- Address: 3022 DALTON AVE
- City: LOS ANGELES
- Zip: 90018
- County:
- Resource Name or #: 3022 DALTON AVE
- Other Identifier: Not for Publication

P2. Location:
- USGS 7.5' Quad: DALTON AVE
- Date: T R 1/4 of 1/4 of Sec
- B.M.: Zone mE/ mN
- UTM: (Give more than one for large and/or linear resources)
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description:
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; gable end with decorative fascia board and brackets; gable vent; wide overhang with exposed rafters; metal bar security windows (alteration).

P3b. Resource Attributes:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1905

P7. Owner Address:
SEWELL, LUCIF TR
3022 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded: 7/2/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.28220013
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

Date of Evaluation: 7/2/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

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Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRINCIPAL RECORD

Resource Name or #: (Assigned by recorder) 3023 DALTON AVE

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles County

P2. Location:
- 3023 DALTON AVE
- City LOS ANGELES
- Zip 90018
- Parcel No. 5053023029

P3 Description:
One story; rectangular plan; Craftsman residential building; hipped roof with front-gable dormer, lower cross gables on east and north elevations, overhanging eaves, exposed rafter tails, decorative knee braces, and composite shingle cladding; concrete foundation; wood clapboard siding atop masonry base on exterior walls; two brick chimneys, one interior, one exterior; concrete steps leading to partial-width entry porch; porch has been enclosed (alteration); wood entry door within enclosed porch (alteration); fixed wood windows with and without transoms; multi-light double-hung wood windows; double-hung vinyl windows (alteration); aluminum sliding windows (alteration); metal screens on windows (alteration); wood and metal screen on entry door (alteration); two-story garage/guest house building at southwest corner of property.

P3b. Resource Attributes:
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:
- 1910, Los Angeles County Assessor

P7. Owner Address:
HERNANDEZ, JOSEPH AND ROSE
3023 DALTON AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
**Resource Name or #**  (Assigned by recorder)  3023 DALTON AVE

<table>
<thead>
<tr>
<th>B1. Historic Name:</th>
<th>B2. Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**B5. Architectural Style:** Craftsman

**B6. Construction History:** (Construction date, alterations, and date of alterations)

- **7/1/1912:** Building permit to construct garage.
- **2/19/1926:** Alteration permit to remove roof of garage, build 2nd floor and create a 1-family residence over garage. Owner: Thos. H. Reed. Architect: same. Contractor: same.

**B7. Moved?** [ ] No [ ] Yes [ ] Unknown  **Date:**

**B8. Related Features:**

**B9a. Architect:**  **B9b. Builder:**

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  **Area:** 7220.77835033  **Period of Significance:** 1878-1948  **Property Type:** Residential  **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B11. Additional Resource Attributes:**  (List attributes and codes)  **HP 2. Single family property**

**B12. References:**  LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

*Note: This space reserved for official comments.*
The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3102 DALTON AVE

P1. Other Identifier:

P2. Location:  
   a. County
   and (P2b and P2c or P2d. Attach a Location Map as necessary.)
   b. USGS 7.5" Quad Date T R 1/4 of 1/4 of Sec ; B.M.
   c. Address: 3102 DALTON AVE City LOS ANGELES Zip 90018
   d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; front gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width gable porch with square masonry columns above a stone porch wall; porch gable half-timbered; decorative brackets under eaves; wide fascia board; metal bar security windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  
   Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:

1910  

P7. Owner Address:  
   PERERA, LUIS C
   3102 DALTON AVE
   LOS ANGELES CA, CA 90018

P8. Recorded by:  
   (Name, affiliation, and address)
   Amanda Kainer
   PCR Services
   233 Wilshire Blvd, Ste 130
   Santa Monica, CA 90405

P9. Date Recorded: 7/2/2009

P10. Survey Type: (Describe)
   Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3102 DALTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1910: 7-Room Residence, owner G.C. Peck, architect J.A. Casr, contractor H.A. Peck, for $2,500

B7. Moved? ☐ No ☑ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: J.A. Casr
B9b. Builder: H.A. Peck

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7400.28219976
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90405

Date of Evaluation: 7/2/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized by an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3107 DALTON AVE

P.1. Other Identifier:
- Not for Publication
- Unrestricted

P.2. Location:
- a. County: Los Angeles
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
- c. Address: 3107 DALTON AVE
- d. UTM: Zone mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053023028

P.3 Description:
One and one-half story; rectangular plan; Transitional Craftsman residential building; front gable roof with overhanging eaves, exposed notched rafter tails, decorative knee braces and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; brick steps leading to partial-width recessed entry porch; metal handrail in center of porch steps (alteration); two round columns supporting porch front gable roof; wood entry door within porch; fixed wood windows with and without transoms; stained glass on transoms; double-hung wood windows with and without diamond panes; angled bay on south elevation; metal screen on entry door (alteration); metal fence atop low brick wall (alteration); shed building at northwest corner of property.

P.3b. Resource Attributes:
- HP 2. Single family property

P.4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P.5b Description of Photo:
- P.6. Date Constructed/Age and Sources:
- P.7. Owner Address:
- P.8. Recorded by:
- Laura Vanaskie
- P.9. Date Recorded:
- P.10. Survey Type:

P.11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 3107 DALTON AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area: 7223.77835008
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie, Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted

a. County  
- Los Angeles

b. Address:  
- 2641 S DALTON Avenue

P2b. USGS 7.5’ Quad Date  
- T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. UTM:  
- Zone ; mE/ mN

d. UTM:  
- (Give more than one for large and/or linear resources)

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

P3 Description:  
- (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; L-shaped plan with cylindrical partial height bay on center of east elevation; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard siding and wood shingles on exterior walls; concrete steps leading to partial-width entry porch; one square column at northeast corner supporting porch roof; wood entry door with single glazed panel within porch; fixed wood window with transoms; double hung wood sash windows; double hung wood sash windows with diamond panes; decorative wood brackets supporting front gable roof; decorative wood statuette within gothic arch wood frame atop carved wood pedestal beneath front gable roof; metal screens on windows (alteration); chain-link fence and concrete retaining wall (alteration); addition to rear elevation (alteration).

P5b Description of Photo:  
- (View, date, accession #)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric  
- Historic  
- Both

1903, Los Angeles County Assessor

P7. Owner Address:  
- 1575 CROSSROADS OF WORLD
- HOLLYWOOD CA 90028

P8. Recorded by:  
- Name, affiliation, and address

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
- 4/13/2009

P10. Survey Type:  
- (Describe)

Intensive Level Survey

P11. Report Citation:  
- (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Photograph Record  
- Rock Art Record  
- Artifact Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code 5D3

Other Listings
Review Code
Reviewer
Date

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2646 DALTON Avenue

P1. Other Identifier:

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.  

c. Address: 2646 S DALTON Avenue City LOS ANGELES Zip  

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN  

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053027030

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; front gable roof; first floor wood clapboard siding and second floor scalloped wood shingles; wood-frame roof; wood stud-wall structure; recessed full-width front porch with columns above a balustrade and wood porch-wall; wide flared eave overhang and decorative verge boards with decorative brackets; second story bay window; metal bar security windows (alteration); double-hung single-light and fixed-light windows; wood panel door with single-light diamond shaped window.

P3b. Resource Attributes:  
(List attributes and codes)

P4. Resources Present:  

P5b Description of Photo:  
(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:  

Prehistoric Historic Both 1906

P7. Owner Address:  

2621 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:  
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:  
3/11/2009

P10. Survey Type:  
(Describe)
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:  
B2. Common Name  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1906: 8 Room Residence, owner/contractor/architect O.G. Rombotis, for $2,500

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  
Original Location:  
B8. Related Features:  

B9a. Architect: O.G. Rombotis  
B9b. Builder: O.G. Rombotis  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
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B11. Additional Resource Attributes:  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401  
Date of Evaluation: 3/11/2009  

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

| Resource Name or #: | 2703 DALTON Avenue |

**P1. Other Identifier:**
- Not for Publication
- Unrestricted
- **a. County:** Los Angeles

**P2. Location:**
- USGS 7.5' Quad: DALTON Avenue
- **b. Address:** 2703 DALTON Avenue
- **c. UTM:** (Give more than one for large and/or linear resources)
- **d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 27th Street.

**P3 Description:**
Two story; rectangular plan; Transitional Craftsman residential building; side gable roof with front gable projection, overhanging eaves, exposed rafter tails and composite shingle cladding; hipped porch roof; balcony above porch (alteration); interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; stucco on bottom of front-facing gable (alteration); painted concrete steps leading to full-width entry porch; ten square columns supporting porch’s hipped roof; wood entry door within porch; two vinyl doors within balcony (alteration); fixed wood windows with and without transoms; double hung wood sash windows; multi-light wood window under front-facing roof gable; decorative wood brackets supporting roof overhangs; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence atop low brick wall (alteration); garage building at southwest corner of property.

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
East and south elevations, Lkg NW, 3/3/09

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- 1908, Los Angeles County Assessor

**P7. Owner Address:**
2703 DALTON AVE
LOS ANGELES CA 90018

**P8. Recorded by:**
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:**
4/20/2009

**P10. Survey Type:**
Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Building, Structure, and Object Record
- Archaeological Record
- Continuation Sheet
- Milling Station Record
- Archaeological Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2703 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:  Original Location:
B8. Related Features:

B9a. Architect:  B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/20/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2707 DALTON Avenue

P1. Other Identifier:
- Not for Publication
- Unrestricted
- Los Angeles

P2. Location: 2707 DALTON Avenue
- Los Angeles County
- Parcel No. 5053021028
- B.M. 1/4 of Sec 1/4 of 1/4 of T R
- Zone mE/ mN
- UTM:

P3 Description: Two story; rectangular plan; Transitional Craftsman residential building; front gable roof with overhanging eaves, exposed notched rafter tails and composite cladding (alteration); concrete foundation; stuccoed exterior walls (alteration); two exterior brick chimneys; painted concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door within porch; fixed wood windows with and without transoms; double hung wood sash windows; diamond-light wood windows; decorative wood brackets supporting roof overhangs; exposed wood truss under front gable; security bars on windows (alteration); metal screens on windows and entry door (alteration); wood fence with entry trellis (alteration); garage/guest house building on western edge of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
East elevation; Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1905, Los Angeles County Assessor

P7. Owner Address:
2707 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/20/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map
Continuation Sheet Building, Structure, and Object Record Archaeological Record
District Record Linear Feature Record Milling Station Record
Rock Art Record Artifact Record Photograph Record
Resource Name or #  (Assigned by recorder)  2707 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
03/31/1908: building permit to enlarge automobile shed.
03/10/1949: building permit for garage and laundry room.
02/10/2004: building permit to change out 10 (E) windows and 3 (E) doors.
B7. Moved? ☑ No □ Yes □ Unknown Date:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/20/2009

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Theme: Arts & Crafts Movement

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:  
- County: Los Angeles
- Address: 2723 S DALTON Avenue
- Other Identifier: Not for Publication

P3 Description: Two story; rectangular plan; American Foursquare with Eclectic features residential building; hipped roof with flared, overhanging, boxed eaves and composite shingle cladding; pedimented dormer; bay roof overhang; pediment porch roof; eyebrow vent in center of east-facing roof slope; concrete foundation; wood clapboard siding on exterior walls; faux stone steps leading to partial-width entry porch; three square ionic columns supporting front gable porch roof; two entry doors within porch (alteration); fixed and double hung wood sash windows; fixed wood window with transom; angled bay under pedimented dormer; bay roof overhang supported by decorative brackets; decorative woodwork on dormer and porch pediments; corbels supporting roof overhangs; addition on rear elevation (alteration); security bars on first floor doors and windows (alteration); metal screens on windows (alteration); concrete block and brick wall (alteration).

P3b. Resource Attributes:

P4. Resources Present: Building

P5b Description of Photo:

P6. Date Constructed/Age and Sources:
- 1906, Los Angeles County Assessor

P7. Owner Address:
2723 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/14/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: Cite survey report and other sources, or enter "none."
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 2723 DALTON Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: American 4-Square
03-06-1917: Building permit to enlarge screen porch on 1st floor, enlarge sleeping porch on 2nd floor and build closet over 1st floor porch.

B7. Moved? ☑ No ☐ Yes ☐ Unknown
B8. Related Features:

B9a. Architect: Z.B. Saffill
B9b. Builder: Z.B. Saffill
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

(Believe text is missing here)

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/14/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Other Identifier:
- Resource Name or #: (Assigned by recorder) 2727 DALTON Avenue
- Other Listings
- Review Code _________ Reviewer ______________________ Date _______________

P2. Location:
- a. County Los Angeles
- b. Address: 2727 S DALTON Avenue
- c. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- d. UTM: Zone mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

P3 Description:
- (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
- Two story; rectangular plan; Dutch Colonial Revival residential building; cross-gambrel roof with overhanging boxed eaves and composite shingle cladding; concrete foundation; wood clapboard, wood shingle and aluminum siding on exterior walls; interior metal chimney; painted concrete steps leading to partial-width entry porch; two square columns supporting porch’s flat roof; vinyl entry door within porch (alteration); fixed wood windows with and without transoms; awning wood windows; aluminum sliding windows in wood frames (alteration); vinyl shutters (alteration); wood slat vent under front-facing gambrel; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration); garage building at northwest corner of property; swimming pool at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
- (View, date, accession #)
- East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both

1903, Los Angeles County Assessor
1903, Los Angeles County Assessor

P7. Owner Address:
- 2727 DALTON AVE
- LOS ANGELES CA 90018

P8. Recorded by:
- (Name, affiliation, and address)
- Laura Vanaske
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded:
- 4/20/2009

P10. Survey Type:
- (Describe)
- Intensive Level Survey

P11. Report Citation:
- (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Rock Art Record
- Artifact Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or #  (Assigned by recorder)  2727 DALTON Avenue

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Colonial Revival 
B6. Construction History: No original building permit.
2-6-1950: Building permit to add bedroom to rear of dwelling.
7-27-2007: Building permits for addition to extend family room and new carport.

