



West Adams Heritage Association, 2263 Harvard Boulevard, Historic West Adams, Los Angeles, CA 90018

September 7, 2012

Honorable Bernard C. Parks
8th District Los Angeles City Council
City Hall / Room 460 [213] 473 7008
200 North Spring Street
Los Angeles, Ca. 90012

Date: 11/22/2016
Submitted in PLUM Committee
Council File No. 00-0270-S1
Item No. 2
Deputy: Comm from Public

COPY

Dear Councilman Parks,

On behalf of West Adams Heritage Association, I am writing to let you know that we wholeheartedly support the request that has been made to your office for inclusion of the six (6) historic blocks (24th Street on the north; Vermont Avenue on the west; Adams Boulevard on the south and Hoover Street on the east) into the existing University Park Historic Preservation Overlay Zone. The long time omission of these blocks was discussed and voted on at a recent WAHA board meeting and received unanimous support for its inclusion into the HPOZ.

Because of jurisdictional issues during the original organization of the HPOZ, these blocks were left out, resulting in confusion over the application of regulations and administrative control of zoning and planning issues. This lack of oversight has resulted in unwarranted demolition, incompatible new construction, and flouting of laws and ordinances in these blocks during this time. This kind of behavior and the inability on the part of City agencies to consistently administer laws, sets dangerous precedents for all citizens and their proposed projects.

We trust that you share our concerns on this issue as well as our desire for the continued revitalization of the West Adams community, and that you agree that the integration of this neighborhood into University Park HPOZ is a logical step and an uncomplicated process. We urge you to take action on this as soon as possible. West Adams Heritage has a long history of support for the creation and operation of HPOZs as part of the zoning, planning, and land use process; we remain committed to that support. As a 501(c)(3) community based organization since 1983, we look forward to partnering with and assisting your office in any way that we can to achieve this goal.

Thank you in advance for your consideration and support of this request; should you wish to discuss this further, please don't hesitate to contact us.

Sincerely,

Lore Hilburg
Secretary, West Adams Heritage Association

cc: Mike Hernandez, CD-8
Purvi Doshi, CD-8
Lorenzo Briceno, CD-8
Cathy Davis, CD-8
Honorable Ed Reyes, CD-1
Jose Gardea, CD-1
Guadalupe Duran Medina, CD-1
Ken Bernstein, OHR
Lambert Giessinger, OHR
Shana Bonstin, OHR
Steve Wechsler, OHR
Laura Meyers, NUPCA
John Patterson, WAHA
Jim Childs, ADHOC

COPY

WAHA
West Adams Heritage Association

Date: 11/23/2016

Submitted in PLUM Committee

Council File No: 00-0270-51

Item No. 2

Deputy: Comer from Public

ITEM No. 00-0270-51



**Demolition 2108 West 25th Street
December 10, 2015**

2

UNIVERSITY PARK
HISTORIC PRESERVATION OVERLAY ZONE
EST. MARCH 22 2000 BY ORDINANCE #171686

UNIVERSITY PARK H.P.O.Z. BOARD

JOHN ARNOLD, ARCHITECT & CHAIRPERSON
JIM ROBINSON, VICE CHAIRPERSON
JEAN FROST, SECRETARY
DAVID RAPOSA, TREASURER
DAN BURKE, BOARDMEMBER

Date: 11/22/2016
Submitted in PLUM Committee
Council File No. 00-0270-S1
Item No. 2
~~Copy~~ Comm from Parkinc



August 27, 2012

Honorable Bernard C. Parks
Councilmember Eighth District / Councilmember.parks@lacity.org
Los Angeles City Council
City Hall / Room 460 / 213-473-7008
200 North Spring Street
Los Angeles, California 90012

COPY

Re: UNIVERSITY PARK H.P.O.Z. ANNEXATION

Dear Councilmember Parks,

I am writing as the Secretary of the University Park H.P.O.Z. Board and, at their request, to first welcome you to our University Park Historic Preservation Zone community. Because of the new Council District boundaries, you now have joint jurisdiction with Councilmember Ed Reyes of CD-1 over the University Park H.P.O.Z. We welcome the opportunity to introduce ourselves to you and your staff at your earliest convenience.

