

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 15 1987

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Menlo Avenue-West 29th Street Historic District

and/or common

2. Location

street & number (see attachment) N/A not for publication

city, town Los Angeles N/A vicinity of

state California code 06 county Los Angeles 90007 code 037

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name multiple (see attachment)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Hall of Records

street & number 500 W. Temple Street

city, town Los Angeles state California 90012

6. Representation in Existing Surveys

title Historical and Cultural Resources Survey has this property been determined eligible? yes no

date June, 1983 federal state county local

depository for survey records City of Los Angeles, Bureau of Engineering, Room 810, City Hall

city, town Los Angeles state California 90012

(also in State of California Historic Resources Inventory. CA Office of Historic Preservation)

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Menlo Avenue-West 29th Street Historic District is located in the western part of the North University Park neighborhood of South Central Los Angeles. North University Park, located north of the University of Southern California, is bounded by the Santa Monica Freeway to the north, the Harbor Freeway to the east, Jefferson Boulevard to the south, and Vermont Avenue to the west. One block west of Menlo is Ellendale, a wide street that was once lined with much larger houses than those on Menlo and 29th Street, but now has many large apartment buildings built in the 1950s and 1960s. West Adams Boulevard, which intersects with the northern end of this section of Menlo, has several imposing turn-of-the-century houses interspersed with many newer buildings. West 29th Street is located at the southern end of this section of Menlo Avenue. No houses remain on West 29th Street to the west of those included in the district, before Vermont Avenue. To the east of those included in the district on West 29th are a handful of remaining older homes interspersed with newer apartment buildings and a church. The district includes many large turn-of-the-century homes exhibiting elements of the Queen Anne, Shingle, Colonial Revival, Tudor Revival, and Craftsman styles.

The Menlo Avenue-West 29th Street Historic District includes all buildings and lots on Menlo Avenue beginning at the north with 2627 Menlo (west side of the street) and 2630 (east side of the street), extending south to West 29th Street, but excludes the six contiguous vacant lots on the east side of Menlo Avenue that are located between the houses at 2824-2826 and 2722 Menlo. The district also includes six houses on the south side of West 29th Street at the south end of Menlo Avenue, and one house on the north side of West 29th Street (1329-1331) that was built at the back of the lot of a house that faces Menlo Avenue.

The district has 42 principal structures and lots; i.e., all buildings and lots which front on Menlo or West 29th Street. Thirty of these 42 are considered contributing structures. All of the contributing structures date from 1896 to 1908. There are a total of 12 principal structures and vacant lots which are considered non-contributing; included in this are 3 vacant lots and 9 non-contributing structures. Several of the non-contributing structures date from the period of significance of the district but have undergone significant alterations. There are a number of garages, storage, and other buildings at the back of several of the lots in the district. The 42 building sites in the district vary considerably in their dimensions. There are 17 different site sizes. Fourteen of the 42 sites cross lot lines. Sites range in width from 35 to 100 feet. Depth ranges from 106.5 to 160 feet.

The length of this portion of Menlo Avenue is the equivalent of nearly four city blocks. It is uninterrupted by cross streets but includes a public walkway, perpendicular to Menlo Avenue, located roughly at the center of the district that runs from Menlo Avenue west to Vermont Avenue. This walkway appears on several early maps as West 27th Street but is indicated as "vacated" by 1910.

(see continuation sheet)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1896–1908 **Builder/Architect** multiple

Statement of Significance (In one paragraph)

The Menlo Avenue-West 29th Street Historic District is historically and architecturally significant as the largest concentration of intact typical middle-class houses built in the North University Park neighborhood in the 12-year period following the area's annexation by the City of Los Angeles in 1896--the great heyday of the neighborhood's initial development as a fashionable, outlying neighborhood connected to downtown Los Angeles by streetcar. The houses in the district represent the prevailing architectural styles of Southern California from 1896 to 1908. They reflect the transition from Victorian architecture to the immensely popular Craftsman style and combine elements of Queen Anne, Shingle, Colonial Revival, Tudor Revival, and Craftsman styles. The houses were built by aspiring middle-class residents who wished to live near the turn-of-the-century mansions of prestigious West Adams Boulevard and Chester Place.

The district was built on land formerly used for fruit ranches. The district was developed after Los Angeles' great boom of 1887 and after the streetcar line that ran from downtown Los Angeles to the agricultural show grounds and racetrack (now the site of Exposition Park) was completed in 1891. The district was developed following the annexation of the area by the City in 1896 as part of the Western Addition, and before 1910 when many of the wealthier residents began moving to more prestigious growing neighborhoods in the western part of the city.

The district incorporates parts of three separate tracts recorded between 1886 and 1896. The southern half of Menlo Avenue is part of the Bancroft Tract recorded in 1887, and the northern part of Menlo (north of what was originally 27th Street) was recorded in January 1896 as part of the Rowley Tract. Although the houses on West 29th Street were the last to be constructed, they are part of the Waverly Tract, recorded in 1886 when 29th Street was shown as Harper Avenue.

Initial construction occurred in the mid-1890s, just as the city was beginning to recover from the devastating effects of the 1893 economic crisis. At that time:

Houses were vacant, and broken windows were a worry to the owners who could neither sell nor rent their residences . . . Everywhere around Los Angeles were speculative tracts, ranging from a few lots to hundreds of acres, which had gone to utter ruin; the citrus trees were dried up and covered with cottony scale, and the soil was eroded and tangled with weeds. Along with abandoned hulks of the hotels of forgotten subdivisions, the neglected land stood out as unsightly, festering wounds, discouraging visitors and new investments. It was nearly the turn of the century before all of the forgotten land parcels were sold or leased for farming.*

(see continuation sheet)

*Joseph S. O'Flaherty. Those Powerful Years: The South Coast and Los Angeles, 1887-1917. Hicksville, New York: Exposition Press, 1978, p. 50.

9. Major Bibliographical References

Alverda June Brode. "History of the University Section, Los Angeles." Annual Publications of the Historical Society of Southern California, 1922, pp. 72-109.
 American Historical Society. The County of Los Angeles. Chicago: 1923.
 Delilah L. Beasley. The Negro Trail Blazers of California. Los Angeles: 1919.
 (see continuation sheet)

10. Geographical Data

Acreeage of nominated property 11 acres

Quadrangle name Hollywood, California

Quadrangle scale 1:24000

UTM References

A

1	1	3	8	0	9	0	0	3	7	6	6	2	9	0
Zone		Easting						Northing						

B

1	1	3	8	0	9	0	0	3	7	6	5	7	8	0
Zone		Easting						Northing						

C

1	1	3	8	1	1	0	0	3	7	6	5	7	8	0
Zone		Easting						Northing						

D

1	1	3	8	1	1	0	0	3	7	6	6	2	9	0
Zone		Easting						Northing						

E

Zone		Easting						Northing						

F

Zone		Easting						Northing						

G

Zone		Easting						Northing						

H

Zone		Easting						Northing						

Verbal boundary description and justification Northern boundary is approx. 250' s. of Adams Blvd.; E. boundary is approx. 200' w. of Ellendale; s. boundary is approx. 150' n. of 30th Ave.; W. boundary is approx. 150' e. of Vermont. District includes Rowley Tract lots 6-16 & 21-32 Bancroft Tract lots 14-22 & 25-29, and Waverly Tract lots 57-62. See attached map.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Patricia A. Murphy, Architectural Historian

Prepared for residents and neighbors

organization of Menlo Avenue date September 15, 1986

street & number P.O. Box 1615 telephone (213) 660-5361

city or town Los Angeles state California 90053

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Sullivan 1/5/87

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

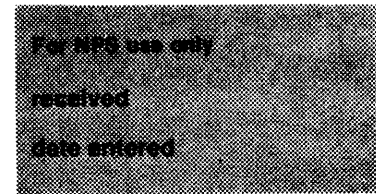
for Patricia A. Murphy Keeper of the National Register

2-12-87

Attest:

Chief of Registration

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form



Menlo-W. 29th St. Historic
Continuation sheet District, Los Angeles Item number 4 Page 1

4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT

Owners are listed by building number, as used in the text of the description, and as indicated on the attached district map. Each listing includes the following information: address of property, name and mailing address of owner, assessor's parcel number, and the tract name and lot number. This information was obtained from the Los Angeles County Tax Assessor's records on July 25, 1986.

1. 2627 S. Menlo Ave.
Jesuit Novitiate of Santa Barbara
Box 4316
Santa Barbara, CA 93140
#5055 005 003
Rowley Tract, S. 25' of Lot 21, and 22
2. 2631 S. Menlo Ave.
same owner as #1
#5055 005 004
Rowley Tract, Lot 23, and N. 25' of 24
3. 2643 S. Menlo Ave.
same owner as #1
#5055 005 005
Rowley Tract, S. 25' of Lot 24, and 25
4. 2645 S. Menlo Ave. (vacant lot)
Harold R. Sherwood
10001 Venice Blvd.
Los Angeles, CA 90034
#5055 005 006
Rowley Tract, Lot 26 and N. 12.5' of 27
5. 2653 W. Menlo Ave. (vacant lot)
same owner as #4
#5055 005 007
Rowley Tract, S. 37.5' of Lot 27, and N. 25' of Lot 28
6. 2663 S. Menlo Avenue
Roy T., Rita R., and Richard T. Valdez
2663 S. Menlo Ave.
Los Angeles, CA 90007
#5055 005 008
Rowley Tract, S. 25' of Lot 28, and 29

(continued)

**United States Department of the Interior
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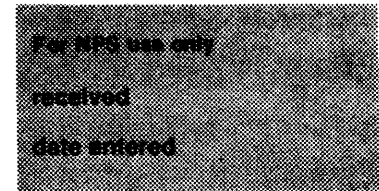
**National Register of Historic Places
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Menlo-W. 29th St. Historic
District, Los Angeles