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  Date: 
B8. Related Features: 

B9a. Architect:  B9b. Builder: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: 

1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/20/2009
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer __________________________ Date _______________

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2801 DALTON Avenue

P1. Other Identifier:

P2. Location:

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.

c. Address: 2801 DALTON Avenue City LOS ANGELES Zip

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021029

P3 Description:

Two story; rectangular plan; American Foursquare residential building with Eclectic features; hipped roof with flared, boxed, overhanging eaves and composite shingle cladding; pedimented dormer; flat porch roof; concrete foundation; wood clapboard siding on exterior walls; vinyl siding on some exterior walls (alteration); concrete steps leading to partial-width entry porch; two entry doors within porch (alteration); fixed wood windows with transoms; double hung wood sash windows; double hung wood sash ribbon windows; wood casement windows; four-over-three light wood window with side vents on dormer; wood spindle work on dormer; second-story addition on northwest corner (alteration); metal screens on windows (alteration); garage building located at northwest corner of property.

P3b. Resource Attributes:

P4. Resources Present:

HP 3. Multiple family property

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

4/14/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
### B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD

Other Listings

Review Code __________ Reviewer __________________________ Date _______________

Page 1 of 1  

Resource Name or #: (Assigned by recorder)  

P1. Other Identifier:
- Not for Publication □  Unrestricted □  2806 DALTON Avenue

P2. Location:
- □  a. County  
- □  b. USGS 7.5' Quad  
- □  c. Address:  
- □  d. UTM:  
- □  e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Queen Anne single-family residence; front gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; gable half-timbered with fixed light windows; recessed full-width front porch with central gable and square columns above a masonry balustrade; wide eaves with decorative verge boards and brackets; double-hung multi-light vinyl windows (alteration), fixed-light window with transom above; flat panel door (alteration).

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  
- □ Building  
- □ Structure  
- □ Object  
- □ Site  
- □ District  
- □ Element of District  
- □ Other (Isolates, etc.)

P5b Description of Photo:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
- □ Prehistoric  
- □ Historic  
- □ Both  

P7. Owner Address:

2806 DALTON AVE  
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded:

6/1/2004

P10. Survey Type:  (Describe)

Intensive Level Services

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  
- □ NONE  
- □ Location Map  
- □ Sketch Map  
- □ Other: (List)  
- □ Continuation Sheet  
- □ Building, Structure, and Object Record  
- □ Archaeological Record  
- □ District Record  
- □ Linear Feature Record  
- □ Milling Station Record  
- □ Photograph Record  
- □ Rock Art Record  
- □ Artifact Record
Resource Name or # (Assigned by recorder) 2806 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Queen Anne
B6. Construction History: (Construction date, alterations, and date of alterations)
1909: 9-Room Residence, owner/contractor Hubbard and Gardner, for $3,000
1912: Garage, owner L.E. Myers, for $50

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 6/1/2004

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMy RECORD

Resource Name or #: (Assigned by recorder) 2807 DALTON Avenue

P1. Other Identifier:
- a. County: Los Angeles
- b. USGS 7.5’ Quad Date: 2007, Los Angeles County Assessor
- c. Address: 2807 DALTON AVE, LOS ANGELES CA 90018
- d. UTM: (Give more than one for large and/or linear resources)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

P2. Location:
- a. Address: 2807 S DALTON Avenue
- b. USGS 7.5’ Quad Date: 2007
- c. Address: 2807 S DALTON Avenue
- d. UTM: (Give more than one for large and/or linear resources)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021030

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with front gable dormer, flared overhanging eaves, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; exterior brick chimney; exterior wood staircase to half-story on south elevation (alteration); concrete steps leading to partial-width entry porch; three square stone masonry columns supporting porch's roof; wood entry door with three vertical lights within porch; fixed wood windows with and without transoms; double hung wood sash windows; casement wood windows; decorative wood brackets supporting roof overhangs; metal screens on windows (alteration); chain-link fence (alteration); small garage building at south central portion of property.

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:
- (View, date, accession #)
- East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1907, Los Angeles County Assessor

P7. Owner Address:
- 2807 DALTON AVE
- LOS ANGELES CA 90018

P8. Recorded by:
- Laura Vanaske
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

P9. Date Recorded: 4/20/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 2807 DALTON Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B7. Moved? □ No □ Yes □ Unknown
B8. Related Features:
B9a. Architect: E.A. Day
B9b. Builder: E.A. Day
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   Period of Significance: 1878-1948
   Property Type: Residential
   Applicable Criteria: A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
   The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.
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B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Laura Vanaskie, Reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
   Date of Evaluation: 4/20/2009
   (This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier:  
- Resource Name or #: (Assigned by recorder) 2813 DALTON Avenue

P2. Location:  
- a. County Los Angeles

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec B.M. Zone mE/ mN

c. Address: 2813 DALTON Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021032

P3 Description:  
One and one-half stories; rectangular plan: Transitional Craftsman residential building; side gable roof with two front gable dormers, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; exterior brick chimney; faux stone masonry steps leading to full-width entry porch; two square brick columns supporting partial porch roof; wood pergola over north half of porch; wood entry door within porch; casement wood ribbon windows; double hung wood sash windows; aluminum sliding windows (alteration); two guardian lion statues on brick pedestals at porch base; decorative wood brackets supporting roof overhangs; partial wood truss detail under dormer gables; wood slat vents under dormer gables; metal screens on entry door and windows (alteration); chain-link fence (alteration).

P3b. Resource Attributes:  
- (List attributes and codes) HP 2. Single family property

P4. Resources Present:  
- Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: 
(View, date, accession #)

East and north elevations, Lkg SW, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric Historic Both

1907, Los Angeles County Assessor

P7. Owner Address:  
2813 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:  
(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
4/20/2009

P10. Survey Type:  
- (Describe)
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
B1. Historic Name: 2813 DALTON Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/20/2009
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Theme: Arts & Crafts Movement

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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) 2816 DALTON Avenue

P1. Other Identifier:

P2. Location:

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman multi-family residence; double cross-gable roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with exposed rafters, and boxed columns; triple second floor windows; single light window with transom above flanks by single-light windows; metal bar security windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1906

P7. Owner Address:

2816 DALTON AVE LOS ANGELES CA 90018

P8. Recorded by:

(Aname, affiliation, and address)

Amanda Kainer PCR Services
233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401


P10. Survey Type: (Describe) Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record Rock Art Record Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record Sketch Map Archaeological Record Milling Station Record Photograph Record Other: (List)
Resource Name or # (Assigned by recorder) 2816 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1906: 8-room residence, owner Marshin Jones, architect F.P. Burnham, contractor Otis Jones, for $2,500

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
   Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
   233 Wilshire Blvd, Ste 130
   Santa Monica, CA 90401
   Date of Evaluation: 6/25/2009

   (This space reserved for official comments.)
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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2822 DALTON Avenue

P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- County
- Address: 2822 DALTON Avenue
- USGS 7.5' Quad: S DALTON Avenue
- UTM: (Give more than one for large and/or linear resources)
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053026032

P3 Description:
Two-story; rectangular plan; Transitional Craftsman single-family residence; double cross gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; half-timbering on pair of front facing gables; full-width porch with exposed rafters, square columns, and a low stone porch wall; metal bar security windows and door (alteration).

P3b. Resource Attributes:
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:
- Building

P5b Description of Photo:
West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:
Prehistoric
Historic
Both
1909

P7. Owner Address:
2822 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:
7/2/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder) 2822 DALTON Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
1909: 8-Room Residence, owner/architect/contractor G.J. Leoun, for $3,000
B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
(BDiscuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401
Date of Evaluation:  7/2/2009

(DPR 523B (1/95) PCR Services Corporation)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer __________________ Date _________________

P1. Other Identifier:

P2. Location:

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2826 DALTON Avenue

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053026033

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; full-width recessed porch with square masonry columns, stuccoed porch wall (alteration); wide eaves with exposed rafters; front gable with vent; decorative brackets; vertical slider window (alteration); metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, July 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1915

P7. Owner Address:

2826 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:

(AName, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd
Santa Monica, CA 90401

P9. Date Recorded: 7/2/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record District Record Linear Feature Record Rock Art Record Sketch Map Archaeological Record Milling Station Record Artifact Record Other: (List) Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit on file. 

B7. Moved? ☑ No ☐ Yes ☐ Unknown 
B8. Related Features: 
B9a. Architect: Josephine Vollrath 
B9b. Builder: Josephine Vollrath 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 
Period of Significance: 1878-1948 
Property Type: Residential 
Applicable Criteria: A, C 
(Describe importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
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B11. Additional Resource Attributes: (List attributes and codes) 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer 
PCR Services 
233 Wilshire Blvd 
Santa Monica, CA 90401 
Date of Evaluation: 7/2/2009 

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
Primary #
NRHP Status Code

5D3

Other Listings
Review Code
Reviewer
Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2829 DALTON Avenue

P1. Other Identifier:

P2. Location: ☑ Unrestricted

a. County  Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.

c. Address:  2829 S DALTON Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 29th Street.

Parcel No. 5053021033

P3. Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; cross plan; Transitional Craftsman residential building; hipped roof with front and side gable projections, overhanging flared eaves, exposed rounded rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps with tiled risers leading to partial-width entry porch; two square columns supporting porch’s shed roof; screened-in porch on southwest corner (alteration); angled bays on east and south elevations; wood and glass entry door with stained glass side lights within porch; fixed wood windows with and without transoms; some transoms are stained glass; double hung wood sash windows; decorative wood brackets supporting roof overhangs; metal screens on windows (alteration); white picket fence atop low concrete wall (alteration); wood trellises at entries (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5. Description of Photo:

P5b Description of Photo:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

East and south elevations, Lkg NW, 3/3/09

P6. Date Constructed/Age and Sources:

1901, Los Angeles County Assessor

P7. Owner Address:

0 PO BOX 575
BEVERLY HILLS CA 90213

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277


P10. Survey Type: (Describe) Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ NONE ☑ Continuation Sheet ☑ District Record

☑ Location Map ☑ Building, Structure, and Object Record ☑ Linear Feature Record

☑ Sketch Map ☑ Archaeological Record ☑ Milling Station Record

☑ Other: (List) ☑ Rock Art Record ☑ Artifact Record

☑ Photograph Record
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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Resource Name or #: 2947 DALTON Avenue

P2. Location:
- County: Los Angeles
- Address: 2947 DALTON Avenue
- USGS 7.5' Quad: S DALTON Avenue
- Datum: B.M.
- Description: Located on the west side of Dalton Avenue between 29th Street and 30th Street.
- Parcel No.: 5053022028

P3. Description:
One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with offset front gable porch roof, overhanging eaves, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; painted concrete steps with tile cladding leading to partial-width entry porch; three square columns supporting porch roof; metal handrails along porch (alteration); wood entry door within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; awning wood windows; fixed wood six-over-three light window with infilled panels under porch gable (alteration); decorative wood brackets supporting roof overhangs; cornice with decorative wood corbels; security bars on windows and entry door (alteration); metal screens on windows (alteration); shed building at southwest corner of property.

P5b. Description of Photo:
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
1907, Los Angeles County Assessor

P7. Owner Address:
2947 DALTON AVE
LOS ANGELES CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/21/2009

P10. Survey Type:
Intensive Level Survey
B1. Historic Name: 2947 DALTON Avenue
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: 

B7. Moved? ☑ No □ Yes □ Unknown Date: 
B8. Related Features:
B9a. Architect: J.H. Bensinger
B9b. Builder: J.H. Bensinger
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948
Property Type Residential
Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
Resource Name or #: (Assigned by recorder) 3007 DALTON Avenue

Address: 3007 S DALTON Avenue
City: LOS ANGELES
Zip: 90035

County: Los Angeles

P2. Location:  
- Not for Publication ☐  
- Unrestricted ☑  
- County: Los Angeles

b. USGS 7.5’ Quad:  
  - S DALTON Avenue  
  - Date: T R 1/4 of 1/4 of Sec B.M.

d. UTM:  
  - Zone  
  - City: LOS ANGELES
  - Zip:  

P3 Description:  
One story; rectangular plan; Craftsman residential building; hipped roof with lower front and side gables, exposed notched rafter tails and composite cladding (alteration); front gable dormer; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; masonry and wood posts column supporting porch roof; wood entry door with sidelights facing north within porch; fixed aluminum windows, double hung aluminum sash windows and aluminum sliding windows (alteration); fixed wood stained glass window; keyhole vent under porch gable; decorative wood brackets supporting roof overhangs; decorative wood corbels under window sills; security bars on windows and entry door (alteration); metal screens on windows (alteration); wood picket fence (alteration); garage building at southwest corner of property.

P4. Resources Present:  
- Building ☑  
- Structure ☐  
- Object ☐  
- Site ☐  
- District ☐  
- Element of District ☐  
- Other (Isolates, etc.) ☐

P5b Description of Photo:  
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric ☐  
- Historic ☑  
- Both ☐  
- 1923, Los Angeles County Assessor

P7. Owner Address:  
0 PO BOX 35585  
LOS ANGELES CA 90035

P8. Recorded by:  
- Laura Vanaske  
- Galvin Preservation Associates  
- 1611 S. Pacific Coast Highway, Ste.  
- Redondo Beach, CA 90277

P9. Date Recorded:  
4/21/2009

P10. Survey Type:  
- Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
Resource Name or #: 3007 DALTON Avenue

B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: 

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date: 
Original Location: 

B8. Related Features: 


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/21/2009

(This space reserved for official comments.)
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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

DEPARTMENT OF PARKS AND RECREATION
HRI #
Trinomial
NRHP Status Code 5D3

P1. Other Identifier:
☐ Not for Publication  ☐ Unrestricted

a. County

b. Address: 2620 HALLDALE AVE

P2. Location:

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2620 HALLDALE AVE

P3 Description:

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial width porch with columns above a wood porch wall; wide boxed eaves with decorative rafters; cornice; double-hung single-light windows; metal security window bars (alteration); metal security door bars (alteration).