We have been informed that Ms. Cathy Davis of your staff is the North Area Field Deputy, which now includes the western section of the University Park H.P.O.Z. The University Park Board has regularly scheduled meetings twice monthly on the first and third Tuesday evenings beginning at 6:45 pm which are held at the offices of City Living Reality, 2316 1/2 Union Avenue. We look forward to meeting Ms. Davis as a guest or for a formal introduction.

Given your newly acquired status as a stakeholder in the University Park H.P.O.Z. our Board is also requesting your assistance in remedying a long-standing problem. We would like to expand the current boundaries of the H.P.O.Z. to annex a six-block area that was omitted from our Historic District by a technical omission.

By way of background let be explain that when the current configuration of the University Park H.P.O.Z. was proposed and empowered in 1999 by Motion of Councilman Mike Hernandez it was restricted to his CD-1bounderies. There was a six-block omission from the natural footprint that was then (and is now) part of the CD-8 District. The Eighth-District's Councilman at that time was Mark Ridley Thomas who seconded the empowerment Motion.

These orphaned six blocks are bounded by the centerline of 24th street on the north, Adams Boulevard on the south, Hoover on the east, and Vermont on the west. They were left out of the creation of the University Park H.P.O.Z. in 2000 because of a misunderstood jurisdictional Council District boundary line.

Previously, from 1979 through 2000, these southerly six-blocks were part and parcel of the CRA/LA Adams-Normandie 4321 Project Area. When included with the six-blocks blocks immediately north to the Santa Monica Freeway they comprised the CRA AN/4321 Area-2. During the CRA administration these historic blocks were protected by the required CRA sign-off and permit review by the Project Area Committee (PAC) for compliance with the Urban Design Guidelines Program.

The subject properties today are located in a six-block configuration that lacks any of the administrative review procederes for historic properties that all other surrounding historic properties enjoy in North University Park. The technical omission of this six-block area has resulted in a "hole" in the Historic Preservation Overlay Zones that surround it and provide stewardship for the City's local historic resources:

- The University Park H.P.O.Z. on the north and east.
- The North University Park Specific Plan on the south.
- The West Adams-Normandie H.P.O.Z. on the west.

Lacking the operational review of an oversight Board, this historic six-block area has been ill-treated in the ensuing years by unwarranted demolition, significant alterations to the historic fabric, and incompatible new construction. These issues could have been prevented if they were within the University Park H.P.O.Z. where, given the history, age and character of the built form, they belong.

On August 21, 2012 The University Park HPOZ Board voted unanimously to formally begin an administrative process for the annexation of the six-block area that had been omitted from the original empowerment of the University Park H.P.O.Z. The Board acted in response to a request from property owner of that section, Mr. Roland Sousa.

Under the City's Los Angeles Municipal Code Section 12.20.3 Ordinance No.175891 D-8a **Power and Duties**, the Board is required "To evaluate any proposed changes to the boundaries of the Preservation Zone it administers and make recommendations to the City Planning Commission, Cultural Heritage Commission and City Council."


The Ordinance also under F-2a states: "**Initiation of Preservation Zone / By City Council, the Planning Commission, the Director of Planning and the Cultural Heritage Commission.** In addition to the provisions of LAMC 12.32 A the Cultural

Heritage Commission may initiate proceedings to establish, repeal, or change the boundaries of a Preservation Zone. Upon initiation by City Council, the Planning Commission, the Director of Planning, or the Cultural Heritage Commission, a Historic Resources Survey shall be prepared, pursuant to Subdivision 3, below."

The University Park HPOZ Board's review and discussion found that the most expeditious action to instigate the administrative procedures for the proposed annexation would for the now Councilman of the western half of the UP-HPOZ to make a Motion to reunite the orphaned six-blocks and eliminate the hole in the historic fabric.