Continuation sheet

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4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT
7. 2673 S. Menlo Avenue (assessor uses #2667)
Vienna C. Walters
50 Grant
Irvine, California 92720
#5055 005 010
Rowley Tract, S. 37.5' of Lot 30, and 31
8. 2679 S. Menlo and 1365 W. 27t St. (small house at back of lot)
Garfield F. and Debra I. Ecung
2679 S. Menlo Ave.
Los Angeles, CA 90007
#5055 005 011 and #5055 005 012
Rowley Tract, Lot 32
9. 1360-1362 W. 27th St. (same as 2701 Menlo)
1364-1366 W. 27th St. (back of lot)
James H. and Betty J. Gross
4085 Mantova Drive
Los Angeles, CA 90008
#5055 009 013
Bancroft Tract, Lot 14
10. 2707 S. Menlo Ave.
Carmen Rocha
2702 S. Menlo Ave.
Los Angeles, CA 90007
#5055 009 014
Bancroft Tract, Lot 15
11. 2711-2713 S. Menlo Avenue (Assessor uses #2711)
Paul J. Dussault
2711 S. Menlo Ave.
Los Angeles, CA 90007
#5055 009 015
Bancroft Tract, Lot 16
12. 2717 S. Menlo Ave.
Glenn B. Miller
Box 293
Encino, CA 91316
#5055 009 016
Bancroft Tract, Lot 17

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

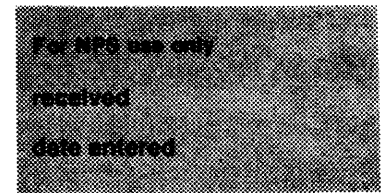
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4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT

- 13. 2723 S. Menlo Ave.
Armando & Consuelo Lopez
2800 S. Vermont
Los Angeles, CA 90007
#5055 009 017
Bancroft Tract, Lot 18
- 14. 2727 S. Menlo Ave.
Hipolito M. & Judith F. Lopez
2800 S. Vermont
Los Angeles, CA 90007
#5055 009 018
Bancroft Tract, Lot 19
- 15. 2801 S. Menlo Ave.
Leonardo M. and Iris Lopez
2800 S. Vermont
Los Angeles, CA 90007
#5055 009 019
Bancroft Tract, Lot 20
- 16. 2803 S. Menlo Ave.
Patrick J. & Elizabeth G. Williamson
2803 S. Menlo Ave.
Los Angeles, CA 90007
#5055 009 020
Bancroft Tract, Lot 21
- 17. 2811-2813 S. Menlo Ave. (assessor uses #2811).
Carolyn L. Riley and Sylvester Riley, Jr.
2813 S. Menlo Avenue
Los Angeles, CA 90007
#5055 009 021
Bancroft Tract, Lot 22
- 18. 2821 S. Menlo Ave.
Western Spanish Congregation of Jehovah's Witnesses
3651 Mimosa Drive
Los Angeles, CA 90065
#5055 009 026
Bancroft Tract, Lots 23 & 24
- 19. 2827 S. Menlo Ave.
Ocie M. Payne
2827 S. Menlo Ave.
Los Angeles, CA 90007
#5055 009 024
Bancroft Tract, Lot 25

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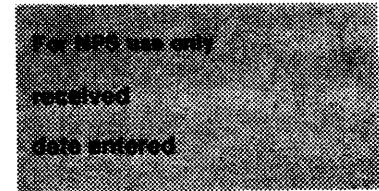
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4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT

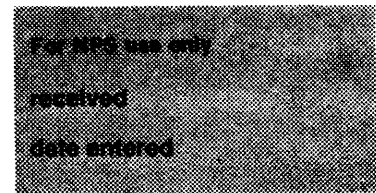
- 20. 2833 S. Menlo Ave.
Mildred C. Harper
2833 S. Menlo Ave.
Los Angeles, Ca 90007
#5055 009 025
Bancroft Tract, Lot 26
- 21. 2630 S. Menlo Ave.
Patricia K. Watanabe
2636 S. Menlo Avenue
Los Angeles, CA 90007
#5055 006 003
Rowley Tract, Lots 6 & 7
- 22. 2636 S. Menlo Ave.
same owner as #21
#5055 006 004
Rowley Tract, N. 35' of Lot 8
- 23. 2640 S. Menlo Ave.
Garfield F. & Debra Ecung
1018 E. 27th St.
Los Angeles, CA 90007
#5055 007 001
Rowley Tract, S. 15' of Lot 8, and Lot 9
- 24. 2646 S. Menlo Ave.
Stanford Properties, Inc.
Box 5369
Beverly Hills, CA 90210
#5055 007 002
Rowley Tract, Lot 10
- 25. 2654 S. Menlo Ave. (vacant lot)
same owner as #24
#5055 007 003, 5055 007 004, 5055 007 005
Rowley Tract, Lots 11 & 12
- 26. 2660 S. Menlo Ave. (building is currently for sale)
Milton M. Weiss
209 S. Crescent Drive
Beverly Hills, CA 90212
#5055 007 006, 5055 007 007
Rowley Tract, Lot 13 and N. 25' of 14

(continued)

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4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT

- 27. 2666 S. Menlo Ave.
Jose L. Bonilla and Santos H. Guardado
2666 S. Menlo Ave.
Los Angeles, CA 90007
#5055 007 008
Rowley Tract, S. 25' of Lot 14, and 15
- 28. 2678 S. Menlo Ave.
Michael C. & Maria G. Sandor
5215 W. Delongpre Ave.
Los Angeles, CA 90027
#5055 007 009
Rowley Tract, Lot 16
- 29. 2702 S. Menlo
same owner as #28
#5055 008 025
Bancroft Tract, Lot 39
- 30. 2706-2708 S. Menlo Ave. (assessor uses #2706)
Noel Salisbury
2708 S. Menlo Ave.
Los Angeles, CA 90007
#5055 008 024
Bancroft Tract, Lot 38
- 31. 2712 S. Menlo Ave.
Julia Frazer
2712 S. Menlo Ave.
Los Angeles, CA 90007
#5055 008 023
Bancroft Tract, Lot 37
- 32. 2716 S. Menlo Ave.
James N. Crum
2716 S. Menlo Ave.
#5055 008 022
Bancroft Tract, Lot 36
- 33. 2722 S. Menlo Ave.
Hector C. & Maria M. Zendejas
2722 S. Menlo Ave.
Los Angeles, Ca 90007
#5055 008 021
Bancroft Tract, Lot 35

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**United States Department of the Interior
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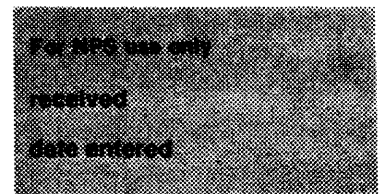
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4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT

- 34. 2824 S. Menlo Ave.
Dallas & Jane L. Willard
23535 Lake Manor Drive
Chatsworth, CA 91311
#5055 008 014
Bancroft Tract, N. 46' of W. 110' and N. 15' of E. 40' of Lot 28

- 35. 2830 S. Menlo Ave.
Kathryn & Jack Erlandsen
2876 Palmer Drive
Los Angeles, Ca 90065
#5055 008 013
Bancroft Tract, W. 110' of Lot 27 and S. 4' of W. 110' of Lot 28

- 36. 1329 W. 29th St.
Jerry J. and Debra A. Thomas
609 W. Hillsdale St.
Inglewood, CA 90302
#5055 008 012
Bancroft Tract, E. 40' of Lot 27 and S. 35' of E. 40' of Lot 28

- 37. 1332 W. 29th St.
Lois A. Norman
1332 W. 29th St.
Los Angeles, CA 90007
#5055 010 010
Waverley Tract, Lot 57

- 38. 1340 W. 29th St.
Eulalia M. & Tom Brown
1340 W. 29th St.
Los Angeles, CA 90007
#5055 010 011
Waverley Tract, Lot 58

- 39. 1346 W. 29th St.
Eugene Brown & James Harper
1346 W. 29th St.
Los Angeles, CA 90007
#5055 010 012
Waverley Tract, Lot 59

- 40. 1352 W. 29th St.
G.S. Bawa
1352 W. 29th St.
Los Angeles, CA 90007
#5055 010 013
Waverley Tract, Lot 60

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**United States Department of the Interior
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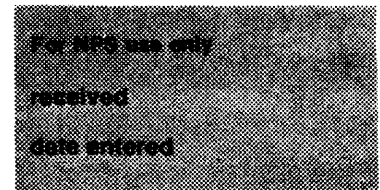
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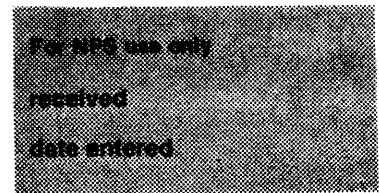
4. PROPERTY OWNERS IN MENLO AVENUE/W. 29TH STREET DISTRICT

41. 1358 W. 29th St.
Arthur A. Engle
18210 Erwin St.
Reseda, CA 91335
#5055 010 014
Waverley Tract, Lot 61

42. 1360 W. 29th St.
Emma Engle
1360 W. 29th St.
Los Angeles, Ca 90007
#5055 010 015
Waverly Tract, Lot 62

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Menlo-W. 29th St. Historic
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7. DESCRIPTION -- continued

The picturesque and asymmetrical Victorian, and more rectilinear and horizontal Craftsman forms of the houses in the district are largely intact. Most retain their distinguishing architectural features, such as scrollwork in the pediments, bracketed eaves, corbelled brick chimneys, decorative shingled patterning, dentils, and window mullions. All of the houses are of wood frame construction, and all but 2 are 2 to 2 1/2 stories tall.

The majority of the buildings within the district are basically intact and in fair to good condition. Several have undergone, or are in the process of undergoing, extensive renovations, and are in good or excellent condition. A few have suffered from neglect, and others have sustained fire damage. Some have undergone insensitive, but usually not irreversible alterations, such as inappropriate siding, additions, porch enclosures, and the installation of fire escapes and exterior stairways. Many of the houses were subdivided into apartments, some soon after they were built, others during and after the Depression, or more recently. Several of those which were cut up into apartments have recently been returned to single family use after extensive renovations.

INDIVIDUAL BUILDING DESCRIPTIONS

The buildings' historic names, and architects and/or builders are listed, where known. The building numbers correspond to those shown on the accompanying map and photographs. Complete citations for sources mentioned here are included in Section 9 of this form.