P3b. Resource Attributes:

P4. Resources Present:

☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☑ Prehistoric ☑ Historic ☐ Both

1905

P7. Owner Address:

JEANMARIE,MARIA
2620 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

primary #  
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #  (Assigned by recorder)  2620 HALLDALE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved?  ☒ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  7400.0297

Period of Significance: 1878-1948  Property Type: SINGLE  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401
Date of Evaluation:  3/12/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation,
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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/ Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings

Review Code Reviewer Date

NRHP Status Code

5D3

2706 HALLDALE AVE

Resource Name or #: (Assigned by recorder)

P1. Other Identifier:

Not for Publication
Unrestricted

P2. Location:

a. County

P3 Description:

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railings (alteration); wide boxed eaves with decorative rafters; cornice; window awnings (alteration); single-light fixed windows.

P3b. Resource Attributes:

P4. Resources Present:

Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both
1905

P7. Owner Address:

HOUSTON, ARLESTER
2706 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

NONE Location Map Sketch Map

Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2706 HALLDALE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: (Construction date, alterations, and date of alterations)
1920: Add screen porch, kitchen and sleeping porch, owner/architect/contractor H.D. Frost, for $350

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7408.78969912
Period of Significance: 1878-1948 Property Type SINGLE
Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
**PRIMARY RECORD**

**Resource Name or #:** (Assigned by recorder) 2712 HALLDALE AVE

**P1. Other Identifier:**

- a. County
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec
- c. Address: 2712 HALLDALE AVE
- d. UTM: (Give more than one for large and/or linear resources)
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

**P2. Location:**

- Not for Publication
- Unrestricted

**P3 Description:**

One-story; rectangular plan; Victorian Vernacular Cottage; Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railings (alteration); bay windows; wide boxed eaves with exposed rafters; cornice; window and porch awnings (alteration); single-light double-hung windows; multi-light window (alteration); metal bar security door (alteration).

**P3b. Resource Attributes:**

(List attributes and codes)

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**

(View, date, accession #)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

- 1900

**P7. Owner Address:**

MENJIVAR, JULIO C AND BLANCA L
2712 HALLDALE AVE
LOS ANGELES CA, CA 90018

**P8. Recorded by:**

(AName, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

**P9. Date Recorded:** 3/12/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the C

**Attachments:**

- NONE
- Continuation Sheet
- Location Map
- Building, Structure, and Object Record
- Sketch Map
- Archaeological Record
- Other: (List)
STATE OF CALIFORNIA – THE RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder): 2712 HALLDALE AVE

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1913: Garage, owner J.B. Parks, owner/contractor F.M. Moffitt, for $75  

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
B8. Related Features:  

B9a. Architect: Unknown  
B9b. Builder: Unknown  
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1900  
Property Type: SINGLE  
Applicable Criteria: A, C  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
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The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.  

B11. Additional Resource Attributes: (List attributes and codes)  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401  

Date of Evaluation: 3/12/2009  

(This space reserved for official comments.)
B10 Significance (Continued)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

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Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: 2716 HALLDALE AVE

Primary #
NRHP Status Code 5D3

Other Listings
Review Code Reviewer Date

P1. Other Identifier:
Not for Publication
Unrestricted

P2. Location:
a. County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad
Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2716 HALLDALE AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; painted stucco siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a stuccoed porch wall; porch stair railings (alteration); hip dormer; wide boxed eaves; cornice; bay window; window awnings (alteration); multi-light double-hung windows (alteration); metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both

1903

P7. Owner Address:
SLUSHER, ALDEN R AND CHERRY
2716 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Aname, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:
3/12/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
NONE Location Map Building, Structure, and Object Record District Record Rock Art Record
Continuation Sheet Archaeological Record Linear Feature Record Artifact Record
Sketch Map Milling Station Record Photograph Record
Other: (List)
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/12/2009

(DPR 523B (1/95) PCR Services Corporation)
B10 Significance (Continued)

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2722 HALLDALE AVE

P1. Other Identifier:

P2. Location:  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2722 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053029005

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story, rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch; wide eaves; bay window; metal awnings (alteration); double-hung windows; fixed multi-light window; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

Prehistoric  ☑ Historic  ☐ Both

1905

P7. Owner Address:

VALDEZ, ERICK M
2722 HALLDALE AVE
LOS ANGELES, CA 90018

P8. Recorded by:

(After, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401
Date of Evaluation:  6/29/2009
B10 Significance (Continued)

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P1. Other Identifier: 2802 HALLDALE AVE

P2. Location:
- a. County
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
- c. Address: 2802 HALLDALE AVE
- d. UTM: Zone mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch; wide eaves with exposed rafters; hip dormer with vent; bay window; double-hung windows; metal security bar windows and door (alteration); door flanked by fixed multi-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo: West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both 1902

P7. Owner Address:
TRUJILLO, JOSE R
2802 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder) 2802 HALLDALE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: (Construction date, alterations, and date of alterations)
   No original permit on file.
   1913: Garage, owner McKinley, for $50

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date:  Original Location:
B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 7410.52319967
   Period of Significance: 1878-1948  Property Type DOUBLE, DUPLEX, OR TWO  Applicable Criteria A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
   233 Wilshire Blvd, Ste 130
   Santa Monica, CA  90401
Date of Evaluation: 6/29/2009

(This space reserved for official comments.)
**B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Late 19th and Early 20th Century Residential Architecture**

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

**Victorian Vernacular Cottage, Hipped Roof:** The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted  
- County  

P2b. Address:  
2807 HALLDALE AVE

P2c. USGS 7.5' Quad:  
HALLDALE AVE

P2d. UTM:  
Zone: mE/ mN

P3 Description:  
Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed front porch with column above wood porch wall; wide overhanging eaves with exposed rafter tails; front facing hip dormer; bay windows; double hung single-light and multi-light windows; fixed single light windows (alteration); metal security bar door (alteration).

P3b. Resource Attributes:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present:  
- Building

P5b Description of Photo:  
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:  
Prehistoric  Historic  Both  1900

P7. Owner Address:  
GALAVIZ,MARIA D
2807 HALLDALE AVE
LOS ANGELES CA, CA 90018

P8. Recorded by:  
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

P9. Date Recorded:  
3/12/2009

P10. Survey Type:  
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential 
B4. Present Use: Residential 
B5. Architectural Style: American 4-Square 
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit on file. 
1908: Garage, owner Suna Madre, contractor C.A. Scovel, for $50 

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: 
Original Location: 
B8. Related Features: 

B9a. Architect: Unknown 
B9b. Builder: Unknown 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0216 
Period of Significance: 1878-1948 
Property Type: SINGLE 
Applicable Criteria: A, C 

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s. 

B11. Additional Resource Attributes: (List attributes and codes) 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 

B13. Remarks: 

B14. Evaluator: Amanda Kainer 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA 90401 
PCR Services 
Date of Evaluation: 3/12/2009 

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2813 HALDALE AVE

P1. Other Identifier:

P2. Location:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2813 HALDALE AVE City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; decorative bargeboard; decorative pediment with dentils and decorative brackets; entry-stair railing (alteration); fixed multi-light windows; single-light window with multi-light transom; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(See, date, accession #)
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:
WHITAKER, ALFREDA
2813 HALDALE AVE
LOS ANGELES, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 2/12/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List)
Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401
Date of Evaluation: 2/12/2009

(DPR 523B (1/95) PCR Services Corporation)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly in southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
Resource Name or #: 2822 HALLDALE AVE

P1. Other Identifier: 2822 HALLDALE AVE

P2. Location: a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M.
c. Address: 2822 HALLDALE AVE City LOS ANGELES Zip 90018
d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053029011

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); wide eaves with exposed rafters; dormer; bay window; double-hung windows; concrete stairs to entrance (alteration); metal security bar windows and door (alteration).

P3b. Resource Attributes: 

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:

1903

P7. Owner Address:

HSBC BANK USA TR
7485 NEW HORIZON WY
FREDERICK MD, CA 21703

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401


P10. Survey Type: Intensive Level Survey

P11. Report Citation: 

Attachments: NONE Location Map Sketch Map Other: (List) Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2822 HALLDALE AVE

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 5261.47239977
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA  90401
Date of Evaluation: 6/29/2009

(This space reserved for official comments.)
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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) 2912 HALLDALE AVE

P1. Other Identifier:

☐ Not for Publication  ☐ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County

b. Address: 2912 HALLDALE AVE

City LOS ANGELES

Zip 90018

P2. Location:

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2912 HALLDALE AVE

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

d. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns; wide boxed eaves with exposed rafters; awning (alteration); bay window; multi-light above single-light double-hung windows; metal bar security windows (alteration); flat panel door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric  ☑Historic  ☐ Both

1902

P7. Owner Address:

TAVE, GLORIA M

0 P O BOX 2752

INGLEWOOD CA, CA 90305

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded:

3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

☐ NONE  ☐ Location Map

☐ Building, Structure, and Object Record  ☐ District Record

☐ Continuation Sheet  ☐ Linear Feature Record

☐ Archaeological Record  ☐ Milling Station Record

☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
<table>
<thead>
<tr>
<th><strong>State of California – The Resources Agency</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>DEPARTMENT OF PARKS AND RECREATION</td>
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<tr>
<td>PRIMARY RECORD</td>
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<tr>
<td><strong>Other Listings</strong></td>
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<tr>
<td>Review Code __________   Reviewer ____________________________ Date ____________</td>
</tr>
<tr>
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</tr>
</tbody>
</table>

| **Resource Name or #**: (Assigned by recorder) | **2932  HALLDALE AVE** |

**P1. Other Identifier:**
- Not for Publication  Unrestricted
- a. County
- b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- c. Address: 2932  HALLDALE AVE  City LOS ANGELES  Zip 90018
- d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

| **Parcel No.** | 5053030007 |

**P2. Location:**
- and (P2b and P2c or P2d. Attach a Location Map as necessary.)
- a. County
- b. Address: 2932  HALLDALE AVE  City LOS ANGELES  Zip 90018
- c. Address: 2932  HALLDALE AVE  City LOS ANGELES  Zip 90018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman single-family residence; hip on gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; wide boxed eaves with exposed rafters; single-light fixed windows; single-light double-hung windows; metal bar security door (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**
- Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5b Description of Photo:**
(Describe design, materials, condition, alterations, size, and boundaries)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**
- Prehistoric  Historic  Both
- 1905

**P7. Owner Address:**
BENSON, JON AND JUDITH W 2932  HALDALE AVE LOS ANGELES CA, CA 90018

**P8. Recorded by:**
(Describe)
Amanda Kainer
PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA  90401

**P9. Date Recorded:** 3/12/2009

**P10. Survey Type:**  Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE  Continuation Sheet  District Record  Rock Art Record
- Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record
- Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalog producers by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2934 HALDALE AVE

DPR 523B (1/95) PCR Services Corporation

P1. Other Identifier:

P2. Location:

a. County
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2934 HALDALE AVE City LOS ANGELES Zip 90018
d. UTM: Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; gable end half-timbered; decorative board with dentils; decorative verge board; wide eaves with exposed rafters; multi-light fixed windows; single-light double-hung windows; multi-light transom above single-light window; metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Intensive Level Survey

Assign by recorder)

2934 HALDALE AVE
LOS ANGELES CA, CA 90018

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

3/12/2009

Intensive Level Survey

NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

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2934 HALDALE AVE
LOS ANGELES CA, CA 90018

Amanda Kainer
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3/12/2009

Intensive Level Survey

NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
Resource Name or # (Assigned by recorder) 2934 HALLDALE AVE

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential  
B4. Present Use: Residential

B5. Architectural Style: Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit on file.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  
Original Location: 

B8. Related Features: 

B9a. Architect: Unknown  
B9b. Builder: Unknown

B10. Significance: 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
Period of Significance: 1878-1948  
Property Type DOUBLE, DUPLEX, OR TWO  
Applicable Criteria A, C 

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks: 

B14. Evaluator: Amanda Kainer  
PCR Services 
233 Wilshire Boulevard, Suite 130 
Santa Monica, CA  90401

Date of Evaluation: 3/12/2009 

(This space reserved for official comments.)
B10 Significance (Continued)

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

HRI #

Trinomial

Primary #

NRHP Status Code 5D3

Review Code __________ Reviewer ____________________________ Date _______________

P1. Other Identifier:

Resource Name or #: (Assigned by recorder) 2937 HALLDALE AVE

P2. Location:

Not for Publication

Unrestricted

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2937 HALLDALE AVE City LOS ANGELES Zip 90018

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053025029

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with columns above wood porch wall; front facing hip dormer; dormer vent; double hung multi-light windows, fixed multi-light window with transom window above.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both 1905

P7. Owner Address:

LOPEZ, WILMER N AND TELMA J A

2937 HALLDALE AVE

LOS ANGELES CA, CA 90018

P8. Recorded by:

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

NONE Location Map Building, Structure, and Object Record District Record Rock Art Record

Continuation Sheet Archaeological Record Linear Feature Record Artifact Record

Other: (List) Milling Station Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:  
Resource Name or #: (Assigned by recorder)  
2942 HALLDALE AVE

P2. Location:  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date TR 1/4 of 1/4 of Sec B.M.  
HALLDALE AVE City LOS ANGELES Zip 90018

c. Address:  
2942 HALLDALE AVE

d. UTM: (Give more than one for large and/or linear resources)

Easted Northing Zone

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railing (alteration); wide boxed eaves; single-light double-hung windows; single-light transom above single-light window; metal bar security door (alteration).