We would welcome an opportunity to discuss our request with you and your staff. The Board already has the support of the historic preservation stakeholder organizations, the North University Park Community Association (NUPCA), the Adams Dockweiler Heritage Organizing Committee (ADHOC), and the West Adams Heritage Association (WAHA). Our Board believes that, with the cooperation of the preservation community, the issue of completing the Historic Resources Survey element can be readily achieved through a joint private-public partnership.

The University Park HPOZ Board recognizes the current limitations on LADCP-OHR staff by reductions caused by today's economic realities. The Board however finds that waiting until a more prosperous time will only allow for more degradation to the existing historic fabric. The North University Park community has not been a passive voice or lacking in initiative to forward the cause of local historic preservation. When the UP-HPOZ was empowered there was not a single voice in opposition. We ask that you give us the opportunity make the Historic District whole.

Respectfully yours, 

Jean Frost, Secretary University Park HPOZ Board
Email: jeanjim@earthlink.net / 213-748-1656
2341 Scarff Street, University Park L.A.- CA. 90007

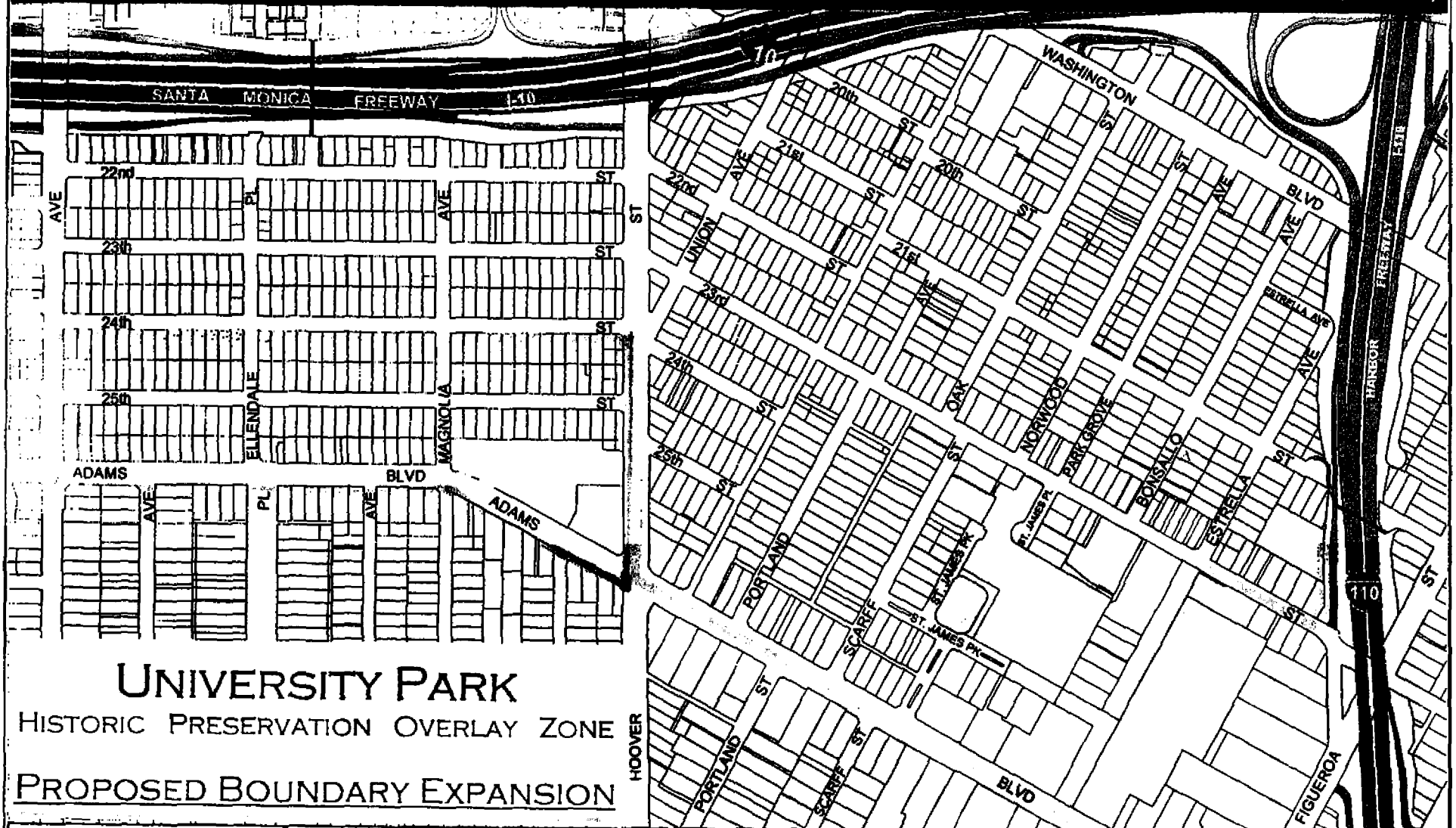
Cc/ Mike Hernandez, CD-8
Purvi Doshi, CD-8
Lorenzo Briceno, CD-8
Cathy Davis, CD-8
Honorable Ed Reyes, CD-1
Jose Gardea, CD-1
Guadalupe Duran Medina, CD-1
Ken Bernstein, OHR
Lambert Giessinger, OHR
Shana Bonstin, OHR
Steve Wechsler, OHR
Laura Meyers, NUPCA
John Patterson, WAHA
Jim Childs, ADHOC