WEST SIDE OF MENLO AVENUE

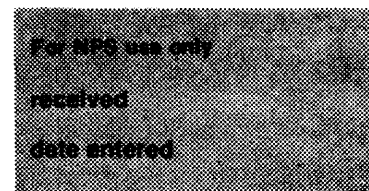
- | | |
|----------------------------|------------------|
| 1. Samuel K. Lindley House | Non-contributing |
| 2627 S. Menlo Avenue | |
| Circa 1902 | |

This large 2 1/2 story house features an asymmetrical design, and combines elements of Tudor Revival and Craftsman styles. The wood frame building has a buff-colored stone foundation and a recessed front porch. It retains much of its original detailing, although it has been clad in asbestos siding. A fire in June, 1986 did some interior damage to the structure which is now being repaired. The original carriage house remains at the back of the lot and is of the same style as the house.

Lindley and his family owned the house and lived here from 1903 until 1926. Guinn's A History of California and An Extended History of Los Angeles and Its Environs (1915) noted that Lindley was born in St. Louis, and had lived in Los Angeles for 30 years, and that he had been a very successful real estate man in business with his son. He had been a supporter of the Republican party, but was a Progressive at the time this history was written. The history noted that,

His residence at No. 2627 Menlo Avenue, Los Angeles, which was built by him twelve years ago, is both beautiful and commodious, and presided over
(continued)

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Continuation sheet Menlo-W. 29th St. Historic District, Los Angeles Item number 7 Page 9

7. DESCRIPTION -- continued

graciously by his wife, who is as much an enthusiast over Los Angeles as is Mr. Lindley, having taken an active interest in the welfare of the city during his long residence, and being the owner of an interesting collection of California photographs which have now become historic."

2. 2631 S. Menlo Avenue Contributing
Circa 1903

Of the same scale and period as the two houses which flank it, this hipped roof Tudor Revival/Craftsman residence features a cut stone first floor base, with shingles on the second floor, and has a large gabled roof open entrance porch. Simulated half-timbering is located within the gable of the porch, and above the windows on the dormers. A fire escape was installed on the north side wall in 1939.

Ownership of the property changed many times in the decade after the house was constructed. Charles E. Anthony, the president of the Western Motor Car Company, and Earl C. Anthony, the vice-president of the same company, lived here from 1904 to 1908. By 1912 they were living at 3330 Wilshire Boulevard. From 1910 to 1920, this was the home of Nellie and Edward W. Goodan. He was the President of the Goodan Jenkins Furniture Company. In the 1920s and 1930s it was the home of Clara and Julius Back. Mr. Back was the president of the Brown and Darcy Lumber Company.

3. R.S. Crombie House Contributing
2643 S. Menlo Avenue
1903
Architects: Sumner P. Hunt and Wesley Eager
Builder: Alta Planing Mill Company

This elegant and wonderfully intact Classical Revival-inspired house has a box-like form, with a hipped roof with a central hipped dormer, and wide overhanging eaves. The first floor of the exterior is faced in clapboard, with wood shingles on the second floor. The main facade of the house has a cut stone base. The house has a central flat roof entrance porch that has paired columns and is topped by a balustrade. The recessed entrance is set within a large archway. To the north of the porch is a three-sided bay window. The second story and dormer windows have diamond-shaped panes in the top half of the double hung sash.

This house was built at an estimated cost of \$7,000 for R.S. Crombie, president of Crombie and Company, a "wholesale dealer in flours." He lived here from 1903 to 1907, but by 1908 he was living at the Jonathan Club in downtown Los Angeles. Edwin D. Stoddard, M.D., was the second owner, but lived here for only two years.

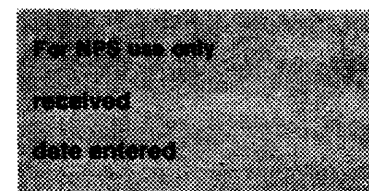
4. Vacant Lot Non-contributing
2645 S. Menlo Avenue

The original house here was built circa 1900 and was demolished circa 1964.
(continued)

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7. DESCRIPTION -- continued

5. Vacant Lot Non-contributing
2653 S. Menlo Avenue

The house on this site was built circa 1900 and was demolished circa 1964.

6. 2663 S. Menlo Avenue Contributing
Circa 1899

This shingled house, like several on Menlo, features a picturesque double-gabled roofline on its main facade. Its main facade is basically intact, although a portion of the front porch has been enclosed. Its architecture recalls that of some East Coast Shingle Style houses. There are three sided oriel windows on each side of the facade. The building was converted to flats in 1920 from plans drawn by A.B. Crist.

This is one of a number of house on Menlo built by and for Edwin Rowley for resale. By 1902 this was the home of Jacob C. Cross who previously lived at 2803 Menlo and who was the president of the Pacific Furniture and Lumber Company. Clara W. Gries (widow of Jacob K. Gries) lived here from 1903 to 1911. Also living in the house was Dr. Moses Hodge Ross, a physician who was the assistant surgeon for the United States Public Health and Marine Hospital Service in 1904. He lived here from 1905 to 1911.

7. 2673 S. Menlo Avenue Contributing
Circa 1898

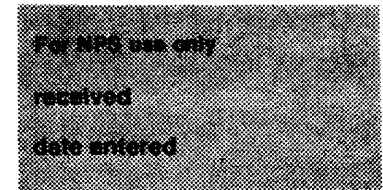
Built for resale by Edwin S. Rowley, this largely intact house combines elements of the Shingle, Craftsman and Tudor styles. A building permit was issued in 1949 to convert the house from a two family to a four family residence. It was then owned by Clyde and Rebecca Kingsbury. A portion of the front porch has been enclosed.

Rowley sold the building to Hilda S. and Maurice A. Rothschild, president of the Western Coates Company and Manager of the M.A. Gunst Cigar Company. They lived here from 1902-1904. By 1905 the building was the home of Mary C. McDonnell and headquarters of the "Urban Academy" she founded and operated together with a "Mademoiselle Masson." The 1905 Los Angeles City Directory advertisement for the school (p. 2325) includes a photograph showing the building much as it appears today, although the wood shingles were stained a dark color, and since have been painted. The school was "A French and English Day and Boarding School for Girls and Young Women," and the ad also noted that "Boys Under 10 [were] Admitted and Prepared for St. Vincent's College." The school also offered adult classes "in language and art preparatory to European travel." By 1910 the school had moved to 800 S. Alvarado and was known as the Urban Military Academy. The school had moved to Wilcox Avenue and Melrose, adjacent to the Wilshire Country Club by 1921 when, the object of the school was "to prepare boys for admission to West Point, Annapolis, St. Pauls," etc., and "The general management of the school, especially its home life and the facilities and influences surrounding those who live at the school, are under the direction of

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7. DESCRIPTION -- continued

Miss Mary McDonnell." (Citation is from John Steven McGroarty's Los Angeles From the Mountains to the Sea (1921). By 1928, the school was known as the Black-Foxe Military Academy, and it continued in existence on its Wilcox Avenue site until the 1960s.

8. James & Florence Scarborough House Contributing
2679 S. Menlo Avenue
Circa 1901

This cubic, hipped roof Classical Revival-inspired house is distinguished by a large, open front porch that extends south of the main facade to form a pergola. The building is basically intact although the porch has been slightly altered. There are several leaded glass transom windows on the first floor. At the back of the lot is a very small, architecturally undistinguished one story, wood frame residence, built circa 1955. Its address is 1365 W. 27th Street, and it is not visible from Menlo Avenue.

In 1902 the legal owner of the building was Florence Scarborough, a contralto singer who studied music in Italy and who was the director of music at B'nai B'rith Temple at 9th and Hope Street. Her husband, James, was a prominent Los Angeles attorney. He was born in 1862 in Kisstchi, Louisiana and moved to California in 1885. He served as the Orange County district attorney from 1893-1895. He was a member of the faculty of the University of Southern California School of Law, a member of the Jonathan Club, and a Trustee of the Los Angeles Bar Association. In 1898 his law partner, William M. Bowen, launched "A campaign to clean up a plague spot in our city," i.e. to save Agricultural Park for public use, and both Scarborough and Bowen were involved in litigation for years, that resulted in preserving the site for use as Exposition Park. The Scarborougs lived in the house at least until 1917, but had moved to the Wilshire district by 1920.

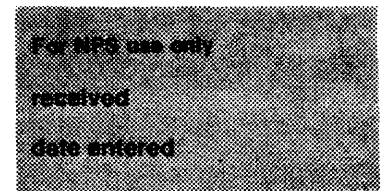
9. Robert H. & Elizabeth S. Brown House Contributing
2701 S. Menlo Avenue (same as 1360-1362 1/2 W. 27th St)
1897
Builder: Weber & Haase

One of the many houses on the street built for Edwin S. Rowley, this hipped roof house has more a vertical emphasis, and more of a Victorian flavor, than many of the more horizontal, Craftsman houses on the street. Like many on Menlo, it has narrow clapboard siding on the first floor, with wood shingles above. There are elaborate, almost Sullivanesque carved panels above the windows of the projecting first floor bay. The main entrance of the house is located on its north side wall, and faces the sidewalk that was once 27th Street. The building was converted to a duplex in the early 1940s and by 1946 it was owned by Angela C. Luder of 1423 Wright Street in 1946 and was then used as four flats. There was originally an open porch on the north portion of the first floor. The building has recently undergone an extensive renovation. At the back of the lot is an intact plain, one story, gabled roof small woodframe bungalow, built circa

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7. DESCRIPTION -- continued

1905, with the address 1364-1366 W. 27th Street. This building faces the vacated 27th Street, and it appears on the 1907 Sanborn Insurance Map.

This was the home of Robert H. and Elizabeth Brown from 1898 to the early 1940s. Mr. Brown was the manager of the sundries department for F.W. Braun and Company, medicine manufacturers in 1897. By 1901 he was the president of the Howard Oil Company, and subsequent city directories list him as a medicine manufacturer. Herman W.F. Haase, one of the builders, is listed in the 1896 city directory as a carpenter, and is listed in 1900 as a contractor.