P3b. Resource Attributes:  
(List attributes and codes)

P4. Resources Present:  
☑ Building
☐ Structure
☐ Object
☐ Site
☐ District
☐ Element of District
☐ Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric
☑ Historic
☐ Both

1903

P7. Owner Address:  
ORTIZ INVESTMENTS INC
250 E ROWLAND ST
COVINA, CA 91723

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded:  
3/12/2009

P10. Survey Type:  
(Describe)
Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:
☐ NONE
☐ Location Map
☐ Sketch Map
☐ Other: (List)
☐ Continuation Sheet
☐ Building, Structure, and Object Record
☐ Archaeological Record
☐ District Record
☐ Linear Feature Record
☐ Milling Station Record
☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  
PCR Services 
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401 
Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier: 2946 HALLDALE AVE

P2. Location:
- Address: 2946 HALLDALE AVE
- City: LOS ANGELES
- Zip: 90018
- County: 

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); porch gable with vent, horizontal wood band with dentils, and verge boards; multi-pane vertical slider windows (alteration); concrete stairs to entrance (alteration).

P3b. Resource Attributes: 
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P4. Resources Present: 
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo: 
- West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1900

P7. Owner Address:
- NIETO, WILFREDO H
- 2946 HALLDALE AVE
- LOS ANGELES CA, CA 90018

P8. Recorded by:
- Amanda Kainer
- PCR Services
- 233 Wilshire Blvd, Ste 130
- Santa Monica, CA 90401


P10. Survey Type:
- Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Photograph Record
- Other: (List)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: 2951 HALLDALE AVE

P1. Other Identifier:

P2. Location: a. County

b. USGS 7.5’ Quad

c. Address: 2951 HALLDALE AVE

d. UTM: (Give more than one for large and/or linear resources)
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description: Two-story; rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch; gable vents; multi-light double-hung and fixed windows; wood panel door with oval window (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

1905 Prehistoric ✔ Historic ☐ Both

P7. Owner Address: BARILLAS, HECTOR AND ROMANA

2953 HALLDALE AVE

LOS ANGELES CA, CA 90018

P8. Recorded by: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
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Santa Monica, CA 90401

Date of Evaluation: 3/11/2009

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**Theme:** Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
P1. Other Identifier: 2952 HALLDALE AVE

P2. Location: 2952 HALLDALE AVE

P3 Description: One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; multi-level roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; multi-light window over single-light fixed window; multi-light fixed window (alteration); single-light fixed window (alteration); single-light double-hung window; multi-light door (alteration).

P4. Resources Present: Building

P5b Description of Photo: West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources: 1905

P7. Owner Address: FAIRLEY, RONALD J

P8. Recorded by: Amanda Kainer

P9. Date Recorded: 3/12/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
### BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** (Assigned by recorder) 2952 HALDALE AVE

- **B1. Historic Name:**
- **B2. Common Name:**
- **B3. Original Use:** Residential
- **B4. Present Use:** Residential
- **B5. Architectural Style:** Victorian Vernacular Cottage, Hipped Roof
- **B6. Construction History:**
  - 1905: Cottage, owner/architect/contractor J.J. Fastler, for $1,800
  - 1911: Add 2 dormers, owner J.D. Melaher, architect/contractor J.D. Melaher, for $300

- **B7. Moved?** ☑ No ☐ Yes ☐ Unknown
- **B8. Related Features:**
  - Architect: J.J. Fastler
  - Builder: J.J. Fastler

- **B9a. Architect:** J.J. Fastler
- **B9b. Builder:** J.J. Fastler

**B10. Significance:**

<table>
<thead>
<tr>
<th>Theme</th>
<th>Area</th>
<th>Property Type</th>
<th>Applicable Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railroad and Horsecar Suburbs; Streetcar Suburbs</td>
<td>7400.031</td>
<td>SINGLE</td>
<td>A, C</td>
</tr>
</tbody>
</table>

- **Period of Significance:** 1878-1948
- **Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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**B12. References:**
LA City Permits, Los Angeles Times, Sanborn Maps

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233 Wilshire Boulevard, Suite 130
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**PRIMARY RECORD**

| Resource Name or #: | 2957 HALDALE AVE |

**P1. Other Identifier:**
- Not for Publication
- Unrestricted

**P2. Location:**
- Address: 2957 HALLDALE AVE
- City: LOS ANGELES
- Zip: 90018

**P3 Description:**
Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; front facing gable dormer; recessed partial-width front porch with boxed columns and dentils underneath shed roof; double-hung single-light windows; metal single-light slider windows (alteration); metal security bar windows and door (alteration).

**P3b. Resource Attributes:**

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
- View, date, accession #

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both
- 1904

**P7. Owner Address:**
- GRIFFITH, JOSEPH B
- 0 P O BOX 307
- LLANO CA 93544

**P8. Recorded by:**
- Amanda Kainer
- PCR Services
- 233 Wilshire Boulevard, Suite 130
- Santa Monica, CA 90401

**P9. Date Recorded:**
- 3/11/2009

**P10. Survey Type:**
- Intensive Level Survey

**P11. Report Citation:**
- Cite survey report and other sources, or enter "none."

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
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- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
B1. Historic Name:  
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential 
B5. Architectural Style: Transitional Craftsman  
B6. Construction History: (Construction date, alterations, and date of alterations) 
No original permit on file. 
1911: Construct chimney, owner E.F. Neleox, contractor F.M. Whalan, for $120 

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
Date: Original Location: 
B8. Related Features: 

B9a. Architect: Unknown  
B9b. Builder: Unknown 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: SINGLE  
Applicable Criteria: A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhangings eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**State of California – The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Resource Name or #**: (Assigned by recorder)  
3006 HALLDALE AVE

**P1. Other Identifier:**

- **Resource Name or #**: 3006 HALLDALE AVE

**P2. Location:**

- **County**: Los Angeles

**P3. Description:**

- **Location**: 3006 HALLDALE AVE, Los Angeles, CA 90018
- **Owner Address**: Amanda Kainer, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401
- **Date Recorded**: 6/29/2009
- **Survey Type**: Intensive Level Survey

**One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); porch gable with vent and window, horizontal wood band with dentils, and verge boards; bay window; double-hung window flanked by multi-light double-hung windows; wood panel door with an oval window.**

**P3b. Resource Attributes:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P4. Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

**P5b Description of Photo:**

West Elevation, Lkg E, June 2009

**P6. Date Constructed/Age and Sources:**

- **Prehistoric**
- **Historic**

2008

**P7. Owner Address:**

AGUILAR, SOCORRO C
3006 HALLDALE AVE
LOS ANGELES CA, CA 90018

**P8. Recorded by:**

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

**P9. Date Recorded:** 6/29/2009

**P10. Survey Type:** Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof
B6. Construction History: 1905: 1-story 6-room cottage, owner C.L. Ostberg, contractor O.L. Adams, for $1,500
1923: Private garage (add to present garage 12’x14’), owner Mrs. W. D. Zarley, for $125
B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: Original Location:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area 7400.027
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401
Date of Evaluation: 6/29/2009
(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne’s were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

State of California
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3016 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted ☐ Restricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. Address: 3016 HALLDALE AVE

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; vent; wide eaves with exposed rafters; half-timbered gable; metal awning (alteration); multi-light gable windows; single-light fixed windows; metal bar security door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b Description of Photo:

(West Elevation, Lkg E, Mar 2009)

P6. Date Constructed/Age and Sources:

1905

P7. Owner Address:
Perez, Filiberto
3016 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/16/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B. Historic Name: 

B. Common Name: 

B. Original Use: Residential 

B. Present Use: Residential 

B. Architectural Style: Queen Anne 

B. Construction History: 

1905: 6-Room Cottage, owner W.N. Boioan, contractor W.N. Boioan, for $1,500 

1926: Private garage, owner Mrs. Maude H Brenton, contractor Frank D Murray, for $250 

B. Moved? Yes 

B. Related Features: 

B. Architect: Unknown 

B. Builder: W.N. Boioan 

B. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 

Period of Significance: 1878-1948 

Property Type: DOUBLE, DUPLEX, OR TWO 

Applicable Criteria: A, C 

B. Remarks: 

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 

B. Additional Resource Attributes: 

B. References: 

LA City Permits, Los Angeles Times, Sanborn Maps 

B. Remarks: 

B. Evaluator: Amanda Kainer 

PCR Services 

233 Wilshire Boulevard, Suite 130 

Santa Monica, CA 90401 

Date of Evaluation: 3/16/2009
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
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<th>Trinomial</th>
<th>Primary #</th>
<th>HRI #</th>
<th>Trinomial</th>
<th>NRHP Status Code</th>
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<td>5D3</td>
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</tbody>
</table>

**Resource Name or #:** (Assigned by recorder) 3017 HALLDALE AVE

**P1. Other Identifier:**
- a. County
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- c. Address: 3017 HALLDALE AVE
- d. UTM: City LOS ANGELES Zip 90018
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

**Parcel No.** 5053024030

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; partial width recessed porch; hip roof dormer; vertical slider windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
- (View, date, accession #)

East Elevation, Lkg W, June 2009

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both

1906

**P7. Owner Address:**
- HERNANDEZ, FRANCISCO AND HE
- 3017 HALLDALE AVE
- LOS ANGELES CA, 90018

**P8. Recorded by:**
- (Name, affiliation, and address)
- Amanda Kainer
- PCR Services
- 233 Wilshire Blvd, Ste 130
- Santa Monica, CA 90401

**P9. Date Recorded:** 6/30/2009

**P10. Survey Type:** (Describe)
- Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
### BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** (Assigned by recorder) 3017 HALLDAY AVE

| **B1. Historic Name:** |  |
| **B2. Common Name:** |  |
| **B3. Original Use:** Residential | **B4. Present Use:** Residential |
| **B5. Architectural Style:** Transitional Craftsman |
| **B6. Construction History:** (Construction date, alterations, and date of alterations) 1926: Private garage, owner Lillian B Ross, contractor L Clause, for $150 |

| **B7. Moved?** | No |
| **B8. Related Features:** |  |

| **B9a. Architect:** Unknown | **B9b. Builder:** Unknown |

| **B10. Significance:** Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0324 |
| **Period of Significance:** 1878-1948 | **Property Type** THREE UNITS | **Applicable Criteria** A, C |

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

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| **B11. Additional Resource Attributes:** |  |
| **B12. References:** | LA City Permits, Los Angeles Times, Sanborn Maps |

| **B13. Remarks:** |  |
| **B14. Evaluator:** Amanda Kainer | **PCR Services** |
| 233 Wilshire Blvd, Ste 130 | Santa Monica, CA 90401 |
| **Date of Evaluation:** 6/30/2009 |  |

(This space reserved for official comments.)
### B10 Significance (Continued)

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:

P2. Location:

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 3100 HALLDALE AVE

d. UTM: (Give more than one for large and/or linear resources) Zone city Los Angeles Zip 90018

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053031007

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; enclosed partial-width porch (alteration); gable end half-timbered; decorative verge board; wide eaves with exposed rafters; single-light double-hung windows; metal bar security windows and door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

West Elevation, Lkg E, June 2009

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1905

P7. Owner Address:

CRISANTO, VICTOR
3103 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Assignment of persons, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Blvd, Ste 130
Santa Monica, CA 90401

P9. Date Recorded:

6/29/2009

P10. Survey Type:

(Describe)

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

NONE Location Map Continuation Sheet Building, Structure, and Object Record District Record Rock Art Record

Location Map Sketch Map Archaeological Record Linear Feature Record Artifact Record

Other: (List) Milling Station Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #**  (Assigned by recorder)  3100 HALLDALE AVE

### B1. Historic Name:  
### B2. Common Name:  
### B3. Original Use:  **Residential**  
### B4. Present Use:  **Residential**  
### B5. Architectural Style:  **Victorian Vernacular Cottage, Hipped Roof**  
### B6. Construction History:  (Construction date, alterations, and date of alterations)  
1905: 6-room Residence, owner Anna B. and Hilfied G. Boettger, contractor Bob Saffell, for $2,100

### B7. Moved?  
☑ No  ☐ Yes  ☐ Unknown  
**Date:**  
**Original Location:**

### B8. Related Features:

<table>
<thead>
<tr>
<th>B9a. Architect:</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>B9b. Builder:</td>
<td>Bob Saffell</td>
</tr>
</tbody>
</table>

### B10. Significance: Theme:  **Railroad and Horsecar Suburbs; Streetcar Suburbs**  
**Area**  7400.76650039  
**Property Type**  **DOUBLE, DUPLEX, OR TWO**  
**Applicable Criteria**  A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

#### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

*The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.*

*The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.*

### B11. Additional Resource Attributes:  
(List attributes and codes)

### B12. References:

*LA City Permits, Los Angeles Times, Sanborn Maps*

### B13. Remarks:

### B14. Evaluator:  **Amanda Kainer**  
**PCR Services**  
233 Wilshire Blvd, Ste 130  
Santa Monica, CA  90401  
**Date of Evaluation:**  6/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted  
- County

P3. Description:
Two-story; rectangular plan; American Foursquare multi-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; horizontal band between floors; central covered front porch with square columns above a wood porch wall; double-hung single-light windows; flat panel door with multi-light window.

P4. Resources Present:
- Building
- Structure
- Other

P5b. Description of Photo:
East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both
- 1901

P7. Owner Address:
2621 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Redondo Beach, CA 90277Santa Mo

P9. Date Recorded:
3/12/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes:  (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator:  Amanda Kainer  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Redondo Beach, CA 90277Santa Monica, CA  90401

Date of Evaluation:  3/12/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
**B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

**Theme: Arts & Crafts Movement**

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
P1. Other Identifier: 2625 HALLDALE Avenue

P2. Location: a. County
b. Address: 2625 S HALLDALE Avenue, LOS ANGELES, CA 90018

e. Other Locational Data: Parcel No. 5053027020

P3 Description: Two-story rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; wide boxed eaves; central covered front porch with boxed columns; double-hung single-light and multi-light windows; flat panel door with single light.