University Park Historic Preservation Overlay Zone Architectural Survey: Structure Designation

Includes Historic Context Statement

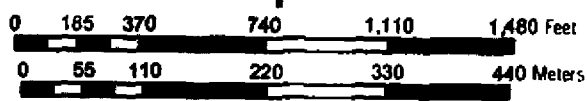
Ordinance 173,760
Adoption Date: 03-22-2000
Effective Date: 05-15-2000

CPC-1999-137-HPOZ
Council File Index 00-0270



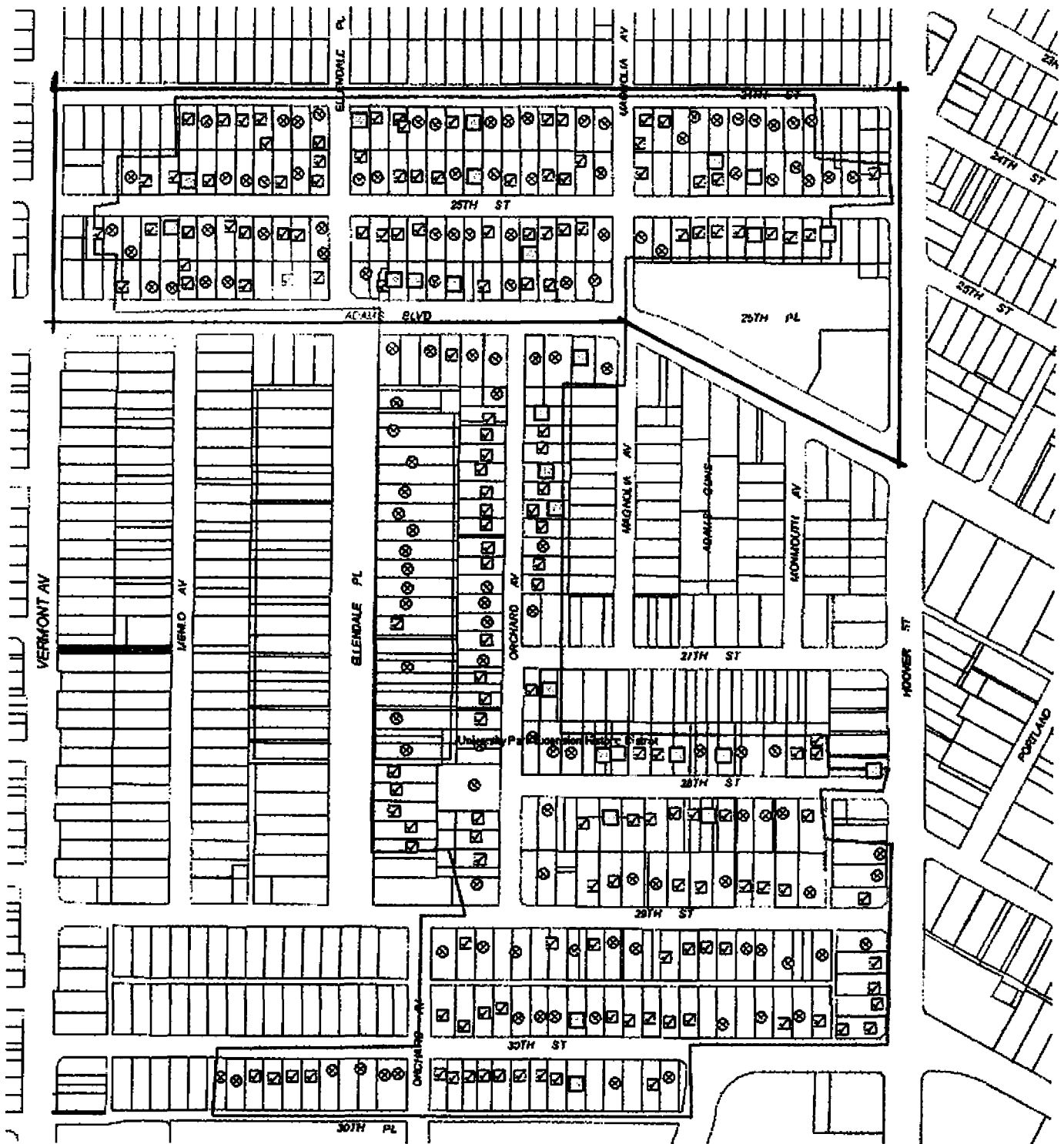
UNIVERSITY PARK HISTORIC PRESERVATION OVERLAY ZONE PROPOSED BOUNDARY EXPANSION

- Structure Designation**
- Contributing Feature
 - Non-Contributing Feature
 - Not Available
 - HPOZ Boundary



City of Los Angeles - Department of City Planning - Con Howe, Director





Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975

Name: University Park Extension Historic District



Description:

The University Park Extension Historic District is located in the University Park area of South Los Angeles. The major thoroughfares surrounding the district are Hoover Street to the east and Vermont Avenue to the west. The northern boundary is 24th Street, adjacent to the southern border of part of the existing University Park HPOZ. The southern boundary of the Historic District is 30th Place, neighboring the northern boundary of USC's campus. The irregular boundary is shaped by the boundaries of adjacent historic districts. The district is located between four designated historic districts: two listed on the National Register of Historic Places, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension Historic District shares historic patterns of development with these adjacent historic districts. The district comprises 311 buildings, of which approximately 50% are contributors to the historic district.

The topography of the area is generally flat, with streets that are mostly organized in a grid. The University Park Extension Historic District is a large, I-shaped residential district comprising primarily single-family dwellings. Lot sizes are small in the section of the district north of Adams Boulevard, but increase in the area south of Adams. The district is primarily composed of single-family homes in a variety of styles.

Contributors to the district represent the full spectrum of late 19th and early 20th century domestic architecture in Los Angeles. In the northern section of the district are modest Queen Anne cottages, Vernacular Hipped Roof cottages, and Craftsman and Mediterranean Revival fourplexes. In the section south of Adams, especially closer to USC, the homes are larger Queen Anne and Arts and Crafts single-family residences. The Arts and Crafts styles represented include Dutch Colonial Revival and *American Foursquare*. Queen Anne houses are sometimes located to the rear of parcels with multi-family Mediterranean Revival fourplex buildings at the front of the parcel. Common related features include small, rear detached garages that may post-date the dwelling on the parcel. Street and landscape features throughout the district are limited to concrete sidewalks. There is no organized pattern to street tree plantings throughout the district, though several blocks have substantial trees.