10. 2707-2709 S. Menlo Avenue Contributing
1897

Builder: Henry Aufdekamp

This is a sophisticated and intact Dutch colonial rendition of the Shingle Style, complete with a gambrel roof which extends down over the recessed front porch that spans the facade, fluted pilasters at the corners of the house, and diamond shaped window panes. The shingled second story is enlivened by a polygonal finial-capped oriel window, and a pair of rectangular windows topped by a double gabled roof with inset diamond shaped panels of shingles.

Built for Edwin S. Rowley at a cost of \$4,000, this was the home of William H. Joyce, secretary and treasurer of the McDonald Grain and Mill Company from 1900 to 1901. Mrs. Susan G. Mitchell (widow of Henry) owned the house and lived here from 1902 at least until 1905. The builder, Henry Aufdekamp is listed in the 1896 city directory as a contractor. He resided at 3146 Kingsley. The building was converted to a duplex at one point, but was reconverted to a single family house in 1975.

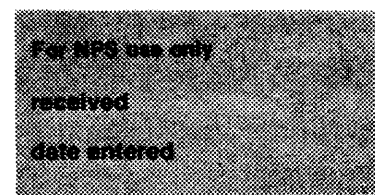
11. Charles and Margaret Bisbee House Contributing
2711-13 S. Menlo Avenue
Circa 1898

This house features a picturesque, asymmetrical composition with an unusual intersecting gabled roofline, with the south half of the front gable sweeping down to the first floor. Within the front gable is an oriel window. The overall form of the building is intact and not unlike that of the house next door at 2717 S. Menlo that was probably constructed by the same builder. The porch was added to the house in 1913. The building has recently been repainted.

This home was owned and occupied by Charles L. and Margaret Bisbee from 1901 at least until 1917. He was born in Keokuk, Iowa in 1863, and came to California in 1887 with his parents. He lived in San Diego until 1892, and then came to Los Angeles where he became "one of the best known lumber men in Southern California" (Guinn, 1915, v. 3, p. 512). He worked for the California Door Company until setting up his own business, "Bisbee and (Warren P.) Fishburn," manufacturers of sash, doors, and other interior house and store furnishings. Bisbee's wife was the sister of his business partner, Warren P. Fishburn, who
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7. DESCRIPTION -- continued

also lived on Menlo (see 2811-2813 Menlo). By 1931 Bisbee was the manager of the Torrance Flat Glass Company.

12. 2717 S. Menlo Avenue Contributing
 Circa 1898

Another playful, shingled largely unaltered house with a large gable dominating the main facade. The large triangular southern gable on the main facade is offset on the north side of the main facade by an oriel window supported by carved scroll bracketed and topped by a small gable. The house was converted to a duplex in about 1917, but is now a single family home with some rented rooms.

The original owner of the house is not known. In 1901 the owner of the house was Miss Dora Smith, and from 1904 to about 1915 it was the residence of William A. Dennis, a mining engineer, and his wife.

13. George W. Warren House Contributing
 2723 S. Menlo Avenue
 Circa 1898

This intact, and relatively plain late Victorian house was probably built as a rental property. It is clad in clapboard siding, and has a hipped roof, a hipped roof entrance porch, several bay windows, and round-arched windows on the second floor of the main facade. From 1899 to 1902 this was the home of George W. Warren, a salesman for Hayden and Lewis Company. In 1901 it was owned by J.G. Shephardson who also owned the nearby properties at 2666, 2672, and 2674 S. Vermont Avenue. Nelson G. Douglass, the proprietor of a mining company, and Adella Douglass owned the house and resided here from 1903 to 1904. Elizabeth Graham who lived further south on Menlo owned the house for several decades ending in the mid-1930s, and used it as a rental property.

14. George and Mary Taylor House Contributing
 2727 S. Menlo Avenue
 Circa 1902

Although not entirely symmetrical, the house is a good example of what some would term the "classic box." It has a low-pitched roof with a central gabled dormer. The wide, hipped roof entrance porch has shingled piers topped by squat paired columns. A second doorway has been added on the main facade, but the building appears to be basically intact.

This was the home of George E. and Mary Taylor from 1902 to about 1907 when they moved to Hollywood. Mr. Taylor was a silversmith who worked in his home.

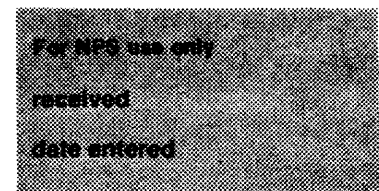
15. George Fishburn House Non-contributing
 2801 S. Menlo Avenue
 Circa 1899

Although of the same period and scale as the rest of the houses on the street, the many inappropriate modifications make this a non-contributing structure. From 1899 to 1901 this was the home of George W. Fishburn, a bookkeeper for the

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7. DESCRIPTION -- continued

National Bank of California who was probably related to Warren Fishburn (see 2811-2813 Menlo) and his sister Margaret Fishburn Bisbee (see 2711-2713 Menlo). From 1903 until about 1905 it was the home of Mrs. Bertha M. Fixen, and her sons William F. Fixen, a realtor, and Lewis H. Fixen, a clerk. From about 1912 until the 1950s it was the home of Allen M. Culver, listed in the 1924 city directory as General Agent for the Oceanic Steamship Company, and Manager of J.D. Spreckels and Brothers Company, steamship lines.

16. 2803 S. Menlo Avenue Contributing
Circa 1897

This intact house is a typical middle class turn-of-the-century structure. Its vertical emphasis recalls more Victorian designs, while its relative simplicity of form and detail and its hipped roof is closer to the Craftsman and Colonial Revival styles. The recessed front porch is supported by plain columns, the main facade has a two story, three-sided bay window. The building has clapboard siding on the first floor, and shingles on the second floor.

The 1897 city directory indicates that C.H. Brown was residing at this address. From 1898-1901 it was the home of Jacob Cross of the Pacific Furniture Company. The home was owned from 1901 to 1918 by Jotham Bixby of Long Beach who leased it to Mrs. Juliette G. Bixby in 1904. Jotham Bixby was a member of a pioneer sheep ranching family, originally from New England, who came to California in 1852. His sister, Sarah Bixby Smith, wrote Adobe Days, an account of her growing up on the Rancho San Justo, the Rancho Los Cerritos, and the Rancho Los Alamitos. Jotham Bixby was one of the prime figures in the development of Long Beach and was the president of the Palos Verdes Company. Guinn's 1931 History of Los Angeles noted that "Mr. Bixby has never been in any strict sense a speculator, all of the properties which he now owns having been purchased with a view of permanence of investment."

17. Warren P. Fishburn House Contributing
2811-13 S. Menlo Avenue
1898

The house combines elements from the Dutch Colonial Revival phase of the Shingle Style with the Craftsman. The main body of the house has a hipped roof. Intersecting with it is a gambrel roofed projecting wing that extends out over the first floor of the main facade, and over the entrance porch supported by scroll brackets. The first floor of the house is clapboard-sheathed, with shingles on the upper floor. The building retains two corbelled brick exterior chimneys and has small paned windows in the upper sash of its double hung windows.

Built for Edwin S. Rowley, this house was sold to Emma and Thomas Williams in 1898. By 1902 it was the home of Frank F. Cross of the Fishburn-Cross Coal Company, and by the following year it was the home of his business partner, Warren P. Fishburn. In 1903 Fishburn was also affiliated with the New Sliding Door Company and by 1907 he had formed a partnership with his brother-in-law

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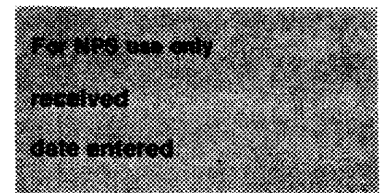
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7. DESCRIPTION -- continued

Charles L. Bisbee to manufacture doors, sash, etc. (see 2711-2713 Menlo). Fishburn obtained a building permit in 1912 to convert it to a duplex. He lived here at least until 1915. By 1918 this was the home of Eugene R. Bremer who lived here with his family for many years.

18. Korean Independent Christian Church (now Salon del Reino de Los Testigos de Jehova Jehovah's Witnesses) Non-contributing
2821 S. Menlo Avenue
1967

This one story stuccoed church was built as the Korean Independent Christian Church. Two houses on this site, 2817 and 2821 Menlo, were demolished to make way for the church. 2817 was the long-time home of Randall Hutchinson, M.D., and his family beginning in 1902. The other house was the home of J. Frank Bowen of the real estate firm of Bowen and (William H.) Chamberlain from 1902-1905, and was the home of the Japanese Consul to Los Angeles from about 1905 to 1925, according to a lifelong neighborhood resident who remembers playing with the consul's children.

19. 2827 S. Menlo Avenue Contributing
1898

Its asymmetrical design features a steeply pitched gabled roof with a projecting gable that extends over a recessed entrance porch. Within the front gable is a pair of rectangular windows topped by a band of three small rectangular windows. Near the peaks of the gables are three round-arched ventilators. The building retains some of its diamond shaped window panes. This shingled house was built for Edwin Rowley who sold it to John Baker, Jr., a travelling salesman, soon after it was completed. He lived here in 1898, and by 1899 it was the home of John E. Fishburn, the vice president of the National Bank of California, and Ella Fishburn (widow of D.G. Fishburn) who were probably related to the other Fishburns on the street (see 2801 Menlo). From 1904 to 1916 it was the home of Mrs. Louise M. Lyon (widow of Perrin). By 1954 the building was a home for the aged and it is now a board and care facility.

20. 2833 S. Menlo Avenue Contributing
Circa 1899

This building features an intersecting gambrel roof, a lively play of surface textures and ornamentation such as decorative shingled patterning, diamond shaped carved insets, a Palladian window, and a front porch with paired columns supported a pediment with a richly carved tympanum. The only visible exterior alterations are that the base of the porch has been covered in concrete and there is a new iron porch railing.