P3b. Resource Attributes: Building

P4. Resources Present: 

P5b Description of Photo: East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources: Historic 1910

P7. Owner Address: 2625 HALLDALE AVE, LOS ANGELES CA 90018

P8. Recorded by: Amanda Kainer

P9. Date Recorded: 3/12/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: DPR 523B (1/95) PCR Services Corporation

Attachments: Location Map, Building, Structure, and Object Record, Archaeological Record, Photograph Record
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Resource Name or #: (Assigned by recorder) 2626 HALLDALE Avenue

P1. Other Identifier:
- [ ] Not for Publication
- [ ] Unrestricted

P2. Location:
- a. County
- b. USGS 7.5' Quad
  - Date
  - T
  - R
  - 1/4 of
  - 1/4 of Sec
  - B.M.
- c. Address: 2626 S HALLDALE Avenue
- d. UTM: (Give more than one for large and/or linear resources)
  - Zone
  - mE/
  - mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
  - Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

P3 Description:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; side gable and hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns; dormer with front-facing gable (alteration); wide overhang with exposed rafters; cornice; multi-light window (alteration); double-hung multi-light windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:
- [ ] Building
- [ ] Structure
- [ ] Object
- [ ] Site
- [ ] District
- [ ] Element of District
- [ ] Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:
- [ ] Prehistoric
- [X] Historic
- [ ] Both
- 1902

P7. Owner Address:
2626 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- [ ] NONE
- [ ] Location Map
- [ ] Sketch Map
- [ ] Continuation Sheet
- [ ] Building, Structure, and Object Record
- [ ] Archaeological Record
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #  (Assigned by recorder)  2626 HALLDALLE Avenue

B1. Historic Name:
B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof

B6. Construction History: (Construction date, alterations, and date of alterations)
1906: Add dormer and porch, owner E. Gentz, contractor R. Walker, for $250

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B12. References:
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B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2627 HALLDALE Avenue

P1. Other Identifier:

P2. Location:
- Not for Publication
- Unrestricted

a. County

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2627 S HALLDALE Avenue City LOS ANGELES Zip

d. UTM: Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053027021

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare multi-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width enclosed front porch (alteration); belt course; wide eaves with exposed rafter tails; hip dormer with vents; second floor paired windows flanked by shutters; double hung single-light windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:
- Prehistoric
- Historic
- Both 1910

P7. Owner Address:

6102 S FAIRFAX AVE
LOS ANGELES CA 90056

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
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- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
RESOURCE NAME OR # (ASSIGNED BY RECORDER) 2627 HALLDALE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential

B5. Architectural Style: American 4-Square
B6. Construction History: No original building permit available.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C
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Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
The early residences in the tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer ___________________________ Date _______________

Resource Name or #: (Assigned by recorder) ____________

2633  HALLDALE Avenue

P1. Other Identifier:

Not for Publication  Unrestricted

a. County

P2. Location:

Not for Publication  Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad  T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address:  2633  HALLDALE Avenue  City LOS ANGELES  Zip

d. UTM:  (Give more than one for large and/or linear resources)  Zone  mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No.  5053027022

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width covered front porch; wide eaves with exposed rafter tails; front facing gable dormer with three windows; window sills with decorative brackets; double hung single-light and multi-light windows.

P3b. Resource Attributes:  (List attributes and codes)

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

(View, date, accession #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both  1906

P7. Owner Address:

2633  HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

P9. Date Recorded:  3/12/2009

P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

(Cite survey report and other sources, or enter "none.")

Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code __________ Reviewer ___________________________ Date _______________

P1. Other Identifier:
Resource Name or #: (Assigned by recorder) 2650 HALLDALE Avenue

P2. Location:
- Not for Publication
- Unrestricted

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2650 S HALLDALE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)
Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with square masonry columns above a masonry low porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; horizontal band with dentils and decorative brackets; single-light and multi-light double-hung windows; metal security bar windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources: ☑ Prehistoric ☑ Historic ☐ Both
1905

P7. Owner Address: 2650 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by: (Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B. Historic Name: 2650 HALLDALE Avenue

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History: No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date: Unknown  Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer  PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA  90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #
Trinomial
NRHP Status Code 5D3

Resource Name or #: (Assigned by recorder) 2654 HALLDALE Avenue

P1. Other Identifier:

P2. Location: □ Not for Publication □ Unrestricted

a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2654 S HALLDALE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053028015

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with stone columns above a stone porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; bay window; single-light double-hung windows; metal security bar windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:  □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

□ Prehistoric  □ Historic □ Both 1907

P7. Owner Address:

2654 HALLDALE AVE
LOS ANGELES CA 90018

P8. Recorded by:

(Describe)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: 3/12/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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</thead>
</table>

**Trinomial**

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<th>Primary #</th>
<th>HRI #</th>
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**NRHP Status Code** 5D3

**NRHP Status Code**

<table>
<thead>
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<th>NRHP Status Code</th>
<th>Code</th>
</tr>
</thead>
</table>

**Other Listings**

- Review Code: __________ Date: ________________ Reviewer: ____________________________

**PRIMARY RECORD**

**a. County**

**Address:** 2817 HALLDALE Avenue

**City:** LOS ANGELES

**Zip:**

**b. USGS 7.5' Quad**

**Date:** T R 1/4 of 1/4 of Sec  B.M.

**c. Address:** 2817 HALLDALE Avenue

**City:** LOS ANGELES

**Zip:**

**d. UTM:** (Give more than one for large and/or linear resources)

**Zone:** mE/ mN

**e. Other Locational Data:** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

**Parcel No.:** 5053026024

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Transitional Craftsman with elements of Dutch Revival single-family residence; gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; wide eaves, boxed; single-light double-hung windows.

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other

**P5b Description of Photo:**

(View, date, accession #)

East Elevation, Lkg W, Mar 2009

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1905

**P7. Owner Address:**

2817 HALLDALE AVE

LOS ANGELES CA 90018

**P8. Recorded by:**

(AName, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 3/12/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**P5. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1905

**P7. Owner Address:**

2817 HALLDALE AVE

LOS ANGELES CA 90018

**P8. Recorded by:**

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Amanda Kainer

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233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 3/12/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Continuation Sheet
- Building, Structure, and Object Record
- District Record
- Rock Art Record
- Location Map
- Archaeological Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #

Resource Name or # (Assigned by recorder) 2817 HALLDALE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout Southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
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<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**P1. Other Identifier:**
- Resource Name or #: (Assigned by recorder) 2901 HALLDALE Avenue
- Other Listings: Review Code __________ Date _______________Reviewer ____________________________

**P2. Location:**
- a. County
- b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
- c. Address: 2901 S HALLDALE Avenue City LOS ANGELES Zip
- d. UTM: Zone mE/ mN
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Dalton Avenue.

**P3 Description:**
Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; covered front entrance with pediment roof; narrow boxed eaves with dentils; awning (alteration); front facing hip dormer; attic vent; double hung single-light windows; bay window; metal security bar windows and door (alteration).

**P3b. Resource Attributes:**
(List attributes and codes)

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**
(East Elevation, Lkg W, Mar 2009)

**P6. Date Constructed/Age and Sources:**
- Prehistoric
- Historic
- Both
- 1904

**P7. Owner Address:**
4116 MONTEITH DR
LOS ANGELES CA 90043

**P8. Recorded by:**
(Name, affiliation, and address)
Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

**P9. Date Recorded:** 3/12/2009

**P10. Survey Type:**
(Describe)
Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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LA City Permits, Los Angeles Times, Sanborn Maps

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:

B13. Remarks:

B14. Evaluator: Amanda Kainer
   PCR Services
   233 Wilshire Boulevard, Suite 130
   Santa Monica, CA 90401

Date of Evaluation: 3/12/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2911 HALDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted  a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 2911 S HALDALE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square columns above wood porch wall (alteration); decorative trusses in gable; gable vent; single-light double-hung windows; metal security bar door (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1905

P7. Owner Address:

4137 4TH AVE
LOS ANGELES CA 90008

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Location Map ☐ Building, Structure, and Object Record ☐ District Record

☐ Sketch Map ☐ Archaeological Record ☐ Rock Art Record

☐ Continuation Sheet ☐ Linear Feature Record ☐ Artifact Record

☐ Photograph Record
2911 HALLDALE Avenue

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Queen Anne
B6. Construction History: No original permit on file.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Unknown
B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948 Property Type: Residential
Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Amanda Kainer
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA  90401

Date of Evaluation: 3/11/2009

(These space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles included Eastlake/Stick, Queen Anne, Second Empire, Chateauasque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne’s were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.
P1. Other Identifier: 2623 Harvard Blvd

P2. Location: a. County Los Angeles

P3. Description: One story; L-shape plan; Craftsman residential building; cross-gable roof with overhanging eaves, exposed notched pointed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; painted concrete steps leading to partial-width entry porch; two square columns supporting porch’s hipped roof; wood entry door within porch; double-hung vinyl windows in original wood frames (alteration); wood slat vent under porch gable; decorative wood detail on window frames; security bars on windows (alteration); metal screens on windows and entry door (alteration); metal fence (alteration).
**Resource Name or #** (Assigned by recorder) 2621 HARVARD BLVD

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<td>Residential</td>
<td>Residential</td>
<td>Craftsman</td>
<td>(Construction date, alterations, and date of alterations)</td>
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<td>12/16/1927: Building permit to construct garage.</td>
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<td>Original Location:</td>
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B9a. Architect:  
B9b. Builder:  

**B10. Significance:** **Theme:** Railroad and Horsecar Suburbs; Streetcar Area  
5393.31755075  
Property Type: Residential  
Applicable Criteria: A, C  
Period of Significance: 1878-1948  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  
HP 2. Single family property  
B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 4/21/2009
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
Resource Name or #: (Assigned by recorder) 2634 HARVARD BLVD

P1. Other Identifier:

P2. Location:  

a. County  Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date  T  ;  R  ;  1/4 of  1/4 of Sec  ;  B.M.

c. Address:  2634  HARVARD BLVD

City  LOS ANGELES

Zip  90018

d. UTM: (Give more than one for large and/or linear resources)

Zone  ;  mE/  mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between W. Adams Boulevard and 27th Street.

ParcNo.  5053019007

P3 Description:  (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; U-shape plan; Mediterranean Revival apartment building; flat roof with parapets and pent roof hood; exposed rafter tails and clay tile cladding on pent roof hood; concrete foundation; stucco siding on exterior walls; painted concrete steps leading to central entry porch; four wood entry doors within porch; fixed wood windows; double-hung wood windows; aluminum sliding windows (alteration); decorative arch over entry porch; decorative trim around arch; security bars on some windows; metal screens on entry doors and windows (alteration); chain-link fence (alteration); garage building at southeast corner of property.

P3b. Resource Attributes:  (List attributes and codes)

HP 3. Multiple family property

P4. Resources Present:  

✓Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo:

West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:

1912, Los Angeles County Assessor

P7. Owner Address:

ARMSTRONG,HENRY,JR AND

4116  MONTEITH DR

LOS ANGELES CA, CA 90043

P8. Recorded by:

Laura Vanaskie

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277


P10. Survey Type:  (Describe)

Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
Resource Name or # (Assigned by recorder) 2634 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Mediterranean Revival
B6. Construction History: (Construction date, alterations, and date of alterations)
3/12/1924: Building permit to construct new concrete foundation for 1-family building on rear of lot.
3/12/1924: Building permit to construct garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 7492.02164944
Property Type Residential Applicable Criteria A, C
(Construction date, alterations, and date of alterations)
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277
Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.
P1. Other Identifier:

P2. Location:  
- a. County: Los Angeles  
- b. Address: 2641 S HARVARD BLVD  
- c. USGS 7.5' Quad: 2641 S HARVARD BLVD  
- d. UTM: (Give more than one for large and/or linear resources)  
- e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

Parcel No. 5053012030

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; No style residential building; hipped roof with return front gable and boxed eaves; composite shingle roof cladding (alteration); concrete foundation; stucco siding atop masonry base on exterior walls (alteration); wood steps leading to partial-width entry porch; single square column sitting atop wall supporting porch roof at corner; wood entry door within porch; fixed wood windows; double-hung wood sash windows; aluminum sliding windows (alteration); security bars on some windows (alteration); metal screens on windows and entry door (alteration); metal fence (alteration).

P3b. Resource Attributes: (List attributes and codes)  

HP 2. Single family property

P4. Resources Present: 
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric  
- Historic  
- Both

1908, Los Angeles County Assessor

P7. Owner Address:  
MENDOZA, FAUSTINO AND ROSALI  
10443 MEMORY PARK AVE  
MISSION HILLS CA, CA 91345

P8. Recorded by:  
(Last name, affiliation, and address)
Laura Vanaskie  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277

P9. Date Recorded:  
4/27/2009

P10. Survey Type: (Describe)  
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Resource Name or #  (Assigned by recorder)  2641 HARVARD BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: None

B6. Construction History: (Construction date, alterations, and date of alterations)
12/24/1928: Building permit to construct garage.
6/1/1929: Building permit to construct garage.

B7. Moved?  ☐ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Period of Significance: 1878-1948  Property Type: Residential  Applicable Criteria: A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
## B10 Significance (Continued)

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2657 S HARVARD BLVD

Los Angeles

2657 S HARVARD BLVD

Los Angeles

90018

5053012021

P1. Other Identifier:

Resource Name or #: (Assigned by recorder) 2657 S HARVARD BLVD

Primary #

NRHP Status Code 5D3

Trinomial

Other Listings

Review Code __________ Date ________________ Reviewer ____________________________

P2. Location:

Not for Publication Unrestricted

a. County Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2657 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

P3. Description:

One and one-half story; square plan; Transitional Craftsman style residential building; front gable roof with exposed rafter tails and composite shingle cladding; cross gable dormers on north and south elevations; hipped porch roof; concrete foundation; exterior brick chimney; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; two square columns support porch's hipped roof; wood entry door with sidelights within porch; fixed aluminum windows in wood frames (alteration); double hung aluminum sash windows in wood frames (alteration); wood slab vents under roof gables; decorative carved roof brackets; security bars on some windows (alteration); metal screens on entry door (alteration); metal fence (alteration); storage building at northwest corner of property.