Significance:

The University Park Extension Historic District is significant for its association with early streetcar suburbanization in Los Angeles and as an intact example of residential development that occurred north of the University of Southern California (USC) around the turn of the 20th century. The district is located between four designated historic districts: two listed on the National Register of Historic Places, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension area was likely previously excluded from the adjacent designated historic districts due to a loss of integrity;

South Los Angeles

Historic Districts, Planning Districts and Multi-Property Resources - March 2012



however many buildings within the historic district appear to have been restored in recent years. Although the overall percentage of contributing buildings is still relatively low, the district is locally eligible as providing a link between four designated historic districts with which it shares resources of similar style, type, period of development and significance. The period of significance for the district is 1880 to 1938, which reflects the significant periods of development in the district. All contributors to the district were constructed during this period of significance. The University Park Extension Historic District is a large residential district of 311 buildings, primarily single-family dwellings. Of these, approximately 153 (50%) are contributing to the historic district.

The University Park Extension includes several historic tracts. Enterprising landholders developed the area as a residential suburb of the historic core of Los Angeles after attempts at agriculture failed to yield a profit. The landholders owned large tracts in the region south of Downtown and donated portions of their land to create USC in 1880 in part to inspire the residential development of the areas where they had subdivided tracts of land for residential development. Sections of the University Park Extension are within the Urmston Tract, the same historic subdivision that comprises parts of the existing University Park HPOZ. These landholders were also influential in the development of the streetcar system routes. The first streetcar service in the area opened in 1891 and ran on 23rd Street and Hoover Boulevard, to the east of the proposed district. There is a variety of domestic architecture within the district. A variety of classes of people lived in the district. Grand, single family homes were constructed on and adjacent to West Adams Boulevard. Large single family homes were also constructed to the south of Adams Boulevard along Orchard Street. North of Adams Boulevard, closer to Vermont, dwellings are slightly more modest in scale.

Sub theme:	Late 19th and Early 20th Century Residential Neighborhoods, 1880-1910
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	SS3
Reason:	A significant concentration of an early residences dating to the late 19th and early 20th centuries and illustrating styles of the Victorian and Arts and Crafts Idioms.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	SS3
Reason:	Excellent example of a late 19th century neighborhood subdivided specifically due to its adjacency to streetcar lines. Conveys significance through intact tract features and contributing buildings.

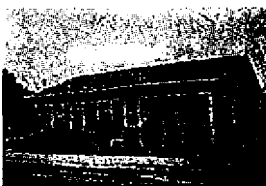
Contributors/Non-Contributors:



Address: 2414 S ELLENDALE PL
 Type: Non-Contributor
 Year built: 1897
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular; Queen Anne



Address: 2414 S ELLENDALE PL
 Type: Contributor
 Year built: 1914
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman; Craftsman, Japanese



Address: 2415 S ELLENDALE PL
 Type: Contributor
 Year built: 1904
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 2415 S ELLENDALE PL
 Type: Contributor
 Year built: 1904
 Property type/sub type: Residential-Single Family; House

South Los Angeles
Historic Districts, Planning Districts and Multi-Property Resources - March 2012

SurveyLA
Los Angeles Historic Resources Survey

Architectural style: Folk Victorian



Address: 2511 S ELLENDALE PL

Type: Non-Contributor

Year built: 1957

Property type/sub type: Residential-Single Family; House

Architectural style: Minimal Traditional



Address: 2513 S ELLENDALE PL

Type: Non-Contributor

Year built: 1957

Property type/sub type: Residential-Multi Family; Duplex

Architectural style: No style

31



Address: 2413 S MAGNOLIA AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Infrastructure-Transportation; Other
Architectural style: Not Applicable

Use
if Revival



Address: 1128 W 24TH ST
Type: Non-Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1136 W 24TH ST
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1140 W 24TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1146 W 24TH ST
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1160 W 24TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1162 W 24TH ST
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1164 W 24TH ST
Type: Non-Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1176 W 24TH ST
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian



Address: 1182 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1188 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1190 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Vernacular



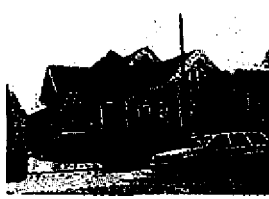
Address: 1200 W 24TH ST
Type: Non-Contributor
Year built: 2006
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Not Applicable



Address: 1204 W 24TH ST
Type: Non-Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