This nicely preserved Dutch Colonial Revival style house was probably built between 1898 and 1901 for Jennie V. Mitchell, a member of the Negro Trail Blazers of California (see section 8). From 1902 to 1904 it was the home of Bernard Potter, an attorney who later wrote a book entitled Los Angeles Yesterday and Today (Los Angeles: 1950) which is a very opinionated view of Los
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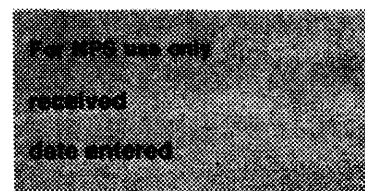
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7. DESCRIPTION -- continued

Angeles in the early years. He states in the foreword to the book "If we could do away with the crackpots, criminals and other undesireables, the fog and the smog and the grog, we would have a very fine city." By 1905 it was the residence of another attorney, William Ignatius Foley who was born in San Francisco in 1861, established a law practice in Los Angeles in 1887, and moved to 751 S. Catalina Street in 1908. He died in 1921. The building was converted to a duplex in 1942. The current owner has lived in the house since 1957.

WEST SIDE OF MENLO AVENUE:

21. Alfred J. Salisbury House Contributing
2630 S. Menlo Avenue
Circa 1897

This house may have been designed by the firm of Eisen and Hunt. It is a sophisticated, rambling composition which reflects a knowledge of East Coast Shingle Style buildings, with its all encompassing rooflines, bands of windows, and patterned shingling. Also on the site is a basically intact, original carriage barn. A massive gable dominates the main facade and has a balcony recessed within a Tudor arched opening. The building was converted from a single family house to a hotel and boarding house in 1956, and in 1960 the porch was partially enclosed, although the basic design of the house remains intact. Alfred Salisbury, a lumber merchant and construction engineer, built an imposing Queen Anne style mansion at 2703 S. Hoover a few years before moving to Menlo Avenue. He first lived at 2654 Menlo Avenue (1897; razed) and moved to this house in about 1900. He lived in this house at least until his death in about 1915, and his widow, Della, continued to live there for many years thereafter. The current owners have owned the building at least since 1956.

22. 2636-2638 S. Menlo Avenue Non-Contributing
1924

This plain stuccoed, 24 x 36' duplex was built for \$5000 for John Kearney of 3011 S. Hoover. It was built on what was once the site of the garden for the house at 2630 S. Menlo.

23. Henry and Susie Albers House Contributing
2640 S. Menlo
Circa 1899

This intact early Craftsman style house is unusual for its complex roofline of intersecting jerkinhead, gable and hip roof forms. The main facade has an open entrance porch with massive brackets supporting the roof, and there are two three-sided oriel windows on the second story. The top half of the double hung sash have diamond-shaped window panes as do the four casement windows at the attic level.

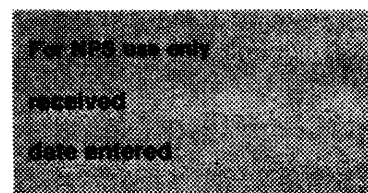
Built by Edwin Rowley, this house was sold in 1899 to the Albers. Mr. Albers was a manufacturer of incubators and brooders, and a dealer in poultry supplies. They lived here until 1912, and had moved by 1914.

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7. DESCRIPTION -- continued

24. Arthur H. Conger House Contributing
 2646 S. Menlo Avenue
 1897

The main two story section of the house features a box-like form with a projecting central bay and has applied Colonial Revival detailing, such as a Palladian window, modillion brackets, and a flat roof entrance porch with columns. The one story wing to the south of the main portion of the house appears to have been added, but if so it must reflect an early addition as it appears on several early insurance atlases. New brick has been installed at the base of the porch and the connecting wing, but the house is largely intact.

This large Colonial Revival house was originally owned by William Fitzherbert West, a real estate investor who lived at 2727 before moving here the following year. West was described in the Press Reference Library Notables of the West (1913) as an oil producer and land owner who was born in Titusville, Pennsylvania in 1865 and came to Los Angeles in 1892 where he "engaged in the land business with Tomas McD. Potter, and they bought 55 acres at Jefferson and Main Streets. After disposing of this tract of land he acquired property on West Adams Street, known as "West Acres" which he subdivided and placed on the market." In 1899 he started in the oil business, but eventually became in real estate dealings in Hollywood, and with a 7221 acre tract of land on the mesa near San Diego which, at the time the book was written, he intended to irrigate, subdivide into small ranches and place on the market. He sold the house to Arthur H. Conger, a stock and bond dealer, who moved there in 1899 from Pasadena. He was an investment and securities broker and an agent for the Standard Life and Accident Insurance Company in the years after he moved to the house but by 1927 he was the president of the Los Angeles Brick Company. He lived in the house at least until 1935.

25. Vacant lot Non-contributing
 2654 S. Menlo

The house which stood on this site until being destroyed by fire in about 1981 was built about 1897 when Alfred J. Salisbury is listed there in the city directory (see 2630 Menlo).

26. 2660 S. Menlo Avenue Non-contributing

The original house on this site was probably built at the turn-of-the-century. It was damaged by fire about 1981, and was subsequently demolished. This house was moved to the site in about 1983. This pleasing Spanish Colonial Revival inspired stuccoed house is a stylistic anomaly but is otherwise in keeping with the general scale of the buildings on the street, although it does not have as generous a setback as the original houses.

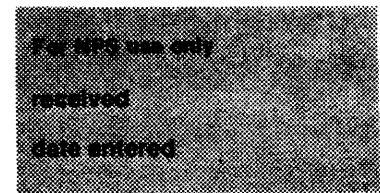
27. 2666 S. Menlo Avenue Contributing
 Circa 1901

The round arched window and porch openings recall the Victorian Romanesque style while much of the detailing is in the Classical manner. The first floor walls
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7. DESCRIPTION -- continued

are of rock-faced masonry while the upper story was originally shingled and is now partially clad in stucco. The house retains a number of leaded glass windows. A 1922 notation on the Sanborn Insurance atlas indicates that the second story of the house was "plastered" so evidently the shingles of the house have been covered for some time. The first known resident of this house was Edward I. Rockwell, a cashier for the Imperial Land Company. He lived here in 1901 and 1902. The house was rented out for many years and the tenants changed frequently.

28. James and Sarah Jowett House Non-contributing
2678 S. Menlo Avenue
Circa 1901

This Tudor Revival style building has been altered considerably by the installation of vertical siding on the first floor of the facade, although much of the detailing on the upper floors is intact. At the rear of the lot is an architecturally undistinguished apartment building built circa 1955. This house was probably built for James Jowett, and his wife Sarah who lived here from 1902 at least until 1910. Jowett was employed as a draftsman for the Edison Electric Company in 1904, and by 1910 was a civil engineer for the Southern California Edison Company. They no longer lived here in 1914.

29. 2702 S. Menlo Avenue Non-contributing

The first building on this site was a small cottage that was the home of John G. Morley by 1897. Morley was a clerk for the Ingleside Floral Company in 1897, and later became a superintendent for the Los Angeles Parks Department. His home was demolished in about 1962 when the present undistinguished stuccoed structure was moved to the site from further north on Menlo Avenue, and converted to an apartment building.

30. Louise Pratt House Contributing
2706-2708 S. Menlo Avenue
1904

This nicely preserved Swiss Chalet rendition of the Craftsman style is complete with a steeply pitched gabled roof, curvilinear bargeboards, and bracketed eaves. The house was built for Mrs. L.Y. Pratt, the widow of Edwin Pratt who is listed in the 1897 directory as being an employee of the Los Angeles Lighting Company. The building was converted to a duplex in about 1926 and converted back to a single family residence in 1976.

31. Alice C. Widney House Contributing
2712 S. Menlo Avenue
Circa 1899

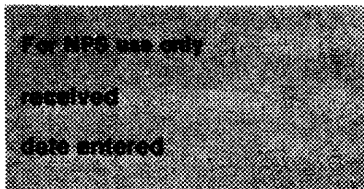
This house combines Victorian vertical emphasis with Colonial Revival detailing. Its steeply pitched hipped roof has flared, overhanging eaves, and an unusual capped central dormer. The original owner of this house was probably Mrs. Alice C. Widney (widow of Charles T.) who lived here until about 1909. The ownership changed several times in the decade after it was constructed. The porch has

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7. DESCRIPTION -- continued

been enclosed, and an exterior stairway installed in the mid-1950s when it was converted to a rooming house by then-owner Eugene E. Walker.

- 32. George A. Crum House Contributing
2716 S. Menlo Avenue
1908

Architect: Milwaukee Building Company
Builder: Cleveland & Cleveland

This house is an excellent, wonderfully intact example of the Craftsman style. The house has wide overhanging eaves supported by massive brackets, and its porch has square paired columns and brackets. Little is known of the architect, the Milwaukee Building Company, although a quite incredible overgrown bungalow of their design, the "Chamouny Apartments," is pictured in Robert Winter's The California Bungalow (Los Angeles: Hennessy & Ingalls, 1980, p. 81) and they were listed in the Los Angeles city directories from 1908 to 1916, offering "architects, builders and loans" in 1908, and "architectural designers, engineers and contractors" in 1916. Mender Mayer was the firm's president, and J.C. Schneider the secretary.

This lot was purchased by George A. Crum in 1888, and soon thereafter he built a small house there. He operated a truck garden (strawberries and vegetables) at Agricultural Park (now Exposition Park) up until 1905 when he established a farm across the street from the present site of the Ontario Airport where he grew wine and table grapes, and walnuts. Crum was born in 1858 in Chicago, and came to Pomona from Abilene, Kansas in 1883 with his wife, Mary Elizabeth (born 1863). They built the present house on the site of their first home in 1908 at an estimated cost of \$2900. Their son, James Crum lives in the home today.

- 33. 2722 S. Menlo Avenue Non-contributing
Circa 1905

The simple cubic form of this house is intact, but it has been altered by the addition of inappropriate siding and the enclosure of part of the original wrap around open front porch. This house was probably built by the Garvey Investment Company for the original owners, the Leser family. Mr. Leser died shortly after the house was completed, and his widow, Amelia, continued to live there for several years before selling the house to Charles E. Hopper, a Beverly Hills real estate investor, in 1910. The house became a rental property in 1926 and was converted to a rooming house in the late 1920s or early 1930s.