P5b. Description of Photo:

View, date, accession #

East and south elevations, Lkg NW, 3/3/09

P7. Owner Address:

SMITH, BERNARD TR

2657 S HARVARD BLVD

LOS ANGELES CA, CA 90018

Laura Vanaskie

Galvin Preservation Associates

1611 S. Pacific Coast Highway, Ste.

Redondo Beach, CA 90277

P8. Recorded by:

1906, Los Angeles County Assessor

P10. Survey Type:

(Cite survey report and other sources, or enter "none.")

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

NONE

Continuation Sheet

District Record

Location Map

Building, Structure, and Object Record

Linear Feature Record

Sketch Map

Archaeological Record

Milling Station Record

Other: (List)

Photograph Record
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: Residential  
B4. Present Use: Residential  

B5. Architectural Style: Transitional Craftsman  

B6. Construction History:  
1/19/1926: Alteration permit to add bathroom.  

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  

B8. Related Features:  

B9b. Builder: Adelbert J. Perry  

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C  

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.  

B11. Additional Resource Attributes:  
List attributes and codes  
HP 2. Single family property  

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps  

B13. Remarks:  

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  

Date of Evaluation: 4/27/2009  

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer ____________________________ Date _______________

Resource Name or #: (Assigned by recorder) 2701 HARVARD BLVD

P1. Other Identifier:

P2. Location:  
   a. County: Los Angeles
   b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
   c. Address: 2701 S HARVARD BLVD
   d. UTM: (Give more than one for large and/or linear resources)
   e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013030

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half story; rectangular plan; Craftsman residential building; side gable roof with exposed notched rafter tails and composite shingled cladding; shed roof dormer; concrete foundation; exterior brick chimney; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; two square brick columns supporting porch roof; secondary entrance via wood steps to second story (alteration); addition at secondary entrance (alteration); balcony addition at north elevation; wood entry door with sidelights within porch; vinyl door at second story south elevation (alteration); vinyl double doors at second story north elevation (alteration); fixed wood windows with transoms; casement wood windows; aluminum sliding windows (alteration); vinyl windows (alteration); wood slat vents under roofs; hexagonal bay on north elevation; security bars on windows (alteration); metal screens on entry doors and windows (alteration); metal fence (alteration); irregular plan garage/guest house at west end of property.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present:
   ✔ Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:
   ☑ Prehistoric ☐ Historic ☐ Both

P7. Owner Address:

WEBB, SYLVIA B
2701 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

4/27/2009

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
   ✔ NONE  Continuation Sheet  District Record  Rock Art Record
   Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record
   Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

DPR 523B (1/95) PCR Services Corporation
B10. Significance:  
**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:** 6356.52160108  
**Property Type:** FOUR UNITS  
**Applicable Criteria:** A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.
B10 Significance (Continued)

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings

Review Code __________________ Reviewer ___________________________ Date _______________

Resource Name or #: (Assigned by recorder) 2702 HARVARD BLVD

P1. Other Identifier:

P2. Location: □ Not for Publication  ✓ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 2702 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; side gable roof and front gable extension with flared eaves, exposed rafter tails, knee braces and composite shingle cladding; concrete foundation; exterior brick and stucco chimney; wood clapboard siding on exterior walls; concrete steps leading to full-width, partially enclosed entry porch; five square columns supporting porch roof; wood entry door within porch; fixed wood windows; casement wood windows; aluminum sliding windows (alteration); vertical wood slat vents under side-gable roof; security bars on windows (alteration); metal screens on entry doors and windows (alteration); metal fence (alteration); rectangular hipped roof additions on east elevation.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: ✓ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District  □ Other (Isolates, etc.)

P5b Description of Photo:

(Describe the photo, including view, date, and accession number)

West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:

Prehistoric □ Historic ✓ Both 1906, Los Angeles County Assessor

P7. Owner Address:

BARTHOLOMEW, MAUDIE
2702 S HARVARD BLVD
LOS ANGELES CA, 90018

P8. Recorded by:

(Name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ✓ NONE □ Continuation Sheet  ✓ District Record  □ Rock Art Record

□ Location Map □ Building, Structure, and Object Record  □ Linear Feature Record □ Artifact Record

□ Sketch Map □ Archaeological Record □ Milling Station Record □ Photograph Record

DPR 523B (1/95) PCR Services Corporation
B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
05/16/1921: alteration permit for sleeping porch attached to rear of building.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 4577.60544952
   Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)
HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  reservation Associates
   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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P1. Other Identifier:
- Not for Publication
- Unrestricted

P2. Location:
- County: Los Angeles

P3 Description:
One-story, rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed rafter tails, decorative knee braces and composite shingle cladding; concrete foundation; exterior brick chimney; wood clapboard siding and stucco (alteration) on exterior walls; concrete steps leading to partial-width recessed entry porch; porch partially enclosed (alteration); squared columns sitting atop brick piers support the porch roof; criss-cross patterned balustrade; two entry doors within porch (alteration); fixed wood windows, some with diamond panes; double-hung wood windows; aluminum sliding windows (alteration); wood slat vents under side gable roof; security bars on some windows (alteration); metal screens on entry doors and some windows (alteration); chain-link fence (alteration); garage building located at northwest corner of property.

P4. Resources Present:
- Building

P5b Description of Photo:
- View, date, accession #
- East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:
- 1907, Los Angeles County Assessor

P7. Owner Address:
BETTON,WILLIAM AND BERTHELL
2713 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:
4/27/2009

P10. Survey Type:
Intensive Level Survey

P11. Report Citation:
(Cite survey report and other sources, or enter "none.")

Attachments:
- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record
- Other: (List)
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DPR 523B (1/95) PCR Services Corporation
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### PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder) 2723 HARVARD BLVD

**Review Code** | **Reviewer** | **Date** | **NRHP Status Code** | **5D3**
--- | --- | --- | --- | ---

**P1. Other Identifier:**

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<th>Los Angeles</th>
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<tr>
<td>b. USGS 7.5' Quad Date</td>
<td>T</td>
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<tr>
<td>c. Address:</td>
<td>2723</td>
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<tr>
<td>d. UTM: (Give more than one for large and/or linear resources)</td>
<td>Zone</td>
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<tr>
<td>e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)</td>
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Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 27th Street and 29th Street.

**Parcel No.** 5053013033

#### P3 Description:

One story; square plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed carved rafter tails and composite shingle cladding; concrete foundation; interior brick chimney; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch’s front gable roof; diagonal porch rail posts; wood entry door with six lights within porch; fixed wood windows, some with multi-light transoms; double-hung wood sash windows with multi-light upper panes; wood slat vent under gable-on-hip roof; carved wood roof brackets; wood corbels along cornice; decorative wood truss design on porch gable; angled bay; picket fence atop masonry block retaining wall (alteration); trellis at fence entrance (alteration); garage building located at northwest corner of property.

#### P3b. Resource Attributes:

- **(List attributes and codes)**
  - HP 2. Single family property

#### P4. Resources Present:

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (Isolates, etc.)**

#### P5b Description of Photo:

(View, date, accession #)

- East and north elevations, Lkg SW, 3/3/09

#### P6. Date Constructed/Age and Sources:

- **Prehistoric**
- **Historic**
- **Both**

1904, Los Angeles County Assessor

#### P7. Owner Address:

- SINGLETON, JERRY R
- 2723 S HARVARD BLVD
- LOS ANGELES, CA 90018

#### P8. Recorded by:

- (Name, affiliation, and address)
- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

#### P9. Date Recorded:

- 4/27/2009

#### P10. Survey Type:

- (Describe)
  - Intensive Level Survey

#### P11. Report Citation:

- (Cite survey report and other sources, or enter "none.")

### Attachments:

- **NONE**
- **Location Map**
- **Sketch Map**
- **Continuation Sheet**
- **Building, Structure, and Object Record**
- **Archaeological Record**
- **District Record**
- **Linear Feature Record**
- **Milling Station Record**
- **Rock Art Record**
- **Artifact Record**
- **Photograph Record**

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DPR 523B (1/95) PCR Services Corporation
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2723 HARVARD BLVD

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<td>Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C</td>
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(Theme: Railroad and Horsecar Suburbs; Streetcar Area)

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Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMAR Y RECORD

Resource Name or #: (Assigned by recorder) 2726 HARVARD BLVD

P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted  
  a. County  
  b. USGS 7.5' Quad  
  c. Address:  
  d. UTM:  
  e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018008

P3 Description:  
One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed notched rafter tails, knee braces and composite shingle cladding; front-gable dormer; concrete foundation; exterior brick chimney; wood clapboard siding on exterior walls; concrete steps with tile cladding leading to partial-width entry porch; two square columns supporting porch roof; wood entry door within porch; fixed wood windows; casement wood windows; double-hung wood windows; metal screens on entry door and windows (alteration); security bars on windows (alteration); metal fence atop concrete block retaining wall (alteration); shed roof addition on east elevation (alteration); garage building located at northeast corner of property.

P3b. Resource Attributes:  (List attributes and codes)  

HP 2. Single family property

P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:  
West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric  
- Historic  
- Both  

1906, Los Angeles County Assessor

P7. Owner Address:  
DELGADO, MANUEL D AND MARIBE  
2726 S HARVARD BLVD  
LOS ANGELES CA, CA 90018

P8. Recorded by:  
(Last Name, affiliation, and address)
Laura Vanaskie  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277


P10. Survey Type:  (Describe)  
Intensive Level Survey

P11. Report Citation:  (Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Photograph Record  
- Rock Art Record  
- Artifact Record  
- Other: (List)

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 2726 HARVARD BLVD

B1. Historic Name: 
B2. Common Name 
B3. Original Use: Residential B4. Present Use: Residential 
B5. Architectural Style: Craftsman 
B6. Construction History: (Construction date, alterations, and date of alterations) 
B7. Moved? No Yes Unknown Date: 
B8. Related Features: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.029 
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs 
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences. 
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s. 
B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property 
B12. References: 
LA City Permits, Los Angeles Times, Sanborn Maps 
B13. Remarks: 
B14. Evaluator: Laura Vanaskiereservation Associates 
1611 S. Pacific Coast Highway, Ste. 104 
Redondo Beach, CA 90277 
Date of Evaluation: 4/27/2009 
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P1. Other Identifier: 

P2. Location: 

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; 1/4 of Sec ; B.M.
c. Address: 2727 S HARBOR BLVD

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013034

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed notched rafter tails and composite shingle cladding; front gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps with tile cladding leading to partial-width entry porch; two square columns supporting porch roof; wood entry door with four lights and sidelights within porch; fixed wood windows, one with stained glass transom; double hung wood sash windows, some with diamond panes; wood slat vent under dormer gable; wood roof brackets; metal screens on windows (alteration); metal fence atop concrete block retaining wall (alteration).

P3b. Resource Attributes: (List attributes and codes)  

HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

(P2b and P2c or P2d. Attach a Location Map as necessary.)

P6. Date Constructed/Age and Sources: 

Prehistoric Historic Both

1906, Los Angeles County Assessor

P7. Owner Address:  

HOWARD,SIBYL E  
2727 S HARBOR BLVD  
LOS ANGELES CA, CA 90018

P8. Recorded by:  

(LName, affiliation, and address)  
Laura Vanaskie  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, St.  
Redondo Beach, CA 90277


P10. Survey Type: (Describe)  

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Location Map Sketch Map Other: (List) Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
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B10 Significance (Continued)

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2806 S HARVARD BLVD
LOS ANGELES CA 90018
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277
4/27/2009

Intensive Level Survey

One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed notched rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; exterior brick chimney cut off at roof line; wood clapboard siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with diamond pane transoms; double-hung wood windows, some with diamond panes; wood slat vent under gable-on-hip; wood roof brackets; wood corbels; angled bays on side elevations; shed roof addition on east elevation (alteration); metal screens on windows and entry door (alteration); metal awnings over some windows (alteration); metal fence (alteration); garage building at northeast corner of property.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P4. Resources Present: ✔ Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)
West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:
1905, Los Angeles County Assessor

P7. Owner Address:
GRANT, ELLA M AND
2806 S HARVARD BLVD
LOS ANGELES CA 90018

P8. Recorded by:
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)
Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ✔ District Record  Rock Art Record  Artifacts Record
Location Map  Building, Structure, and Object Record  Milling Station Record  Photograph Record
Sketch Map  Archaeological Record
Other: (List)
Resource Name or # (Assigned by recorder) 2806 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

7/16/1919: Alteration permit to screen porches.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  Date:          Original Location:

B8. Related Features:


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7501.02995054

Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/27/2009

(This space reserved for official comments.)
**B10 Significance (Continued)**

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**PRIMAR Y RECORD**

Resource Name or #: (Assigned by recorder) 2812 HARVARD BLVD

**P1. Other Identifier:**
- Not for Publication ☐
- Unrestricted ☑
- County: Los Angeles

**P2. Location:**
- USGS 7.5' Quad: 2812 S HARVARD BLVD
- City: LOS ANGELES
- Zip: 90018
- B.M.: 1/4 of 1/4 of Sec
- Zoned: mE/ mN
- Parcel No.: 5053018011

**P3 Description:**
One and one-half stories; square plan; Transitional Craftsman residential building; side gable roof with composite shingle cladding; front gable porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; four square tapered columns and square beams supporting porch’s gable roof; wood entry door with diamond pane sidelights within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; casement wood windows; aluminum sliding window (alteration); vertical board shades under gables; wood brackets supporting shades; angled bay on north elevation; shed roof addition on east elevation (alteration); skylight on roof (alteration) metal screens on some windows and entry door (alteration); metal fence (alteration); garage building at southeast corner of property.

