

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Twentieth Street Historic District
other names/site number _____

2. Location

street & number 912-950 20th Street (even numbers) N/A not for publication
city, town Los Angeles N/A vicinity
state California code CA county Los Angeles code 037 zip code 90007

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>10</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>10</u>	<u>0</u> Total

Name of related multiple property listing:
NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for: determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Stephan Huettner 6-17-91
Signature of certifying official Date
California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Shelene Byers 7/22/91
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Bungalow/Craftsman

foundation BRICK

walls WOOD: Shingle

WOOD: Clapboard

roof ASPHALT

other

Describe present and historic physical appearance.**DISTRICT LOCATION:**

Twentieth Street Historic District is located in central Los Angeles, adjacent to and southwest of the downtown business district, in the West Adams neighborhood. The district is bounded by Washington Boulevard on the north, and Toberman and Oak Streets, on the west and east, respectively. It is approximately three-quarters of a mile north of the campus of the University of Southern California (USC).

DISTRICT BOUNDARIES:

The district consists of nearly the entire south side of the 900 Block of West Twentieth Street. The district boundaries follow the rear, and side property lines of the subject properties, as well as the south curblineline of Twentieth Street.

OVERALL DESCRIPTION OF THE DISTRICT:

The Twentieth Street Historic District consists of ten homes built along a single block of Twentieth Street by the businessman W. Wayman Watts, in a partnership with George Steckel. These homes were built between 1900 and 1908, and have an exceptionally intact and homogeneous design character owing to their shared Craftsman/Late Shingle Style features, uniform setbacks, similar roof heights, and construction: Wood shingles and clapboard siding.

DISTRICT SETTING:

The district is part of West Adams neighborhood included in a city redevelopment area (Adams Normandie 1 Project Area). The surrounding neighborhood has suffered much demolition, including demolition of most of the north side of the street abutting the district for a food service facility and its parking lot. Many other buildings in the surrounding neighborhood have been denatured through misguided improvements such as the stuccoing over of wood siding, and installation of aluminum sash windows of incompatible design.

DESCRIPTIONS OF INDIVIDUAL PROPERTIES CONTAINED WITHIN DISTRICT:

A site-by-site description of the resources contained within the proposed Twentieth Street Historic District follows:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

1. Rogers-Lott House
912 West 20th Street
W.W. Watts, Builder
1903; 1908

Contributing

The Rogers-Lott House is a one story frame/clapboard Prairie Style bungalow, with a very low-pitched hip roof and flat-roofed porch. This unusual design is asymmetrically organized, and two bays across, entrance occurring from a very deep attached porch (flat-roofed) with a concrete dais and brick sidewalls. Tuscan columnettes support the porch roof. The banked casement windows (20-light sash) on the front wall plane are a trademark Prairie Style feature, as is the widely-overhanging flat-looking cantilevered roof.

This is a rare example of Prairie Style design within the broader context of Los Angeles architecture. The first owner/resident was Blanche Rogers dating from 1903. Upon marriage to Harry Clifford Lott in 1908, an addition was built at the front of the 1903 structure, giving the house its current form. The Lotts are listed at this address in the 1925 Social Register.

2. James Marsh House
916 West 20th Street
W.W. Watts, Builder (prob.)
1904

Contributing

This is a two-story Craftsman, with shingle and clapboard sheathing (second and first floors respectively), and a hip-with-gable roof (featuring wide overhangs supported by numerous kneebrace struts). Entrance is from a high attached porch with a widely overhanging hip roof. The porch extends across more than half the facade, and features overlapboard sidewalls and tripartite groupings of columnettes.

This handsome house is representative of early Craftsman homes in West Adams between 1900 and 1905, and is a good example of local design from the period.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

3. Arthur C. Thorpe House
920 West 20th Street
W.W. Watts, Builder
1905

Contributing

The Thorpe House is a two story Chalet Style Craftsman of frame construction, with overlap board and shingle cladding (first and second floors respectively), and a steeply-pitched cross-gabled roof. The design is symmetrically organized. Key identifying features include a full-width hip-roofed attached porch with imitation stone concrete block piers and sidewalls, and paired polygonal bay window projections (each featuring five windows--three with 9/1 sash; two with 6/1 sash). The roofline is further animated with numerous kneebrace struts and notched rafter tails.