- 34. 2824 S. Menlo Avenue Contributing
Circa 1900

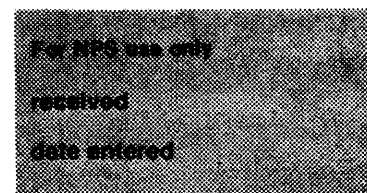
This plain, box-like hipped roof house is typical in form and ornamentation of many residential buildings of the turn-of-the-century. Although it was clad in inappropriate asbestos siding in 1951, it retains virtually all of its exterior details. The house was owned by Jotham Bixby, a Long Beach real estate investor, in 1901 (see 2803 Menlo), and he leased it to many different tenants.

(continued)

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Menlo-W. 29th St. Historic
District, Los Angeles



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Item number 7

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7. DESCRIPTION -- continued

In 1916 it was the home of Arthur E. Van Vranken and Dayton A. Van Vranken, the proprietor of a real estate firm (see 2830 Menlo). In 1923 it was converted to a duplex, and the storage building/garage/apartment at the rear of the lot was built in 1932.

35. 2830 S. Menlo Avenue
Circa 1905 Contributing

This plain, basically intact vernacular house has detailing typical of the era. Its porch, added in 1907, has modillions and dentils, and massive brick piers. The building sustained fire damage circa 1983 and the roof was subsequently replaced. This was the home O. Paul Koerting, a cashier for the California Citrus Union, in 1904 and 1905. By 1907 and at least until 1912 it was the home of Dayton and Mary Van Vranken. Dayton A. Van Vranken was the proprietor of a real estate firm.

NORTH SIDE OF WEST 29TH STREET

36. Gary Van Vranken House Contributing
1329 W. 29th Street (faces 29th, and is located behind 2830 S. Menlo)
1907
Architect: D.A. Van Vranken
Builder: Day Work

This modest, but intact one story, symmetrical bungalow has a low-pitched hipped roof with flared eaves and a gabled dormer on the main facade. The roof also forms the roof of the entrance porch where it is supported by paired square columns. The house was built at a cost of \$1500 and was converted to a two family house in 1923. The owner, Gary Van Vranken, is not listed in the 1908 city directory but was certainly related to Dayton A. Van Vranken (see 2830 Menlo).

SOUTH SIDE OF WEST 29TH STREET

37. 1332 W. 29th Street Contributing
Circa 1900

This house retains many of its original Classical Revival details, such as bracketed eaves, bulbous porch columns with composite order capitals, but numerous additions have been made to the back of the house. This house may have been built circa 1900 at another location and moved to this site in 1905 when it was owned by Maude Cullin Robinson (widow of Charles Robinson). It was later owned by Joseph Lucas who lived here at least from 1905 to 1916, and was later converted to a rooming house.

38. Leroy and Sarah Clark House Contributing
1340 W. 29th Street
1908

This intact, one story Craftsman bungalow has a gabled roof with flared, bracketed eaves. On the main facade, the doorway and a band of casement windows

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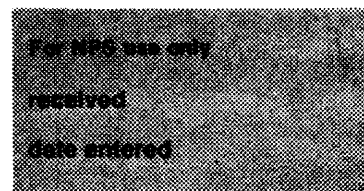
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Continuation sheet District, Los Angeles

Item number 7

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7. DESCRIPTION -- continued

are sheltered by a bracketed shed eave. Below the eaves at the top of the wall surface on the main facade is a lattice-work ventilator, and beneath it a band of diamond shaped panels. Leroy and Sarah Clark were the original owners and lived here until 1914. Leroy Clark was the secretary of the California Home Extension Association, and by 1914 his occupation is listed in the city directory as "real estate".

39. Henry Valk House Non-contributing

1346 W. 29th Street
1908

Builder: R.C. Thompson

While this Craftsman style house retains many original details, the application of stucco over the original wood siding and the replacement of the original roof with a red tile roof make it a non-contributing structure. A smaller house stood on this site before the present structure was built in 1908 and it was moved to 3417 Walton Avenue. The original owner of the present house was Henry Valk, a painter who lived here at least until 1912. By 1915 this was the home of Gratz W. Helm, the chief of the field division of the U.S. General Land Office. He lived here with his family for many years.

40. 1352 W. 29th Street. Contributing
Circa 1905

This basically intact hipped roof house combines the asymmetrical and picturesque massing of more Victorian structures with Colonial Revival details such as the pedimented entrance porch. The eaves are bracketed. A three-sided bay to the east of the porch has a leaded glass transom window. William Chamberlin, a real estate investor, owned this property in 1905, and probably built this house as an investment (see 2821 Menlo). The first known resident was William M. Kirkpatrick, a fruit dealer who lived here only from 1907-1908.

41. Sydney and Sarah Guest House Contributing
1358 W. 29th Street
Circa 1903

This wood shingled house resembles several of the Menlo Avenue houses which have large steeply pitched gables on their main facades. In this case there is a bullseye window with four exaggerated "keystones" at the apex of the gable. The house marks the transition from the Shingle Style to Craftsman architecture. Its hipped roof has flared eaves and exposed rafter tails. The low pitched gabled roof combination entrance porch-porte cochere may reflect a Craftsman-era addition. Also, the dormer on the west face of the hipped roof was probably added. The building is otherwise intact and in good condition. In 1903 the house was owned by Sarah and Sydney Guest. He was a cashier for a Pasadena realtor, George W. Stimson, and by 1910 they had moved to Pasadena. From 1912-1914 this was the home of Frank Van Vranken, an assistant superintendent for the Los Angeles street railway company.

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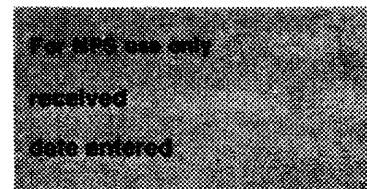
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District, Los Angeles

Continuation sheet

Item number 7

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7. DESCRIPTION -- continued

42. Thomas and Sarah Beatty House Contributing
1360 W. 29th Street
Circa 1904

This turn of the century house has a hipped roof that has a central raised ridge with ventilators, giving the structure an unusual profile. The asymmetrical facade has a large, hipped roof open entrance porch supported by simple Tuscan columns, and there is an oriel window supported by simple brackets on the west half of the second story. To the west of the house is an alley.

The house was owned by J. Frank Bowen in 1904, although he did not live here. He was in the real estate, insurance and loan firm of Bowen & Chamberlain. At least from 1908 until 1924 this was the home of Thomas S. Beatty, a retired farmer who moved here from Downey, and his wife.

Number of contributing buildings: 30
Number of non-contributing: 12

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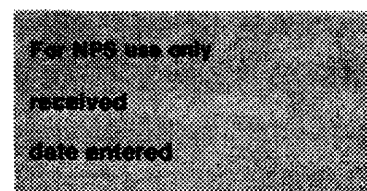
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8. SIGNIFICANCE -- continued

That the area was successfully developed beginning in the mid-1890s attests to the entrepreneurial skills of Edwin S. Rowley, the real estate developer who subdivided the Rowley Tract. Rowley lived at 2621 Menlo (razed), and built over twelve of the houses on Menlo Avenue for resale and investment purposes. Most of the homes he built are located on the west side of Menlo Avenue. In his History of Los Angeles City and County (1931), William A. Spalding included in the significant events for the year 1889 that Rowley had visited Los Angeles and purchased the first of his real estate holdings. In 1890, he recorded, Rowley and five other organized the German American Trust and Savings Bank, a forerunner of the Security Pacific. In 1893, noted that Rowley had returned to L.A. and "became prominent in real estate subdivision building." Rowley first appears in the Los Angeles city directory in 1888 when he had an office in Los Angeles as president of the California Loan and Trust Company, although he lived in Omaha, Nebraska. By 1893 he was living in Los Angeles, and his occupation was listed as "capitalist." Rowley is first listed as living at the southwest corner of W. Adams and Menlo in 1896 when his occupation is listed as "real estate and loans." His house was one of the first to be built on Menlo Avenue. He and his wife Kate (listed in 1920 as corresponding secretary for the Children's Hospital Society) continued to live at 2621 Menlo Avenue until 1927, but by 1929 they had moved to 335 S. Rimpau Boulevard. By 1936 Rowley had died.

The houses in the district were the first to be built on the entire length of Menlo Avenue, a north-south street. The northern end of Menlo Avenue is just north of Olympic Boulevard, and the street extends intermittently to the southern city limits. Real estate and insurance atlases and city directories indicate that by 1897 there were twelve homes on Menlo Avenue, of which three were probably still under construction as they were indicated as "vacant," and none on this part of West 29th Street. By 1905 there were houses on all of the lots on Menlo Avenue except for one, and there were four houses on the portion of West 29th Street that is included in the district.

Most of the houses in the district are the work of local builders. A number of the houses were built as rental properties for owners who lived elsewhere, and by investment companies. A handful of the houses in district are known to have been designed by the eminent Los Angeles architect Sumner P. Hunt (1865-1938) who designed the nearby Casa de Rosas School (Froebel Institute), a private school, located nearby at 950 W. Adams Boulevard (1894). Hunt practiced with Theodore Eisen from 1895 and with A.W. Eager from 1899 to 1908 when he formed a partnership with Silas R. Burns. The firm of Hunt and Eager's designs include the Raymond Hotel in Pasadena (razed) and the Kinney House on Alvarado Terrace while the firm of Hunt and Burns many notable designs include the Automobile Club of Southern California on S. Figueroa (1922-23) and the Southwest Museum in Highland Park (1912 and later).

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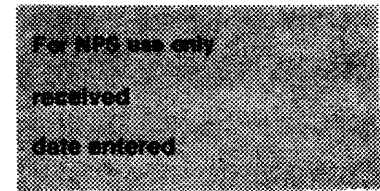
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Menlo-W. 29th St. Historic

Continuation sheet District, Los Angeles

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8. SIGNIFICANCE -- continued

As might be expected in Los Angeles during its initial period of development, many of the residents were involved in one way or another with extracting or exploiting the area's natural resources, or in building and developing the new city. They included among their numbers many skilled professionals -- doctors, lawyers, teachers, and a minister, as well as bankers, investors, manufacturers, real estate investors, engineers, gardeners, clerks and laborers.