**P3b. Resource Attributes:**
- Building ☑
- Structure ☐
- Object ☐
- Site ☐
- District ☐
- Element of District ☐
- Other (Isolates, etc.) ☐

**P4. Resources Present:**
- HP 2. Single family property

**P5b Description of Photo:**
East elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**
- Prehistoric ☐
- Historic ☑
- Both ☐

**P7. Owner Address:**
KIM, HANACAN H AND KYE K
1611 S VERMONT AVE
LOS ANGELES CA, CA 90006

**P8. Recorded by:**
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:** 4/27/2009

**P10. Survey Type:** Intensive Level Survey

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")

**Attachments:**
- NONE ☐
- Location Map ☐
- Continuation Sheet ☐
- Building, Structure, and Object Record ☐
- Archaeological Record ☑
- District Record ☑
- Linear Feature Record ☐
- Milling Station Record ☐
- Photograph Record ☐
- Rock Art Record ☐
- Artifact Record ☐

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #  (Assigned by recorder)  2812 HARVARD BLVD

B1. Historic Name:  
B2. Common Name:  
B3. Original Use:  Residential  B4. Present Use:  Residential  
B5. Architectural Style:  Transitional Craftsman

B6. Construction History:
- 7/6/1956: Building permit to construct garage.
- 6/1/1962: Alteration permit for addition of one story.
- 7/28/2003: Alteration permit to change out window and door, enlarge window openings, remove non-structural walls for kitchen remodel.

B7. Moved?  [ ] No  [ ] Yes  [ ] Unknown  Date:  
B8. Related Features:


B10. Significance:  Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.28045013
   Property Type: Residential  Applicable Criteria: A, C
   Period of Significance: 1878-1948

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes:  (List attributes and codes)  HP 2. Single family property

B12. References:
   LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

   1611 S. Pacific Coast Highway, Ste. 104
   Redondo Beach, CA 90277
   Date of Evaluation:  4/27/2009

No  [ ] Yes  [ ] Unknown

(Construction date, alterations, and date of alterations)

Original Location:

This space reserved for official comments.

DPR 523B (1/95) PCR Services Corporation
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2814 HARVARD BLVD

P1. Other Identifier:

P2. Location:

a. County Los Angeles

b. Address: 2814 S HARVARD BLVD

P2b. Location Map as necessary.

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

P2d. Attach a Location Map as necessary.

c. Address: 2814 S HARVARD BLVD

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevar between 27th Street and 29th Street.

Parcel No. 5053018012

P3. Resource Name or #: (Assigned by recorder) 2814 HARVARD BLVD

P3 Description:

One story; square plan; Transitional Craftsman residential building; hipped roof with exposed notched rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; interior brick chimney; wood clapboard siding on exterior walls; wood steps leading to partial-width entry porch; six round columns support the porch gable roof; wood entry door within porch; fixed wood windows with decorative glass transoms; casement wood windows; fixed diamond pane window; wood board pattern under porch gable; wood corbels along cornice; metal screens on some windows (alteration); wood picket fence (alteration).

P3b. Resource Attributes:

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo:

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1907, Los Angeles County Assessor

P7. Owner Address:

GRAVES,KRYSTAL M
2814 S HARVARD BLVD
LOS ANGELES CA, 90018

P8. Recorded by:

Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record
Location Map Building, Structure, and Object Record Rock Art Record
Sketch Map Archaeological Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
### B1. Historic Name:

### B2. Common Name

### B3. Original Use: Residential

### B4. Present Use: Residential

### B5. Architectural Style: Transitional Craftsman

### B6. Construction History:
- **8/23/1923:** Building permit to construct garage.

### B7. Moved?
- **☑ No**
- **☐ Yes**
- **☐ Unknown**

### B8. Related Features:

#### B9a. Architect:

#### B9b. Builder:

R. Nielsen

### B10. Significance:

#### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

#### Property Type: Residential

#### Period of Significance: 1878-1948

#### Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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### B11. Additional Resource Attributes: (List attributes and codes)

#### HP 2. Single family property

### B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

### B13. Remarks:

### B14. Evaluator: Laura Vanaskie

Reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation: 4/28/2009

(This space reserved for official comments.)
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #  
Trinomial
NRHP Status Code 5D3

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 2821 HARVARD BLVD

P1. Other Identifier: 2823 Harvard Blvd.

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

P2. Location: ☑ Unrestricted

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec B.M.

c. Address: 2821 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 27th Street and 29th Street.

P3. Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; front gable roof with exposed rafter tails, flared eaves and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two square columns supporting porch roof; wood entry door with diamond pane sidelights within porch; double-hung wood sash windows; wood slat vents under roof gable; decorative wood trim patterns under roof gable and along porch walls; wood brackets supporting roof; wood picket fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

1908, Los Angeles County Assessor

P7. Owner Address:

MCQUIRTER, JOSEPH L AND DORO
5439 MARJAN AVE
LOS ANGELES CA, CA 90056

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ NONE ☑ Location Map ☑ Building, Structure, and Object Record ☑ Continuation Sheet ☑ Archaeological Record ☑ District Record ☑ Rock Art Record ☑ Sketch Map ☑ Linear Feature Record ☑ Milling Station Record ☑ Photograph Record

DPR 523B (1/95) PCR Services Corporation
**Resource Name or #**  (Assigned by recorder)  2821 HARVARD BLVD

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<td>(Construction date, alterations, and date of alterations)</td>
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<th>Laura Vanaskie</th>
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HRI #

Trinomial

Primary #

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 2900 HARVARD BLVD

Reviewer ____________________________ Date _______________

P1. Other Identifier:

Not for Publication Unrestricted

a. County Los Angeles

b. Address: 2900 HARVARD BLVD

c. Address: 2900 HARVARD BLVD

d. UTM: (Give more than one for large and/or linear resources)

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard at the intersection of S. Harvard Boulevard and 29th Street.

Parcel No. 5053017001

P2. Location:

Los Angeles

P2b. Location Map

(P2b and P2c or P2d. Attach a Location Map as necessary.)

P2c. Resource Attributes:

HP 2. Single family property

P3. Description:

One story and one-half stories; rectangular plan; Craftsman residential building; side gable roof with exposed notched rafter tails, flared eaves and composite shingle cladding; front gable dormer; exterior stone masonry chimney; concrete foundation; wood clapboard siding on exterior walls; brick steps leading to full-width entry porch; four round columns supporting porch roof; two wood entry doors within porch (alteration); secondary door on north elevation; fixed wood windows with and without transoms; fixed wood window with diamond panes; double hung wood sash windows; wood slat vent under roof gable; decorative wood screens on porch; wood brackets supporting roof; possible addition to east elevation (alteration); metal and brick fence (alteration); garage building at southeast corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present:

Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:

West and north elevations, Lkg SE, 3/3/09

P6. Date Constructed/Age and Sources:

1904, Los Angeles County Assessor

P7. Owner Address:

PHILLIPS, PATRICIA N TR
917 E HYDE PARK BLVD
INGLEWOOD, CA 90302

P8. Recorded by:

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:

4/28/2009

P10. Survey Type:

Intensive Level Survey

P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Attachments:

NONE Location Map Sketch Map Other: (List)

Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2900 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Craftsman
06/13/1919: permit for alterations to kitchen, bedroom, closets, hall, additional entrance on north side of building.

B7. Moved? ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:

B8. Related Features:

B9a. Architect:
B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area  9000.0324
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/28/2009

(This space reserved for official comments.)
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans.

Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
P2. Location: ☑ Unrestricted

a. County: Los Angeles

b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2908 S HARVARD BLVD

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails, flared eaves and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; vertically scored stucco (alteration) on exterior walls; concrete steps with faux stone masonry cladding (alteration) leading to full-width entry porch; square stucco columns supporting porch roof; wood entry door with four lights within porch; fixed wood windows with and without transoms; fixed wood window with diamond panes; double-hung wood windows; aluminum sliding windows; wood slat vent under roof gable; screens on some windows (alteration); garage building at northeast corner of property.

P3b. Resource Attributes: (List attributes and codes)

HP 2. Single family property

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5b Description of Photo: (View, date, accession #)

West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:

1904, Los Angeles County Assessor

P7. Owner Address:

MELENDEZ, MIGUEL A
2908 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Last name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☑ District Record ☑ Rock Art Record ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Archaeological Record ☑ Linear Feature Record ☑ Milling Station Record ☑ Photograph Record
**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential  
**B4. Present Use:** Residential

**B5. Architectural Style:** Hipped-roof cottage

**B6. Construction History:**

**B7. Moved?** ☑ No ☐ Yes ☐ Unknown  
**Date:**  
**Original Location:**

**B8. Related Features:**

**B9a. Architect:** J.A. Mathis  
**B9b. Builder:** G.T. Shoden

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs  
**Area:** 5999.82159989  
**Property Type:** Residential  
**Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Theme:** Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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**B11. Additional Resource Attributes:**  
**List attributes and codes**  
HP 2. Single family property

**B12. References:**  
LA City Permits, Los Angeles Times, Sanborn Maps

**B13. Remarks:**

**B14. Evaluator:** Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

**Date of Evaluation:** 4/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder)  2910 HARVARD BLVD

P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted
  
a. County  
Los Angeles

b. USGS 7.5' Quad

- Date  
- T  
- R  
- 1/4 of  
- 1/4 of Sec  

B.M.

c. Address:  
2910 S HARVARD BLVD  
LOS ANGELES  
90018

d. UTM:  
(Give more than one for large and/or linear resources)  
Zone  
mE  
mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

(Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street.)

Parcel No. 5053017003

P3 Description:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails, flared eaves, decorative knee braces and composite shingle cladding; front gable porch roof; exterior clinker brick chimney; concrete foundation; wood clapboard siding (alteration) and stone-in-stucco on exterior walls; wood steps leading to partial-width entry porch; two stone masonry square columns supporting porch gable roof; arched vent in porch base; multi-light wood entry door within porch; fixed wood windows with and without transoms; double-hung wood windows with diamond panes; angled bays on west and south elevations; wood corbels along cornice; faux half-timbering underneath the front gable; screens on some windows and entry door (alteration); garage building at southeast corner of property.

P3b. Resource Attributes:  
(List attributes and codes)

HP 2. Single family property

P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)

West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:

- Prehistoric
- Historic
- Both

1903, Los Angeles County Assessor

P7. Owner Address:

NARVAEZ, RAMIRO
2910 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Last, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded:  
4/29/2009

P10. Survey Type:  
(Describe)

Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 2910 HARVARD BLVD

B1. Historic Name: 

B2. Common Name: 

B3. Original Use: Residential  B4. Present Use: Residential 

B5. Architectural Style: Transitional Craftsman  

B6. Construction History: (Construction date, alterations, and date of alterations)
07/10/1963: building permit for garage construction.
10/10/1963: building permit for addition of a 1-story playroom.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date: 

B8. Related Features: 


B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  Area 7500.15065007  
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C 

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  Redondo Beach, CA 90277

Date of Evaluation: 4/29/2009
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
P1. Other Identifier:  
- (P2b and P2c or P2d. Attach a Location Map as necessary.)  
- a. County  
  - Los Angeles  
- Address:  
  - 2914 S HARVARD BLVD  
- County  
  - Los Angeles  
- City  
  - LOS ANGELES  
- Zip  
  - 90018  
- Resource Name or #:  
  - 2914 HARVARD BLVD  
- Other Identifier:  
  - Not for Publication  
  - Unrestricted  
- Resource Name or #:  
  - 2914 HARVARD BLVD  
- p. Other Identifier:  
  - Assigned by recorder  
- P2. Location:  
  - a. County:  
  - Los Angeles  
- b. USGS 7.5' Quad:  
  - S HARVARD BLVD  
- c. Address:  
  - 2914 S HARVARD BLVD  
- d. UTM:  
  - Zone  
  - mE/ mN  
- e. Other Locational Data:  
  - (Parcel #, directions to resource, elevation, etc., as appropriate)  
  - Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.  
- Parcel No.  
  - 5053017004  
- P3. Description:  
  - (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  
  - One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; one square column supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood sash windows; casement wood windows; wood slat vent on dormer; addition to east elevation (alteration); metal screens on windows and entry door (alteration); security bars on windows (alteration); two garage buildings on eastern edge of property line.  
- P4. Resources Present:  
  - Building  
  - Structure  
  - Object  
  - Site  
  - District  
  - Element of District  
  - Other (Isolates, etc.)  
- P5. Description of Photo:  
  - P5b. Description of Photo:  
  - View, date, accession #  
  - West elevation, Lkg E, 3/3/09  
- P6. Date Constructed/Age and Sources:  
  - Prehistoric  
  - Historic  
  - Both  
  - 1903, Los Angeles County Assessor  
- P7. Owner Address:  
  - HENDERSON, MICHAEL V AND  
  - 3560 OCEAN VIEW AVE  
  - LOS ANGELES, CA 90066  
- P8. Recorded by:  
  - Laura Vanaske  
  - Galvin Preservation Associates  
  - 1611 S. Pacific Coast Highway, Ste.  
  - Redondo Beach, CA 90277  
- P9. Date Recorded:  
  - 4/29/2009  
- P10. Survey Type:  
  - Intensive Level Survey  
- P11. Report Citation:  
  - (Cite survey report and other sources, or enter "none.")  
- Attachments:  
  - NONE  
  - Location Map  
  - Sketch Map  
  - Other: (List)  
  - Building, Structure, and Object Record  
  - Archaeological Record  
  - District Record  
  - Linear Feature Record  
  - Milling Station Record  
  - Photograph Record
Resource Name or # (Assigned by recorder) 2914 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Hipped roof cottage
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit.
5/28/1946: Building permit to construct garage.

B7. Moved? □ No ☑ Yes ☑ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.15335007
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservoir Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/29/2009

(This space reserved for official comments.)