This is an excellent example of the Chalet-Craftsman stylistic type and of local design from the mid-1900's. The first owner/resident, Arthur C. Thorpe, is listed at this address in Condon's Blue Book of Money as late as 1917.

4. George Steckel House
924 West 20th Street
W.W. Watts, Builder
1905

Contributing

This is a two story, frame, Chalet-Craftsman style house, with overlap board and shingle cladding, and a sweeping cross-gabled roof. The design is loosely symmetrical, with entrance occurring off a low, wide inset porch (overlap board sidewalls). Varied window treatments (some shuttered), and the pattern of rounded rafter tails and kneebrace struts further animate the roofline of this handsome design.

This is an excellent example of the Chalet-Craftsman stylistic type, and of local design from the mid-1900's. The first owner/resident was George Steckel, part-owner (and possibly developer) with W.W. Watts of the land that is part of this subdivision. Steckel was a photographer, with studios downtown at 336 1/2 South Broadway for a number of years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

5. Ellen I. Lacy House
928 West 20th Street
W.W. Watts, Builder
1905

Contributing

The Lacy House is a two story, frame Chalet-Craftsman with overlap board and shingle cladding, and a steeply-pitched cross-gable roof (animated by numerous kneebrace struts along the eaves). Entrance to the symmetrically organized house is from a low inset porch enclosed by a low balustrade. A shed-roofed polygonal bay window, with a kneebrace strut-supported window box below, is the key architectural element on the facade. The varied window treatments (including some with leaded-glass) enhance the design.

This is an excellent example of the Chalet-Craftsman stylistic type, and of local design from the mid-1900's. The house's first owner/resident was Ellen Lacy, a member of the wealthy family that owned the Lacy (Pipe) Manufacturing Company. Lacy is listed at this address as late as 1917 in Condon's Blue Book of Wealth.

6. 932 West 20th Street
W.W. Watts, Builder
1903

Contributing

This is a two story frame Chalet-Craftsman house, with overlap board and shingle cladding, and a hip-with-gable roof. The design is picturesquely asymmetrical--none of the principal architectural elements on the facade being lined up with one another. The key features include an inset porch (balustraded), polygonal and rectangular bay windows, and a balcony at the house's northeast corner (second floor). The front gable of the house is clipped on its west side, further accentuating the house's asymmetry. Exposed rafter tails and kneebrace strut eaves supports further animate the roofline.

This house is a fine example of the Chalet-Craftsman stylistic type, and of local design from the mid-1900's.

7. Stevens-Brown House
936 West 20th Street
W.W. Watts, Builder
1903

Contributing

This is a two story frame/overlap board Transitional Victorian house with a hip roof and tent-roofed turret. The design is

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

asymmetrically organized, and there is an inventive juxtaposition of geometric volumes, including an octagonal turret (house's northeast corner), rectangular and polygonal bay projections, and a pedimented attached porch with an elliptical blind arch in its tympanum. Grouped and solitary fixed and double-hung sash further enrich the design.

The Stevens-Brown House is a fine and unclashed example of local residential design in the early 1900's. Elizabeth Stevens was the first owner/resident. Members of the family continued to reside at this address as late as 1925, per the Social Register of that year. The Stevens were succeeded by Mr. and Mrs. Eltinge T. Brown, who are listed at this address in the 1935 Blue Book. Eltinge Brown is believed to be the first cousin of the famous General Patton.

8. Sarah Roome House
940 West 20th Street
W.W. Watts, Builder (prob.)
1903

Contributing

This is a two-and-a-half story frame/shingle Chalet-Craftsman house with a side-gabled, widely-projecting roofline (numerous kneebrace struts support the eaves). The house is largely obscured by a tree and shrubbery in its front yard. Entrance is from an attached porch (open on all sides). The varied window treatments, including polygonal and rectangular bay projections, and diamond-paned and leaded glass sash, and the slight cantilevered overhangs of the second and attic levels, add to the picturesque appearance of this house.

9. Julia R. Young House
944 West 20th Street
W.W. Watts, Builder (prob.)
1905

Contributing

The Young House is two stories, and of frame construction with clapboard and shingle cladding (shingling used as a decorative band across the top edge of the first floor wall, and in the attic gables), and a steeply-pitched front-gable roofline. Like its neighbors to the east, this is also an excellent example of the Chalet-Craftsman stylistic type, and of local design. Distinguishing features include the attached porch, with its roof deck and paired Tuscan Columns; use of diamond-pattern shingling (decorative band above first floor windows); and the window

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

treatments, which include 28/1 double-hung sash and 27-light transoms. The elegant entrance consists of a wide glazed door with flanking full-length sidelights.

An inset porch occupies two thirds of the facade, and both a large shed-roofed dormer and a gabled attic wall dormer further distinguish this handsome design.

Part of a grouping of similar homes on its street, this design is an fine example of its stylistic type, and of local design during the mid-1900's.

10. Edson House
950 West 20th Street
W.W. Watts, Builder
1903

Contributing

This is a two story Transitional Victorian house of frame/clapboard construction, with a moderately-pitched hip roof (with wide modillion-bracketed eaves. The design is loosely symmetrical, with entrance occurring through a now completely enclosed porch. Distinguishing features include an inset balustraded balcony at the second floor level, hip roof attic dormers, and the simple window treatments (double-hung sash as well as some replacement casement sash, rectangular bay projections, and paired corner windows with window boxes).

Though diverging significantly from most of the other homes on the 900 block of 20th Street, this house was also designed and constructed by W.W. Watts at an early point in the development of the tract. It is a good example of the Transitional Victorian stylistic type, and of local design.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance
1903-1908

Significant Dates

ARCHITECTURE

Cultural Affiliation

Significant Person

Architect/Builder

WATTS, W. W.

The Twentieth Street Historic District, in the City of Los Angeles, California, is being nominated under National Register criterion C. Under criterion C the district is eligible because it contains one of the finest and most intact groupings of Late Shingle/Craftsman Style homes within the context of Los Angeles' West Adams neighborhood.

On the northern edge of the fashionable turn-of-the century residential neighborhood stretching between West Adams and Washington Boulevards, the homes along the 900 Block of West Twentieth Street were developed for genteel upper middle class families who began moving to-then suburban West Adams from the downtown residential districts in the early 1890's, and again after the turn-of-the-century. It was the last major subdivision development to occur in West Adams north of Adams Boulevard and east of Hoover Street and reflects the design tastes and lifestyles of West Adams residents at the highpoint of the neighborhood's fashionability.

The 900 Block of Twentieth Street is the only known residential subdivision of the businessman/builder **W. Wayman Watts**. The subdivision is of further significance in being built exclusively by Watts over the six year period from 1902-08 (in some type of fiduciary arrangement with George Steckel; 924 West 20th Street). The result is an unusually unified streetscape of Craftsman/ Late Shingle Style homes, each individual example of which has a subtly differentiating set of floor plans and decorative details. These decorative features reveal an assortment of design sources, including the Swiss Chalet house type (920 through 932 West 20th Street). This block ranks as one of the most architecturally unified groupings in the West Adams neighborhood of two-story Craftsman homes.

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreege of property Approximately 3 acres

UTM References

A

1	1	3	8	1	9	5	0
Zone		Easting			Northing		

B

Zone		Easting			Northing		

C

Zone		Easting			Northing		

D

Zone		Easting			Northing		

See continuation sheet

Verbal Boundary Description

The district boundaries follow the rear and side property lines of those homes fronting Twentieth Street on the south side of the street. The north boundary follows the south curb line of Twentieth Street.

See continuation sheet

Boundary Justification

The district boundaries follow the historic lot lines of an architecturally cohesive grouping of buildings.

See continuation sheet

11. Form Prepared By

name/title Carson Anderson
organization _____ date July 1990 (rev. 2/91)
street & number P.O. Box 86222 telephone (213) 744-0818
city or town Los Angeles state California zip code 90086

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

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INTERVIEW: Mrs. Dorothy Miller with Mrs. Rosita Little, 721 West 23rd Street, Los Angeles, Fall, 1988.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