Many of the early residents were related to one another by blood or by marriage, and in a few cases two business partners each lived in the district. In several cases a family moved from one house on Menlo to another. Many of the first residents continued to live in the area until into the 1920s and 1930s. A lifelong neighborhood resident recalls seeing sightseers drive up and down the street admiring the beautiful houses in the 1920s.

Little is known of the ethnic background of the first residents, although the surnames listed in the city directories suggest that they were a multi-cultural group, as is true of the area today. Many of the early residents had surnames which suggest that may have been of "Yankee" or Anglo-Saxon origin -- Lindley, Rowley, Ross, etc. Some had surnames which suggest other origins -- Kious, Cohn, Van Vranken, etc. Several residents were active in the Jewish community. The wife of William Ignatius Foley, another owner and occupant of 2833 Menlo, was Sarah Dolores Sepulveda, the daughter of Jose Delores Sepulveda of the Palos Verdes Ranch. Jennie V. Mitchell, who owned the property at 2833 Menlo Avenue from 1898 to 1901 was listed in the Negro Trail Blazers of California, and was one of few Black women to own property in the City (the 1900 Census lists only 188 houses owned by "Negroes"). She is not listed in the city directory, and did not reside in the house, probably because at that time Blacks were not welcome in this part of the city. She may well have bought the property as an investment to take advantage of the fear of the area's white residents, much like the Black businessman quoted in J. Max Bond's 1936 study on "The Negro in Los Angeles" (see Section 9),

One day I bought a piece of land in the Adams street district. The next day I filled a wagon full of Negro children and took them out to my property. The whites wanted to know what I was doing there. I told them I was going to build an orphan's home for Negro children. I made a net profit of \$2,000 on my investment. (p. 34)

Deed restrictions and covenants prohibited sales of some of the properties in the area to Blacks or Asians; all such restrictions were invalidated by the 1948 U.S. Supreme Court case, Shelley v. Kraemer.

A life-long resident recalls that the Japanese Consul in Los Angeles lived in a house on Menlo (razed; present site of a church) with his family, servants and chauffeur for about twenty years ending in about 1925, although this could not
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National Park Service**

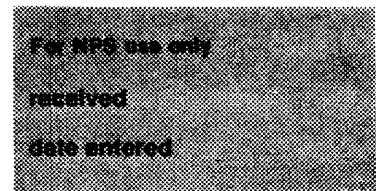
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Menlo-W. 29th St. Historic
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8. SIGNIFICANCE -- continued

be verified. The Japanese of Los Angeles, 1869-1920 notes that many Japanese residents moved to the area following 1903 when Japanese workers were brought from San Francisco to replace striking Pacific Electric Mexican laborers. Many of them operated nearby nurseries, while others worked as gardeners and created a number of Japanese style gardens that were very popular in Los Angeles by the 1920s. The Japanese were prohibited from owning property due to the Alien Land Law passed in 1913. Prior to World War II there were also a number of Japanese houseboys in the West Adams area. Many of them worked four to six hours per day and also attended the University of Southern California. Since World War II many Mexican American residents have settled in the area.

During the Depression, and in response to the acute housing shortage after World War II, a number of the houses were divided into apartments and boarding homes -- in some cases by elderly women who had lived in the homes with their families for many years. Conversion to rental units has continued until now, although at a much abated pace in recent years. Within the past twenty-five years a few of the original houses on Menlo Avenue were destroyed or damaged by fire while others were demolished to make way for apartment buildings that were never built. A number of the houses have been carefully preserved through ongoing sensitive maintenance efforts and recent renovations. Others reflect a pattern of what might be termed preservation by neglect -- the buildings have been spared from insensitive remodeling due to lack of upkeep by absentee owners. In general, the buildings are remarkably intact and have suffered only minor, reversible alterations.

Within the past ten years renewed resident interest in the neighborhood has developed. The North University Park Community Association, founded in 1978, is dedicated to revitalizing the neighborhood by conserving existing older buildings and implementing a development plan compatible with the area's historic character. The West Adams Heritage Association (organized in 1982 as the Arlington Heights Heritage Association and renamed the following year) is dedicated to promoting restoration and preservation in the North University Park and other neighborhoods in the West Adams area, enhancing the quality of life in the area, and administering beautification projects. The City of Los Angeles has developed the city's first specific preservation plan to encourage historic preservation in this section of North University Park. Enacted by a 1983 ordinance, the North University Park Specific Plan established a set of guidelines and created a design review board to advise the City concerning the compatibility of proposed construction, demolition or relocation projects with the historic and cultural character of the area. In November, 1986 the West Adams Heritage Association's Fourth Annual Historic House Tour will include Menlo Avenue.

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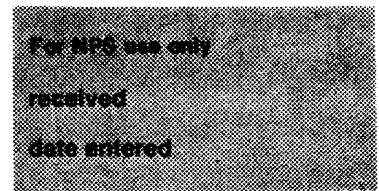
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District, Los Angeles

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9. MAJOR BIBLIOGRAPHICAL REFERENCES -- continued

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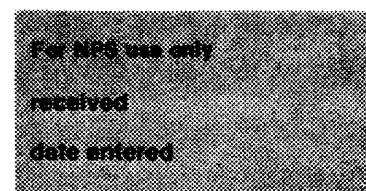
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9. MAJOR BIBLIOGRAPHICAL REFERENCES -- continued

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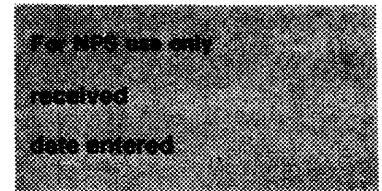
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NOTE: Many of the houses in the district were built before the City of Los Angeles began recording building permits in 1905, and building permits are missing for several of the post-1905 buildings, making it difficult to pinpoint exact construction dates, builders and architects. Numerous difficulties were experienced in researching the history and architecture of this area because the major source for research on Los Angeles history, the Los Angeles Public Library, is closed due to a fire last Spring. Among the repositories used in preparing the nomination were the Seaver Center of the Los Angeles County Museum of National History, City of Los Angeles branch libraries, the public libraries of Pasadena and Beverly Hills, the Los Angeles County Law Library, and the California Historical Society.

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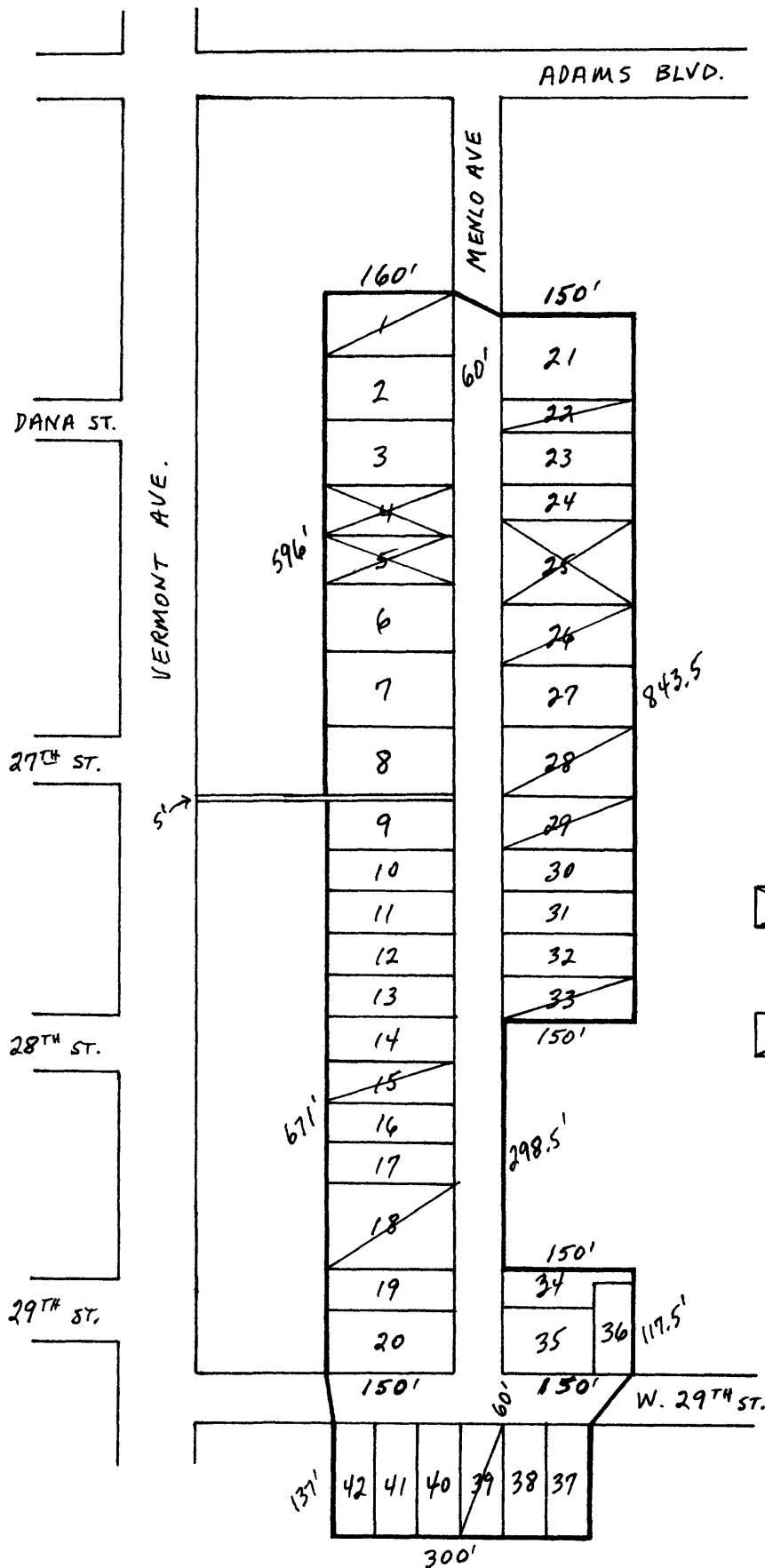
Menlo-W. 29th St. Historic

Continuation sheet District, Los Angeles



Item number 10

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Boundaries have been drawn to include those buildings in the Menlo Avenue and W. 29th St. blocks which contribute to the significance of this district. Excluded buildings are of more recent date, lack integrity of design, or may be of a historically different use and do not contribute to the significance of this district.



MENLO AVENUE — WEST 29TH STREET
 HISTORIC DISTRICT
 LOS ANGELES, CALIFORNIA

-  VACANT SITE / NON-CONTRIBUTING
-  NON-CONTRIBUTING STRUCTURE

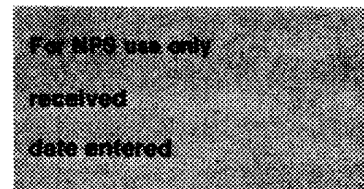


SCALE
 1/4 inch = 50 feet

NUMBERS CORRESPOND TO
 BUILDING NUMBERS IN TEXT
 OF NOMINATION FORM

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Continuation sheet Photo Log Item number Page 1

Photo #1 of 38.

Samuel K. Lindley House, Building #1, Menlo Avenue-West 29th Street Historic District

2627 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking west/southwest.

Photo #2 of 38.

Building #2, Menlo Avenue-West 29th Street Historic District

2631 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking west.

Photo #3 of 38.

Building #2 (right) and R. S. Crombie House (Building #3), Menlo Avenue-West 29th Street Historic District

2631 (right) and 2643 (left) Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking west/southwest.

Photo #4 of 38.

R. S. Crombie House, Building #3, Menlo Avenue-West 29th Street Historic District

2643 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

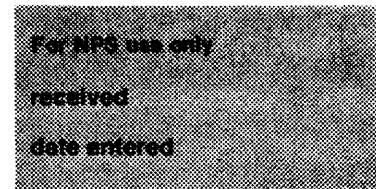
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking west/southwest.

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Continuation sheet Photo Log Item number Page 2

Photo #5 of 38.
Vacant Lots (#s 4 & 5), with Buildings #6 and #7 in background, Menlo Avenue-
West 29th Street Historic District
2645 (#4), 2653 (#5), 2663 (#6), and 2673 (#7) Menlo Avenue. City and County
of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking southwest.

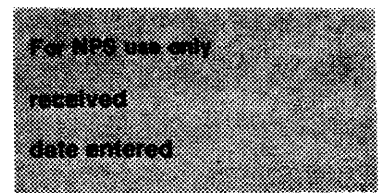
Photo #6 of 38.
Buildings #6 (right) and #7 (left), Menlo Avenue-West 29th Street Historic
District
2663 (right) and 2673 (left) Menlo Avenue. City and County of Los Angeles,
California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking southwest.

Photo #7 of 38.
James and Florence Scarborough House, Building #8, Menlo Avenue-West 29th
Street Historic District
2679 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west/southwest.

Photo #8 of 38.
Robert and Elizabeth Brown House, Building #9, Menlo Avenue-West 29th Street
Historic District
2701 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west.

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Continuation sheet Photo Log Item number Page 3

Photo #9 of 38.
Building #10, Menlo Avenue-West 29th Street Historic District
2707-2709 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west/southwest.

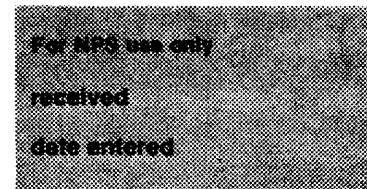
Photo #10 of 38.
Building #s 10 (right), 11, 12, 13, Menlo Avenue-West 29th Street Historic District
2707-2709 (right), 2711-2713, 2717, 2723 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking southwest.

Photo #11 of 38.
Charles and Margaret Bisbee House (Building #11), right, and Building #12, Menlo Avenue-West 29th Street Historic District
2711-2713 (right) and 2717 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west.

Photo #12 of 38.
Building #12 (right) and George Warren House (Building #13), Menlo Avenue-West 29th Street Historic District
2717 (right) and 2723 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west.

**United States Department of the Interior
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Continuation sheet Photo Log Item number Page 4

Photo #13 of 38.
George and Mary Taylor House, Building #14, Menlo Avenue-West 29th Street
Historic District
2727 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west/northwest.

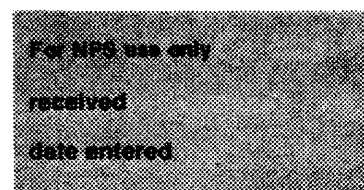
Photo #14 of 38.
George Fishburn House (Building #15), right, and Building #16, Menlo Avenue-
West 29th Street Historic District
2801 (right) and 2803 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west.

Photo #15 of 38.
Warren P. Fishburn House, Building #17, Menlo Avenue-West 29th Street Historic
District
2811-2813 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking northwest.

Photo #16 of 38.
Korean Independent Christian Church (now Salon del Reino de Los Testigos de
Jehova), Building #18, Menlo Avenue-West 29th Street Historic District
2821 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west/northwest.

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Photo #17 of 38.
Buildings #19 (right) and #20 (left), Menlo Avenue-West 29th Street Historic District
2827 (right) and 2823 (left) Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west/northwest.

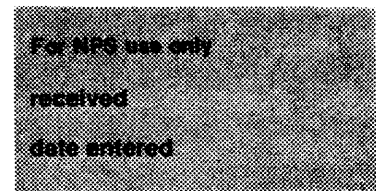
Photo #18 of 38.
Building #20, Menlo Avenue-West 29th Street Historic District
2833 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking west/northwest.

Photo #19 of 38.
Alfred J. Salisbury House, Building #21, Menlo Avenue- West 29th Street Historic District
2630 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking east.

Photo #20 of 38.
Building #22 (left) and Henry and Susie Albers House (Building #23), Menlo Avenue-West 29th Street Historic District
2636-2638 (left) and 2640 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking east.

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Photo #21 of 38.
Henry and Susie Albers House, Building #23, Menlo Avenue-West 29th Street
Historic District
2640 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking east/northeast.

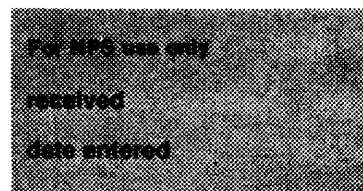
Photo #22 of 38.
Arthur H. Conger House (Building #24), right, and Albers House (Building #23),
Menlo Avenue-West 29th Street Historic District
2646 (right) and 2640 Menlo Avenue. City and County of Los Angeles,
California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking northeast.

Photo #23 of 38.
Vacant Lot (#25), left, and Building #26, right, Menlo Avenue- West 29th
Street Historic District
2654 (left) and 2660 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking east/southeast.

Photo #24 of 38.
Building #27, Menlo Avenue-West 29th Street Historic District
2666 Menlo Avenue. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking northeast.

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Photo #25 of 38.

Building #29 (right) and James and Sarah Jowett House (#28), Menlo Avenue-West
29th Street Historic District

2702 (right) and 2678 (left) Menlo Avenue. City and County of Los Angeles,
California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking northeast.

Photo #26 of 38.

Louise Pratt House (Building #30), Menlo Avenue-West 29th Street Historic
District

2706-2708 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking east.

Photo #27 of 38.

Louise Pratt House (Building #30), left, and Alice C. Widney House (Building
#31), Menlo Avenue-West 29th Street Historic District

2706-2708 (left) and 2712 (right) Menlo Avenue. City and County of Los
Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking northeast.

Photo #28 of 38.

George Crum House (Building #32), Menlo Avenue-West 29th Street Historic
District

2716 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

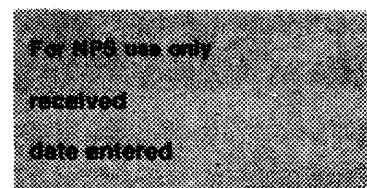
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking east/northeast.

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Photo #29 of 38.

Buildings #33 (far right), #32 (second from right), #31 (third from right), and #30 (left), Menlo Avenue-West 29th Street Historic District 2722 (right), 2716, 2712, and 2706-2708 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking northeast.

Photo #30 of 38.

Buildings #34 (left) and #35, Menlo Avenue-West 29th Street Historic District 2824 (left) and 2830 Menlo Avenue. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking northeast.

Photo #31 of 38.

Gary Van Vranken House (Building #36), Menlo Avenue-West 29th Street Historic District

1329-1331 W. 29th Street. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking northwest.

Photo #32 of 38.

Building #37, Menlo Avenue-West 29th Street Historic District 1332 W. 29th Street. City and County of Los Angeles, California

Photographer: Patricia Murphy

Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053

Date of Photo: September, 1986

Looking south/southeast.

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received
date entered

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Photo #33 of 38.
Leroy and Sarah Clark House (Building #38), Menlo Avenue-West 29th Street
Historic District
1340 W. 29th Street. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking southwest.

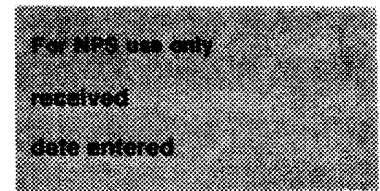
Photo #34 of 38.
Henry Valk House (Building #39), Menlo Avenue-West 29th Street Historic
District
1346 W. 29th Street. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking southeast.

Photo #35 of 38.
Building #40, Menlo Avenue-West 29th Street Historic District
1352 W. 29th Street. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking south.

Photo #36 of 38.
Sarah and Sydney Guest House (Building #41), Menlo Avenue-West 29th Street
Historic District
1358 W. 29th Street. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking south.

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Photo #37 of 38.
Thomas and Sarah Beatty House (Building #42), Menlo Avenue-West 29th Street
Historic District
1360 W. 29th Street. City and County of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking southwest.

Photo #38 of 38.
Building #s 42 (right), 41, and 40, Menlo Avenue-West 29th Street Historic
District
1360 (right), 1358 (center), and 1352 (left) W. 29th Street. City and County
of Los Angeles, California
Photographer: Patricia Murphy
Location of Negative: P. Murphy, P.O. Box 1615, Los Angeles, CA 90053
Date of Photo: September, 1986
Looking east/southeast.

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