DPR 523B (1/95) PCR Services Corporation
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles’ first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.
### PRIMARY RECORD

**State of California – The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION

**Primary #**  
**HRI #**  
**Trinomial**  
**NRHP Status Code** 5D3

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**Resource Name or #:** (Assigned by recorder)  
2919 HARVARD BLVD

**P1. Other Identifier:**
- Not for Publication
- Unrestricted

**a. County**: Los Angeles

**b. USGS 7.5' Quad**:  
- Date: T R 1/4 of 1/4 of Sec ; B.M.
- Zone: mE/ mN

**c. Address**:  
- S HARVARD BLVD
- City: LOS ANGELES
- Zip: 90018

**d. UTM**: (Give more than one for large and/or linear resources)

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 29th Street and 30th Street.

**Parcel No.**: 5053014039

**P3 Description**:  
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

**One story; rectangular plan; Hipped Roof Cottage residential building; hipped roof with exposed rafter tails and composite roll cladding (alteration); hipped roof dormer; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four round columns supporting porch roof; entry door (material unknown) within porch; double hung wood sash windows; fixed wood window with transom; diamond pane window on dormer filled in; shed roof addition to west elevation (alteration); metal screens on windows and entry door (alteration); security bars on windows (alteration); garage building at southwest corner of property.**

**P3b. Resource Attributes**: (List attributes and codes)  

**HP 2. Single family property**

**P4. Resources Present**:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

**P5b Description of Photo**:  
(View, date, accession #)

East elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources**:  
- Prehistoric  
- Historic  
- Both

1908, Los Angeles County Assessor

**P7. Owner Address**:  
BREWER, ANNETTE L TR  
2919 S HARVARD BLVD  
LOS ANGELES CA, CA 90018

**P8. Recorded by**:  
(Last name, affiliation, and address)

Laura Vanaskie  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277

**P9. Date Recorded**:  
4/29/2009

**P10. Survey Type**:  
(Describe)

Intensive Level Survey

**P11. Report Citation**:  
(Cite survey report and other sources, or enter "none.")

**Attachments**:  
- NONE  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Photograph Record  
- Rock Art Record  
- Artifact Record
Resource Name or #  (Assigned by recorder)  2919 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential  B4. Present Use: Residential
B5. Architectural Style: Hipped roof cottage
B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permit.
6/5/1939: Building permit to construct garage.
6/2/1956: Alteration permit to add 1-story to existing dwelling.

B7. Moved?  ☑ No  ☐ Yes  ☐ Unknown  Date:  Original Location:
B8. Related Features:

B9a. Architect:
B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5095.14590107
Period of Significance: 1878-1948  Property Type Residential  Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings
Review Code __________ Reviewer __________ Date ___________

Resource Name or #: (Assigned by recorder) 2933 HARVARD BLVD

P1. Other Identifier:

P2. Location:

a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec ; B.M.
c. Address: 2933 S HARVARD BLVD City LOS ANGELES Zip 90018
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053014036

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front-gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; nine round columns supporting porch roof; wood entry door within porch; double-hung wood windows; fixed wood windows with transoms; aluminum sliding windows (alteration); vinyl double-hung windows (alteration); wood slat vents and unglazed window frame on dormer; wood brackets supporting gable roof; metal screens on windows and entry door (alteration); wood picket fence (alteration); garage building at southwest corner of property.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both
1906, Los Angeles County Assessor

P7. Owner Address:

HERNANDEZ, ARNULFO AND
2933 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:

(Name, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277


P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women’s magazines such as Good Housekeeping and Ladies’ Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

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**Other Listings**

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<th>Date</th>
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**Resource Name or #:** (Assigned by recorder) 2946 HARVARD BLVD

**P1. Other Identifier:**

- Not for Publication
- Unrestricted

**P2. Location:**

- County: Los Angeles

**P2b. Location:**

- USGS 7.5' Quad Date T R 1/4 of 1/4 of Sec B.M. Zone mE/ mN

**P2c. Address:**

- 2946 S HARVARD BLVD
- Iconm City LOS ANGELES
- Zip 90018

**P2d. UTM:**

- (Give more than one for large and/or linear resources)

**P2e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.

**Parcel No.** 5053017010

**P3 Description:**

(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable dormer; block masonry chimney; block masonry foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four square block masonry columns supporting porch roof; wood entry door with tapered wood frame within porch; aluminum sliding windows in tapered wood frames; double hung wood sash windows; fixed wood side vents on dormer; metal screens on some windows (alteration); security bars on windows (alteration); garage building at northeast corner of property.

**P3b. Resource Attributes:**

- HP 2. Single family property

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**

(View, date, accession #)

West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

- POWELL, CLIFTON F
- 2946 S HARVARD BLVD
- LOS ANGELES, CA 90018

**P8. Recorded by:**

- Laura Vanaskie
- Galvin Preservation Associates
- 1611 S. Pacific Coast Highway, Ste.
- Redondo Beach, CA 90277

**P9. Date Recorded:** 4/29/2009

**P10. Survey Type:**

- Intensive Level Survey

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none.")

**Attachments:**

- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
B.9a. Architect: H.G. Hildebrandt  
B.9b. Builder: H.G. Hildebrandt

B.10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Area: 7500.65174959

Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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B11. Additional Resource Attributes:  (List attributes and codes)  
HP 2. Single family property

B12. References:
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B13. Remarks:

B14. Evaluator: Laura Vanaskie  
Reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277

Date of Evaluation: 4/29/2009

(This space reserved for official comments.)
B10 Significance (Continued)

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Craftsmen: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD  

Resource Name or #: (Assigned by recorder)  
2950 HARVARD BLVD  

P1. Other Identifier:  
- Not for Publication  
- Unrestricted  

P2. Location:  
- County  
Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
- B.M.  
- Zone mE/ mN  
- UTM: (Give more than one for large and/or linear resources)  
- Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)  

P3 Description:  
One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable porch roof; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; four square columns supporting porch roof; wood entry door within porch; secondary vinyl entry door within porch (alteration); fixed wood windows, some with transoms; fixed wood windows with diamond panes; casement wood windows; aluminum sliding windows (alteration); double hung vinyl windows (alteration); wood brackets supporting roof; comice-line dentils; faux balcony rail under dormer window; metal screens on some windows and entry door (alteration); security bars on windows (alteration); chain-link fence (alteration); garage building at east edge of property.

P3b. Resource Attributes:  
- HP 2. Single family property

P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)

P5b Description of Photo:  
(View, date, accession #)  
West elevation, Lkg E, 3/3/09

P6. Date Constructed/Age and Sources:  
- Prehistoric  
- Historic  
- Both  
1905, Los Angeles County Assessor

P7. Owner Address:  
ZAMORA,MARIO A AND MARIA E  
2950 S HARVARD BLVD  
LOS ANGELES CA, CA 90018

P8. Recorded by:  
-Laura Vanaskie  
Galvin Preservation Associates  
1611 S. Pacific Coast Highway, Ste.  
Redondo Beach, CA 90277

P9. Date Recorded:  
4/30/2009

P10. Survey Type:  
- Intensive Level Survey

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")

Attachments:  
- NONE  
- Continuation Sheet  
- District Record  
- Rock Art Record  
- Location Map  
- Building, Structure, and Object Record  
- Linear Feature Record  
- Artifact Record  
- Sketch Map  
- Archaeological Record  
- Milling Station Record  
- Photograph Record  

DPR 523B (1/95) PCR Services Corporation
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

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References:
LA City Permits, Los Angeles Times, Sanborn Maps
The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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P1. Other Identifier:

P2. Location:  

P3 Description:

P4. Resources Present:  

P5b Description of Photo:

P6. Date Constructed/Age and Sources:

P7. Owner Address:

P8. Recorded by:

P9. Date Recorded:

P10. Survey Type:  

Attachments:  

P11. Report Citation:
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2953 HARVARD BLVD

B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Residential  
B4. Present Use: Residential

B5. Architectural Style: Transitional Craftsman

B6. Construction History:  
07/10/1964: building permit for garage construction.  
08/10/1976: building permit for 1-story room addition.

B7. Moved? ☑ No ☐ Yes ☐ Unknown  
Date: Original Location:  

B8. Related Features:  

B9a. Architect: J.A. Mathis  
B9b. Builder: Poole & Jones

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs  
Period of Significance: 1878-1948  
Property Type: Residential  
Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes:  
(Residential Property A. Additional criteria apply)  
HP 2. Single family property

B12. References:  
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie  
reservation Associates  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Primary #**

**HRI #**

**Trinomial**

**NRHP Status Code** 5D3

**Other Listings**

**Review Code** __________

**Date** _______________

**Reviewer** ____________________________

**Resource Name or #:** (Assigned by recorder) 3006 HARVARD BLVD

**P1. Other Identifier:**

- Not for Publication
- Unrestricted
- **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad**

**Date** __________

**T** __________

**R** __________

**1/4 of** __________

**1/4 of Sec** __________

**B.M.** __________

**c. Address:** 3006 S HARVARD BLVD

**City** LOS ANGELES

**Zip** 90018

**d. UTM:** (Give more than one for large and/or linear resources)

- **Zone** __________
- **mE/ mN** __________

**e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)**

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

**Parcel No.** 5053016002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; square plan; Transitional Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; asymmetrical front gable dormer; recessed shed porch roof; interior brick chimney (alteration) and exterior brick chimney; concrete foundation; wood clapboard siding and faux stone masonry (alteration) on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch’s shed roof; entry door (material unknown) within porch; fixed wood windows with transoms; arched wood windows; casement wood windows with diamond panes; double hung wood sash windows; wood brackets supporting roof; angled bay on south elevation; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence (alteration); garage building at northwest corner of property.

**P3b. Resource Attributes:** (List attributes and codes)

**HP 2. Single family property**

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (Isolates, etc.)

**P5b Description of Photo:**

(View, date, accession #)

West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

- Prehistoric
- Historic
- Both

1907, Los Angeles County

**P7. Owner Address:**

CHAMP, ERIK AND
3006 S HARVARD BLVD
LOS ANGELES, CA 90018

**P8. Recorded by:**

(Last name, affiliation, and address)

Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

**P9. Date Recorded:** 4/30/2009

**P10. Survey Type:**

(Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 3006 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential B4. Present Use: Residential
B5. Architectural Style: Transitional Craftsman
B6. Construction History: (Construction date, alterations, and date of alterations)
11/24/1928: Building permit for construction of garage.

B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs Area 7500.15160007
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
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Theme: Arts & Crafts Movement

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3015 HARVARD BLVD

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad Date T R 1/4 of 1/4 of Sec ; B.M.

c. Address: 3015 S HARVARD BLVD City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015029

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; aluminum siding (alteration) and wood shingles on exterior walls; concrete steps with faux tile cladding leading to full-width entry porch; two square columns supporting porch roof; entry door (material unknown) within porch; double-hung aluminum windows (alteration); fixed aluminum windows (alteration); wood brackets supporting roof; angled bay on south elevation; metal screens on some windows (alteration); security bars on windows (alteration); metal and block masonry fence (alteration).

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:


Prehistoric Historic Both

1908, Los Angeles County Assessor

P7. Owner Address:
PINEDA, LUIS A AND MARIA A
3015 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
(Name, affiliation, and address)
Laura Vanaske
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: NONE Continuation Sheet District Record
Location Map Building, Structure, and Object Record
Sketch Map Archaeological Record
Other: (List) Linear Feature Record Milling Station Record
Rock Art Record Photograph Record

DPR 523B (1/95) PCR Services Corporation
Resource Name or # (Assigned by recorder) 3015 HARVARD BLVD

B1. Historic Name:
B2. Common Name
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman

B7. Moved? No
B8. Related Features:

B9a. Architect: F.M. Tyler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C

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B12. References:
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B13. Remarks:

B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut “kit” varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) 3019 HARVARD BLVD

P1. Other Identifier:
- Not for Publication ☐
- Unrestricted ☑
- Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5’ Quad T R 1/4 of 1/4 of Sec B.M. Zone mE/ mN
- 3019 S HARVARD BLVD
- City LOS ANGELES Zip 90018
- Zip 90018

P3. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)
Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015030

P3b. Resource Attributes: (List attributes and codes)
- HP 2. Single family property

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:
(Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door with oval light within porch (alteration); double hung aluminum windows (alteration); fixed aluminum windows (alteration); aluminum sliding windows (alteration); wood brackets supporting roof; angled bay on south elevation; metal screens on some windows (alteration); chain-link fence (alteration).

P5b Description of Photo:
(East elevation, Lkg W, 3/3/09)

P6. Date Constructed/Age and Sources:
- Prehistoric ☐
- Historic ☑
- Both ☐
- 1907, Los Angeles County Assessor

P7. Owner Address:
PEREZ, SANDRA P
3019 S HARVARD BLVD
LOS ANGELES CA, CA 90018

P8. Recorded by:
(LName, affiliation, and address)
Laura Vanaskie
Galvin Preservation Associates
1611 S. Pacific Coast Highway, Ste.
Redondo Beach, CA 90277

P9. Date Recorded: 4/30/2009

P10. Survey Type: (Describe)
- Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none."

Attachments:
- NONE ☑
- Location Map ☐
- Sketch Map ☐
- Continuation Sheet ☐
- Building, Structure, and Object Record ☐
- Archaeological Record ☑
- District Record ☑
- Linear Feature Record ☐
- Milling Station Record ☐
- Photograph Record ☐
- Rock Art Record ☐
- Artifact Record ☐
B1. Historic Name: 3019 HARVARD BLVD
B2. Common Name: 3019 HARVARD BLVD
B3. Original Use: Residential
B4. Present Use: Residential
B5. Architectural Style: Craftsman
B7. Moved? No
B8. Related Features:
B9a. Architect: 
B9b. Builder: 
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
Area: 5096.77969975
Period of Significance: 1878-1948
Property Type: Residential
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract’s history, mostly during the 1920s.

B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Laura Vanaskie
Reservation Associates
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277
Date of Evaluation: 4/30/2009

(This space reserved for official comments.)
B10 Significance (Continued)

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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