South Los Angeles
Historic Districts, Planning Districts and Multi-Property Resources - March 2012

SurveyLA
Los Angeles Historic Landmarks Survey



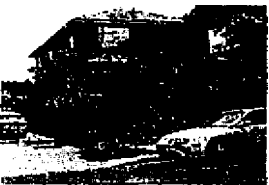
Address: 1220 W 24TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1222 W 24TH ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian



Address: 1228 W 24TH ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1236 W 24TH ST
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1242 W 24TH ST
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Address: 1248 W 24TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1252 W 24TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

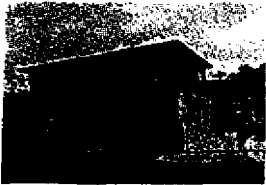
South Los Angeles
Historic Districts, Planning Districts and Multi-Property Resources - March 2012

SurveyLA

Los Angeles Historic Resources Survey



Address: 1262 W 24TH ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 1268 W 24TH ST
Type: Non-Contributor
Year built: 1962
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Not Applicable



Address: 1274 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Address: 1276 W 24TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1284 W 24TH ST
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1288 W 24TH ST
Type: Not sure
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1302 W 24TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



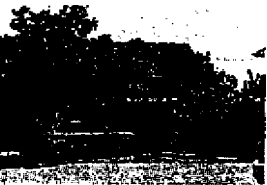
Address: 1302 W 24TH ST
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 1306 W 24TH ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 1314 W 24TH ST
 Type: Non-Contributor
 Year built: 1975
 Property type/sub type: Residential-Single Family; Other
 Architectural style: Not Applicable



Address: 1316 W 24TH ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 1316 W 24TH ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 1328 W 24TH ST
 Type: Contributor
 Year built: 1895
 Property type/sub type: Residential-Single Family; House
 Architectural style: Queen Anne



Address: 1338 W 24TH ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof

**South Los Angeles
Historic Districts, Planning Districts and Multi-Property Resources - March 2012**

SurveyLA
Los Angeles Historic Resources Survey



Address: 1340 W 24TH ST
Type: Non-Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1346 W 24TH ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1118 W 25TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; Other
Architectural style: Queen Anne



Address: 1121 W 25TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Commercial-Auto Related; Parking Lot
Architectural style: Not Applicable



Address: 1128 W 25TH ST
Type: Contributor
Year built: 1897
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1129 W 25TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: No style



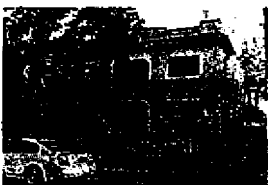
Address: 1136 W 25TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1137 W 25TH ST
Type: Non-Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Spanish Colonial Revival



Address: 1142 W 25TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian



Address: 1143 W 25TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Address: 1148 W 25TH ST
Type: Not sure
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1149 W 25TH ST
Type: Not sure
Year built: 1904
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival



Address: 1156 W 25TH ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Address: 1157 W 25TH ST
Type: Non-Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional

South Los Angeles
Historic Districts, Planning Districts and Multi-Property Resources - March 2012

SurveyLA
Los Angeles Historic Resources Survey



Address: 1162 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1163 W 25TH ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Address: 1163 W 25TH ST
Type: Not sure
Year built: 1892
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1168 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular



Address: 1169 W 25TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1176 W 25TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1177 W 25TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Gothic Revival; Spanish Colonial Revival



Address: 1182 W 25TH ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Address: 1188 W 25TH ST
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Commercial-Auto Related; Parking Lot
 Architectural style: Not Applicable



Address: 1200 W 25TH ST
 Type: Non-Contributor
 Year built: 1895
 Property type/sub type: Residential-Single Family; House
 Architectural style: Queen Anne



Address: 1208 W 25TH ST
 Type: Contributor
 Year built: 1902
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical



Address: 1209 W 25TH ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1216 W 25TH ST
 Type: Contributor
 Year built: 1899
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof; Neo-Classical



Address: 1217 W 25TH ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular; Craftsman

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Address: 1223 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1224 W 25TH ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