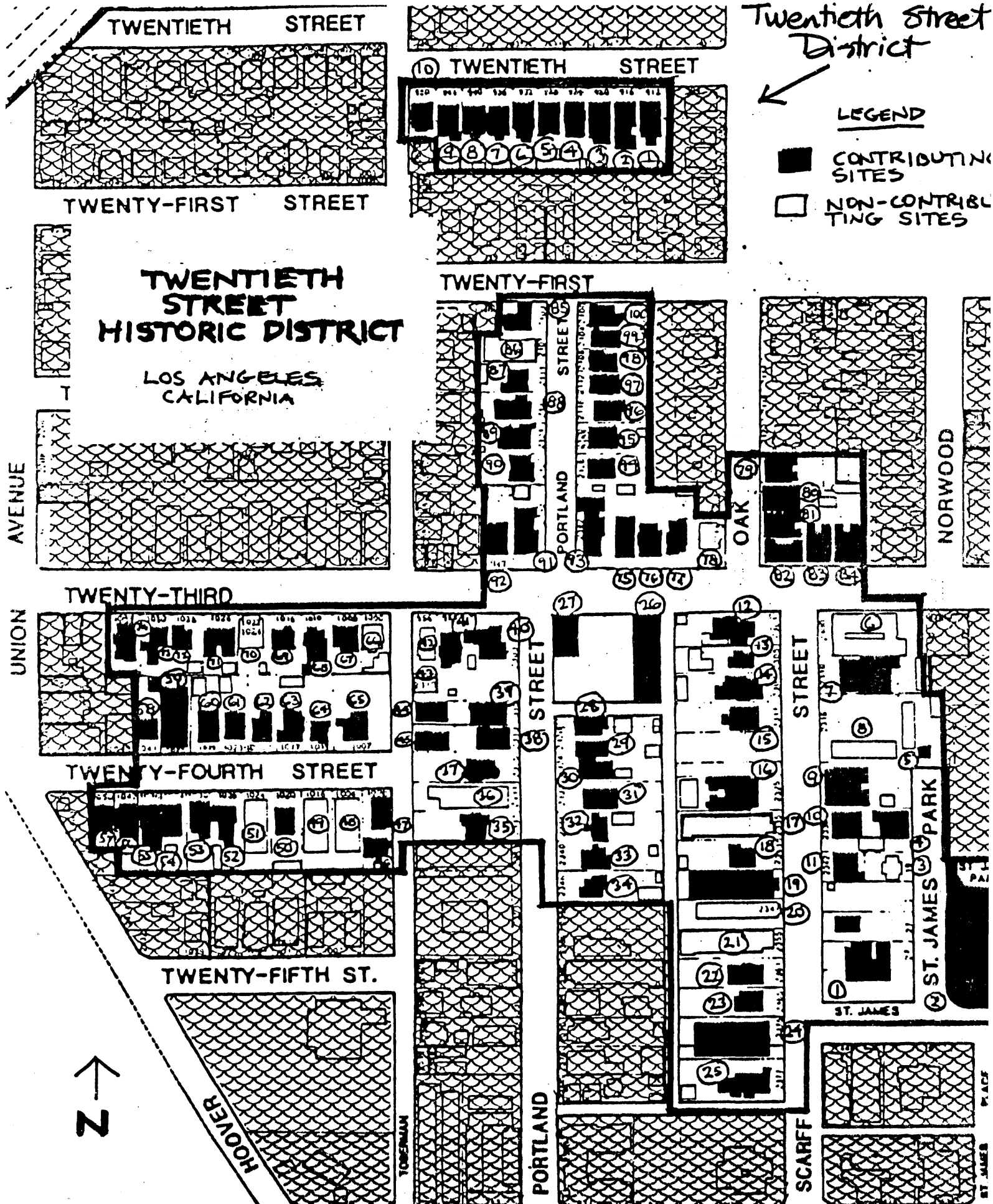
Section number _____ Page _____ Photo Information _____

Eleven Photos

All photos taken by Carson Anderson

Date: 1989

Negative Location: Carson Anderson
P.O. Box 86222
Los Angeles, CA 90086



Twentieth Street District

LEGEND

- CONTRIBUTING SITES
- NON-CONTRIBUTING SITES

TWENTIETH STREET HISTORIC DISTRICT

LOS ANGELES CALIFORNIA

UNION AVENUE

TWENTY-THIRD STREET

TWENTY-FOURTH STREET

PORTLAND STREET

OAK STREET

SCARFF STREET

ST. JAMES PARK

ST. JAMES PLACE



Please note: This map also shows the proposed St. James Park historic District.