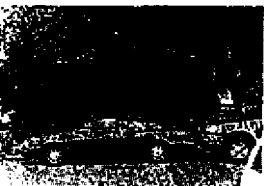
Address: 1228 W 25TH ST
Type: Not sure
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



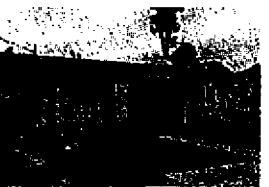
Address: 1228 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 1231 W 25TH ST
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular



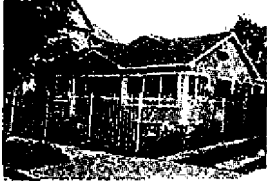
Address: 1236 W 25TH ST
Type: Non-Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1237 W 25TH ST
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Vernacular



Address: 1244 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1245 W 25TH ST
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1249 W 25TH ST
Type: Not sure
Year built: 1917
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Vernacular



Address: 1252 W 25TH ST
Type: Non-Contributor
Year built: 2001
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 1256 W 25TH ST
Type: Non-Contributor
Year built: 1990
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1257 W 25TH ST
Type: Non-Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1262 W 25TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: No style

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Address: 1263 W 25TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular



Address: 1268 W 25TH ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1269 W 25TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1276 W 25TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Queen Anne



Address: 1277 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical



Address: 1285 W 25TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1286 W 25TH ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 1288 W 25TH ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1303 W 25TH ST
Type: Non-Contributor
Year built: 0
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
Architectural style: Modern, Mid-Century



Address: 1308 W 25TH ST
Type: Contributor
Year built: 1892
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1314 W 25TH ST
Type: Contributor
Year built: 1889
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1315 W 25TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1321 W 25TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Address: 1324 W 25TH ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Modern, Mid-Century



Address: 1328 W 25TH ST
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Queen Anne; Craftsman



Address: 1329 W 25TH ST
Type: Non-Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1334 W 25TH ST
Type: Contributor
Year built: 1959
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival



Address: 1335 W 25TH ST
Type: Non-Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 1340 W 25TH ST
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Address: 1341 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1346 W 25TH ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1347 W 25TH ST
Type: Not sure
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Address: 1354 W 25TH ST
Type: Not sure
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1355 W 25TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 1360 W 25TH ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1363 W 25TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Courtyard Apartment
Architectural style: Spanish Colonial Revival



Address: 1369 W 25TH ST
Type: Non-Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival



Address: 1370 W 25TH ST
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1374 W 25TH ST
Type: Contributor
Year built: 0
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



Address: 1201 W ADAMS BLVD
Type: Non-Contributor
Year built: 1974
Property type/sub type: Residential-Single Family; Other
Architectural style: Not Applicable

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Address: 1219 W ADAMS BLVD
Type: Non-Contributor
Year built: 1990
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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Address: 1223 W ADAMS BLVD
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival



Address: 1229 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



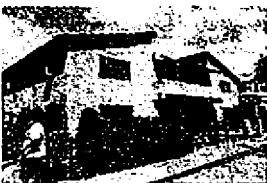
Address: 1237 W ADAMS BLVD
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Address: 1245 W ADAMS BLVD
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Mediterranean Revival



Address: 1283 W ADAMS BLVD
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular



Address: 1289 W ADAMS BLVD
Type: Non-Contributor
Year built: 1985
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Unknown/not visible



Address: 1301 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1315 W ADAMS BLVD
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: Unknown/not visible



Address: 1321 W ADAMS BLVD
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival; Shingle



Address: 1335 W ADAMS BLVD
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style

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Address: 1337 W ADAMS BLVD
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Address: 1347 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Ancillary Feature; Carriage house
Architectural style: Queen Anne



Address: 1347 W ADAMS BLVD
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Address: 1351 W ADAMS BLVD
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Address: 1361 W ADAMS BLVD
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Address: 1363 W ADAMS BLVD
Type: Non-Contributor
Year built: 0
Property type/sub type: Landscape; Other
Architectural style: Not Applicable



Address: 1363 W ADAMS BLVD
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman