

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only the categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North University Park Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Hoover St, Adams Blvd, 28th St, and Magnolia Ave not for publication

city, town Los Angeles

NA vicinity

state California code CA county Los Angeles code 0377 zip code 90007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request of determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR part 60. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephen D. Niles DSHPO
Signature of certifying official/Title

12-30-03
Date

State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of Keeper

Date of Action

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson R. Beall 2-11-04

North University Park Historic District
Name of Property

Los Angeles, California
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> buildings	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	58	8 buildings
<input type="checkbox"/> public-state	<input type="checkbox"/> site	0	0 sites
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	0	0 structures
	<input type="checkbox"/> object	0	0 objects
		58	8 Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources
previously listed in the National Register
1

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/Single and Multiple Dwellings

Current Functions
(Enter categories from instructions)
DOMESTIC/Single and Multiple Dwellings

7. Description

Architectural Classification
(Enter categories from instructions)
LATE VICTORIAN - Queen Anne, Eastlake
LATE 19th & 20th CENTURY REVIVALS - Spanish
Colonial Revival, Tudor Revival
LATE 19th & 20th CENTURY AMERICAN
MOVEMENTS - Craftsman

Materials
(Enter categories from instructions)
foundation Concrete, Wood, Brick, Stone
walls Wood: Shingle, Clapboard; Stucco
roof Asphalt, Tile

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(enter categories from instructions)
Architecture

Period of Significance
1887-1929

North University Park Historic District
Name of Property

Los Angeles, California
County and State

Criteria Considerations

Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Architect/Builder

Various, see continuation sheet

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical Reference

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

- recorded by Historic American Engineering™
Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Community Redevelopment Agency/Los Angeles

10. Geographical Data

Acreage of Property 15.65 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	11	381320	3766380		3	11	381540	3766960	
		Zone	Easting	Northing			Zone	Easting	Northing
2	11	381520	3765120		4	11	381220	3766080	

North University Park Historic District

Los Angeles, California

Name of Property

County and State

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Teresa Grimes & Jim Childs

organization ADHOC

date October 3, 2003

street & number 4211 Glenalbyn Drive

telephone 323-221-0942

city or town Los Angeles

state California

zip code 90065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions (102400018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 1

The North University Park Historic District is located southwest of downtown Los Angeles, near the University of Southern California. The district is roughly bounded by South Hoover Street on the east, West Adams Boulevard on the north, 28th Street on the south, and Magnolia Avenue on the west. This five block area was developed between 1887 and 1929 with one- and two-story residential buildings. There are sixty-six buildings in the district, fifty-eight contributing and eight noncontributing.

Most of the contributing buildings were designed in late nineteenth century and early twentieth century styles, the most common being Queen Anne, Turn of the Century cottage, American Foursquare, English Revival, Mediterranean Revival, and Craftsman. The districts' high level of coherence can be attributed to several factors. First the buildings are similar in scale and conform to a common setback. Second, while the styles of the buildings vary, the buildings are clad in many of the same materials, notably clapboard, shingles, and stucco. There are three smaller groupings of buildings that stand out in the district, the Period Revival style Vista Magnolia Court, the English Revival style apartment buildings on West Adams Gardens, and the American Foursquare houses on Magnolia Avenue.

Of the eight noncontributing buildings, two are apartment buildings constructed well after the period of significance. The others are older houses that have lost their physical integrity due to alterations.

Garages and other secondary buildings were not included in the total of sixty-six buildings in the district. Sanborn maps indicate that most of the properties in the district did not originally include garages. A few of the older, larger houses originally included carriage houses, but they have been demolished. Most of the existing garages are not visible from the public right-of-way.

Many of the older houses retain mature trees from their original landscape plans. The most majestic of the historic trees is the Morton Bay fig in the front yard of the Ibbetson House at the corner of West Adams Boulevard and Magnolia Avenue. Canary Island Date palms were typically planted in front yards at the turn of the century, either individually or flanking front walks. Many are still standing and are incorporated into new landscape plans. Mature eucalyptus trees and clumps of yucca also remain and indicate historic plant preferences.

Historic streetscape improvements consist of the sidewalks on 27th Street and Monmouth Avenue. The narrow, concrete sidewalks are scored in a diamond pattern. The only street trees that appear to be mature enough to be considered historic are the queen palms on 27th Street. Newly planted cinnamon camphors and large silk floss trees also grace 27th Street. Hoover Street is planted with podocarpus, West Adams Boulevard has cinnamon camphors, and Magnolia Avenue has crepe myrtles, jacarandas, and cinnamon camphors. There are modern cobra lights at the intersections. Otherwise, there are no other light standards.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 2

1. Alfred J. Salisbury House Contributing
2703 South Hoover Street, Los Angeles, CA 90007
Bradbeer & Ferris, Architect
1891

This two-and-one-half-story, wood-framed residence is an outstanding example of the Queen Anne style. Designed to face two street frontages, the residence has gables over two facades, connected by a curved corner porch roof. The open front porch extends across the whole facade and part of the northern side to a second entrance. Ornamentation includes turned and decorated porch supports, ornate brackets, spindle and spool relief carving on and below the gabled pediment, fish scale shingling, rounded building corners, and an elaborate brick chimney. The interior includes a spiral staircase. No major exterior alterations are evident. The residence retains a high level of integrity. The yard is surrounded by a tall, non-original fence on the two street-facing sides. Historic landscaping includes eucalyptus trees on the side and rear, two Canary Island date palms, and two Mexican fan palms.

The residence was built for Alfred J. Salisbury, a retired New York businessman. It was acquired several years later by Daniel T. Hedges, a Los Angeles real estate agent. In 1897, it became the Cumnock School of Oratory, and after the turn of the century it was again a residence belonging to John Hauerwaas, a Los Angeles businessman. The residence was listed as Historic-Cultural Monument #240 on April 9, 1981.

2. William W. Cockins House Contributing
2653 South Hoover Street, Los Angeles, CA 90007
Bradbeer & Ferris, Architect
1894

This large, two-and-one-half-story residence is an impressive example of the Queen Anne style. It is built in an irregular plan and has a complicated roof massing. The exterior is clad in two types of clapboard siding, which is divided by fish scale shingles. Major architectural features include a raised central entrance, a full-length porch, which partially wraps around one side, a large corner domed turret topped by a finial, a pedimented porch entry area, steeply-pitched gables on the front and side elevations, a second story balcony, and several projecting bays. Architectural details include a wood porch balustrade, decorative porch columns, plasterwork detailing, leaded glass, a carved wood entry door, beveled glass in the windows flanking the door, and flat wood window surrounds. The interior was altered to accommodate separate rooms for boarders, and was rehabilitated in 1997 by USC for its Center of Occupation and Lifestyle Redesign. The exterior was also rehabilitated and retains a high level of integrity. It appears that the yard was re-landscaped when the house was rehabilitated. The landscaping includes an iron fence on the two street-facing sides, crepe myrtles, liquid ambers, and a decomposed granite path from the surface parking lot at the rear to the main entrance.

The residence was built for William and Sarah Cockins who lived there until 1903, when ownership passed to Thomas P. Newton who resided there until 1908. Newton's 1922 obituary noted that he built the first automobile in the state of Montana. In 1911, the residence

United States Department of the Interior -
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 3

was converted into a duplex and in later decades functioned as a boarding house. The residence was listed as Historic-Cultural Monument #519 on February 1, 1991.

3. Drake Residence Contributing
2633 South Hoover Street, Los Angeles, CA 90007
Thomas Preston, Architect
1901

This building is a two-and-one-half-story structure, built in an irregular plan and designed in a manner influenced by the Craftsman and Shingle styles. There is a two-story carriage house/barn designed in a similar manner at the rear of the lot. Major architectural features include a raised offset entrance, an inset porch, a main gable facing the street elevation, a second story balcony, a small dormer window on the main facade, a hexagonal two-story side bay, and rear dormers. Architectural details include a carved wood entry door, cut stone porch supports, wide eaves, sawn rafters, a sawn beam supported by brackets at the second-story, decorative shingling in dark earth tones, diamond-pane glass, oversize brackets, and flat wood window surrounds. The entry area has been altered and additions have been made to the rear; however, the residence retains most of its physical integrity. The front yard is attractively landscaped with mature camellias around the foundation and mature sycamore trees on each side of the front walk.

In the September 8, 1897 issue of *Builder & Contractor*, Henry Henderson, court stenographer, is listed as contemplating the erection of a two-story residence on Hoover Street. In 1902, there was a structure assessed on the lot for \$6,000. Henry Henderson was the owner; however, Charles R. Drake, the president of the Seaside Water Company was residing at the address. On December 28, 1927, permit #38317 was issued for interior alterations to the eighteen-room residence. At that time, it was used as a rooming house and C.R. Drake was the owner.

4. A. E. Kelly Residence Contributing
1140 West Adams Boulevard
Los Angeles, Ca 90007
Bradbeer and Ferris, Architect
1892

This building is a two-and-one-half-story residence with wood clapboard siding and wood paneling on the first floor exterior walls, and fish scale shingles on the second floor. It is built in an irregular building plan and is designed in Queen Anne style. A massive brick bay at one corner includes a chimney and a large arched window opening filled with a single pane at the lower level and a leaded glass panel at the upper level. Dual stairs at the opposite corner lead to a raised wrap around corner porch that provides access to the house by way of three doors. The building is covered with a high-pitched intersecting gabled roof system. Other architectural details include an eyebrow dormer, stylized vegetable ornamentation at the gable ends and leaded glass windows. On the interior a straight staircase rises from an off-center entrance hall and shelters a leaded glass window and double window seats. The original wainscot, wood trim, floors, and doors are intact. The physical integrity and condition of the residence are fair. It appears that the changes to the original design may have resulted from earthquake damage in 1971.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 4

Several features that are clearly depicted in an historic photograph are missing, including a chimney on West Adams Boulevard, the conical roof over the circular part of the porch, and a tower over the second story bay. In addition, the latticework on the porch has replaced the original wood railing. The residence is so massive and otherwise intact, however, it continues to contribute to the character of the district. Furthermore, it could be restored based upon historic photographs. The yard is sparsely landscaped with one jacaranda and three mature eucalyptus trees. A low concrete retaining wall set back approximately two feet from the sidewalk appears to be original. The wall is approximately one foot in height and decorated with simple cast panels and pedestals.

The residence was constructed in 1892 for A.E Kelly. The 1895 Los Angeles City Directory shows Kate A. Kelly, widow, residing at the address. The residence was listed as Historic-Cultural Monument #295 on July 12, 1985.

5. 1156 West Adams Boulevard Noncontributing
Los Angeles, CA 90007
E. B. Rust, Architect
1925

The design of this two-story apartment building was influenced by Classical Revival architecture. It is generally rectangular in plan with the exception of two shallow projecting wings at the front. It is covered with a red tiled roof that is hipped except at the projecting wings where it is gabled. Each side portion contains a circular-headed window at the ground floor and a pair of narrow flat-headed windows on the upper floor, simulated quoins at the corners, and a pediment-like gable with a centered decorative medallion. The entrance is centrally located and is reached by a short flight of steps that lead to a terrace across the recessed portion. The entrance is protected by a projecting porch with a roof supported by square Tuscan style columns combined with a frieze and a cornice topped with a wrought iron railing. While the massing, roof, and many of the details remain intact, the exterior has been restuccoed and the original windows have been replaced with aluminum sashes.

6. 1180 West Adams Boulevard Contributing
Los Angeles, CA 90007
Architects unknown
1912

This building is a two-story residence with wood clapboard exterior walls. It has an irregular plan and is designed in a manner influenced by the Colonial Revival style. Major architectural features include a main entrance that faces into the side yard, a symmetrical facade, hipped roof, recessed raised entrance with ornate surround consisting of pilasters which support curvilinear brackets and a balustrade of urn shapes, dormer windows, oriel windows, and a roofed porch at the Adams Boulevard elevation. Architectural details include flat window and door openings, ornate leaded windows with curvilinear designs, and a continuous horizontal band between floors. The residence retains a high level of physical integrity. The only exterior alteration appears to be the loss of the chimney top.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 5

The reason the entrance to the residence faces the side yard is because it was moved to this lot from across the street. Presumably it was reoriented to accommodate the slightly smaller lot. It appears that the house was moved in 1914, as there was a permit issued for a sewer connection that year. At this time, the house was owned by Robert Ibbetson, a local businessman who lived next door.

7. Ibbetson House Contributing
1190 West Adams Boulevard
Los Angeles, CA 90007
Robert Ibbetson, Architect
1899

This building is a two-story residence designed in an eclectic manner with late Victorian and Richardsonian Romanesque influences. Located on a site at the corner of West Adams Boulevard and Magnolia Avenue, the residence has an irregular plan covered with a combination of stone over red brick exterior walls. The West Adams Boulevard elevation is asymmetrical in design and dominated by a two-story tower covered with a domed roof and a raised side entrance porch. Other architectural features include a large dormer with double windows, a rear porte cochere, an oriel-style window on the Magnolia elevation that is flanked by small arched windows, and a gabled roof executed in a metal tile. Architectural details include extensive use of leaded glass and a iron porch railing. The name "Carlton" is inscribed over the door. The residence appears to retain a high level of physical integrity. The front yard features a gigantic Morton Bay fig tree on the east side of the lawn and mature Canary Island date palms on each side of the front walk. A non-original iron fence surrounds the property on the street-facing sides. A uniform hedge of pink roses is planted along the fence. A surface parking area is located on the rear.

The residence was the home of Robert and Maud Rice Ibbetson. Robert Ibbetson designed and built homes in Laguna, Corona, and Los Angeles. The 1898 Los Angeles City Directory lists his occupation as the secretary of the Mechanics Savings Mutual Building and Loan Company. In the 1900 directory his occupation was simply described as real estate and insurance. The residence was listed as Historic-Cultural Monument #350 on March 29, 1988.

8. 2627 Magnolia Avenue Contributing
Los Angeles, CA 90007
Architect unknown
1907

This two-story residence expresses the transition from the late Victorian to the Craftsman styles. The residence has a rectangular plan and a shingled exterior. Major architectural features include a raised offset entrance, a full-length porch with a shed roof, a main gable facing the street elevation, and a medium-pitched gabled roof. Architectural details include oversized brackets, exposed rafter ends, wood porch supports, flat wood window surrounds, a brick chimney, and small pane glass. The residence appears to retain a high level of physical integrity. The front yard features a mature Canary Island date palm near the main entrance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 6

The original owner of the residence was E.L. Ervine. The contractor was C.H. Suwell. On November 10, 1908, a permit was issued to add a porch in the front and additional rooms to the rear. Julia and Phillip Duffy were the owners at the time. Julia was the president and Phillip was the secretary of the Duffy Lumber Company.

9. 2631 Magnolia Avenue
Los Angeles, CA 90007
Thomas Vigus, Builder
1902

Contributing

This two-and-one-half-story residence is a good example of an American Foursquare with late Victorian elements. It has the classic boxy, rectangular plan of an American Foursquare, but is covered with a front-facing gabled roof rather than the usually hipped roof. There is clapboard siding on the first floor and shingling on the upper floors. Major architectural features include a raised offset entrance, a half-length porch, two slant bays connected by a miniature balustrade at the second floor, an inset window flanked by small columns under the gable end, a dormer window on the side elevation, and a medium-pitched gabled roof. Architectural details include wood porch columns, a wood porch balustrade, a plain frieze at the first floor, sawn rafter ends, diamond pane glass, side slant and square bays, and a rear staircase. The residence appears to retain a high level of physical integrity. The yard is attractively landscaped and features a new concrete driveway, a brick path from the driveway and the sidewalk, and medium-sized sycamore trees on each side of the main entrance.

The residence is one of five constructed by Thomas Vigus, who was the vice-president of the Los Angeles Lumber Company. Vigus built a larger number of residences in Los Angeles. These five were built as speculative investments and are excellent examples of middle class, turn of the century houses in Los Angeles. The residence was purchased by William Taylor, a carpenter.

10. 2635 Magnolia Avenue
Los Angeles, CA 90007
Thomas Vigus, Builder
1901

Contributing

This two-story residence is a good example of an American Foursquare with late Victorian elements. It has the classic boxy, rectangular plan and hipped roof of an American Foursquare with highly detailed windows associated with the late Victorian. Major architectural features include a clapboard exterior, a raised central entrance, an inset porch, a medium-pitched hipped roof, a projecting second floor wing with a flared gabled roof, two square side bays, and a small side balcony. Architectural details include a plain frieze at the first floor, wide eaves with sawn rafters, a Palladian type window at the second floor, stickwork under the gable end, and interesting window treatments. There is a rear addition. The residence appears to retain a high level of physical integrity.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Los Angeles County, California
North University Park

Section number 7 page 7

The residence is one of five constructed by Thomas Vigus, who was the vice-president of the Los Angeles Lumber Company. Vigus built a larger number of residences in Los Angeles. These five were built as speculative investments and are excellent examples of middle class, turn of the century houses in Los Angeles. The residence was purchased by Albert Forman, who worked for the Los Angeles Electric Company.

11. 2639 Magnolia Avenue
Los Angeles, CA 90007
Thomas Vigus, Builder
1901

Contributing

This two-story residence has the classic boxy, rectangular plan and hipped roof of an American Foursquare. Major architectural features include a shingled exterior, a raised central entrance, an arched porch opening, a medium-pitched hipped roof, a central dormer/vent with a hipped roof, and square and slant side bays. Architectural details include a small second story balcony supported by a bracket, a miniature balustrade in front of the dormer/vent, wide eaves with sawn rafter ends, a tripartite window with curved transom, small pane glass, saw tooth shingling, and flat wood window surrounds. The residence appears to retain a high level of physical integrity.

The residence is one of five constructed by Thomas Vigus, who was the vice-president of the Los Angeles Lumber Company. Vigus built a larger number of residences in Los Angeles. These five were built as speculative investments and are excellent examples of middle class, turn of the century houses in Los Angeles. The residence was purchased by R.W. Poindexter. Robert Poindexter, born in Philadelphia in 1849, moved to Los Angeles in 1883. In 1886, he formed a partnership in the real estate business with John C. Byram. He was the manager of the 100,000-acre Simi Ranch in Ventura County.

12. 2643 Magnolia Avenue
Los Angeles, CA 90007
Thomas Vigus, Builder
1901

Contributing

This two-story residence has the classic boxy, rectangular plan and hipped roof of an American Foursquare. Major architectural features include a clapboard exterior, a raised offset entrance, an inset porch, a steeply-pitched hipped roof, a projecting second story wing with a gabled roof, a slant bay on the front elevation, and slant side bays. Architectural details include half-timbering in the gable end, simple wood porch posts, a plain frieze above the porch, decorative brackets, wide eaves, a brick chimney, flat wood window surrounds, and a rear staircase. There has been a rear addition. The residence appears to retain a high level of physical integrity. The front yard is attractively landscaped with a picket fence next to the sidewalk, roses, a boxwood hedge, and one large ycamore tree.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 8

The residence is one of five constructed by Thomas Vigus, who was the vice-president of the Los Angeles Lumber Company. Vigus built a larger number of residences in Los Angeles. These five were built as speculative investments and are excellent examples of middle class, turn of the century houses in Los Angeles. The residence was purchased by T.S. Wadsworth, who was involved in the real estate business. Nathan Newby, an attorney with the firm Valentine & Newby lived at this address in 1903.

13. 2647 Magnolia Avenue
Los Angeles, CA 90007
Thomas Vigus, Builder
1901

Contributing

This two-and-one-half-story residence has the classic boxy, rectangular plan and hipped roof of an American Foursquare. This building is covered with clapboard siding on the first floor and shingling on the upper floors. Major architectural features include a raised offset entrance, an inset porch, a medium-pitched hipped roof, a central gabled roof, and side slant and square bays. Architectural details include a symmetrical second floor, arched porch supports, elaborate wood porch posts and railing, four decorative brackets and plasterwork detailing above the first floor windows, saw tooth shingling, wide eaves with sawn rafter ends, a pierced gable bargeboard supported by brackets, diamond pane glass, a brick chimney, and a semi-circular window beneath the gable. The residence appears to retain a high level of physical integrity. There is a new concrete driveway and brick path from the driveway and the sidewalk. A picket fence separates the small front yard from the sidewalk. The yard is planted with agapanthus instead of lawn. Large jacaranda trees are located on each side of the front walk.

The residence is one of five constructed by Thomas Vigus, who was the vice-president of the Los Angeles Lumber Company. Vigus built a larger number of residences in Los Angeles. These five were built as speculative investments and are excellent examples of middle class, turn of the century houses in Los Angeles. The residence was purchased by R.W. Poindexter. Robert Poindexter, born in Philadelphia in 1849, moved to Los Angeles in 1883. In 1886, he formed a partnership in the real estate business with John C. Byram. He was the manager of the 100,000-acre Simi Ranch in Ventura County. This residence changed hands four more times between 1902 and 1910.

14. 2651 Magnolia Avenue
Los Angeles, CA 90007
Architect unknown
1902

Contributing

This one-story residence is a classic example of a turn of the century cottage. It has a rectangular plan with clapboard siding and a hipped roof. Major architectural features include a raised offset entrance, an inset porch, a slant bay with a gabled roof on the front elevation, a central dormer/vent with hipped roof, and slant and square side bays. Architectural details include an entry door flanked by half sidelights, a closed porch railing, a plain frieze at the roof line, shingling under the gable end, diamond pane glass, and flat wood window surrounds. The residence appears to retain a high level of physical integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 9

The residence is one of a group of three turn of the century cottages that were owned by someone by the name of Wright in 1901 and may have all been built by him. The residence was first owned by William Cory. On February 3, 1913, a permit was issued to construct an addition on the rear. At that time, the residence was owned by J.S. Hutchins.

15. 2657 Magnolia Avenue Contributing
Los Angeles, CA 90007
Architect unknown
1902

This one-story residence is a good example of a turn of the century cottage. It has a rectangular plan with shingled siding and a hipped roof. Major architectural features include a raised offset entrance, a medium-pitched hipped roof, and a central dormer/vent with a hipped roof. Architectural details include a plain frieze and a row of dentils at the roof line, flared eaves, a tripartite window with diamond pane glass, a side slant bay, and flat wood window surrounds. It appears that there was originally a recessed porch at the entrance, which has been partially enclosed. Otherwise, the residence remains intact. The front lawn is sparsely landscaped with one liquid amber and one conifer on each side of the main entrance.

The residence is one of a group of three turn of the century cottages that were owned by someone by the name of Wright in 1901 and may have all been built by him.

16. 2661 Magnolia Avenue Noncontributing
Los Angeles, CA 90007
Architect unknown
1904

This was a one-story residence like the ones at 2657 and 2651 Magnolia Avenue, but was remodeled in the Spanish Colonial Revival style sometime in the 1920s. The residence retains the boxy, rectangular shape of a turn of the century cottage, and the hipped roof is still visible. The exterior is now covered with stucco and there is a stepped parapet that is surrounded at one corner by the edge of the original roof that is fit with red tiles. The street-facing facade is divided into two bays. A recessed entry porch is located in one half, while the other half is occupied by a tripartite window. Architectural details include a wing wall over the entrance to the driveway.

The residence is one of a group of three turn of the century cottages that were owned by someone by the name of Wright in 1901 and may have all been built by him.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 10

17. 2671 Magnolia Avenue Contributing
Los Angeles, CA 90007
Frederick Roehrig, Architect
1894

An outstanding example of the Colonial Revival style, this two-and-one-half-story residence has a rectangular plan and a clapboard exterior. The structure originally had a symmetrical facade, but now the porch is partially enclosed. There is a raised central entrance, an inset porch with flat roof, a second story balcony with a gabled roof above flanked by two dormers with curved roofs, a medium-pitched hipped roof, nine dormers with curved roofs on the side and rear elevations, and a front slant bay. Architectural details include Ionic porch and balcony columns, there is a continuous elaborate frieze at the roof line decorated with swags, flowers, and garlands, fluted pilasters on the sides of the house, rows of dentils at the first and second floors, a wood front door with small pane glass flanked by side lights, inset paneling below the second story balcony windows, and flat wood window surrounds. Other alterations include the loss of the chimney and the replacement of the dormer windows. The residence is so massive and otherwise intact, that it continues to contribute to the character of the district. Furthermore, it could be restored based upon historic photographs.

The residence was built for Charles C. Carpenter in 1894. It was moved from three adjacent lots on West 27th Street in 1925. Frank C. Boyd, a building contractor, was the assessed owner at the time.

18. 2620-26 Magnolia Avenue Contributing
Los Angeles, CA 90007
Garrett & Bixby, Architect
1912

The design of this two-story apartment building was influenced by Classical Revival and Colonial Revival styles. The wood-framed structure has a rectangular plan and clapboard exterior. Major architectural features include an inset raised entrance with four entry doors, a symmetrical facade, a slant porch roof supported by chains, two slant second story bays with flat roofs, a flat roof with a parapet wall, and side slant and square bays. Architectural details include a short brick porch wall, pilasters which flank the first and second story windows, decorative brackets supporting the bays, a plain frieze at the first floor, decorative brackets at the roof line, and a rear staircase. There have been rear additions, but the building appears to retain most of its physical integrity.

The apartment building was constructed for Robert Ibbetson, and was one of the first multifamily buildings to be constructed in the district. Robert Ibbetson designed and built homes in Laguna, Corona, and Los Angeles. He lived in the district at 1190 West Adams Boulevard, and also moved the house next door at 1180 West Adams Boulevard.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 11

19. 2630 Magnolia Avenue Contributing
Los Angeles, CA 90007
L. A. Building Co., Builder
1902

This two-story residence is an amalgam of several styles. It has the boxy massing and hipped roof of an American Foursquare combined with a Colonial Revival entrance, and late Victorian windows. It has clapboard siding on the first floor and shingling on the second floor. Major architectural features include a raised offset entrance, an inset porch with gable roof above, a medium-pitched hipped roof for the main structure, and a side slant bay. Architectural details include an entry door flanked by fluted pilasters and sidelights, porch posts with inset panels, a plain frieze at the first floor level, a miniature balustrade supported by brackets at the second floor, wide eaves, diamond pane glass, and pattern shingling. Alterations have been made to the entry area and to the windows. There is a rear addition. Nevertheless, the residence retains most of its physical integrity and continues to contribute to the character of the district.

The residence was built by the L.A. Building Company and sold to Louis C. Brand.

20. 2636 Magnolia Avenue Contributing
Los Angeles, CA 90007
Architect unknown
1903

This two-story residence expresses the transition from the late Victorian to the Craftsman styles. The wood-framed structure has a rectangular plan with clapboarding on the first floor and shingling on the second floor. Major architectural features include a raised offset entrance, an inset porch with gable roof, a projecting second story wing with a gabled roof, a medium-pitched hipped roof for the main structure, and side square and slant bays. Architectural details include an entry door flanked by fluted pilasters and sidelights, a decorative porch support beam, simple porch columns, wide eaves, sawn rafter ends, decorative brackets, half timbering under the gable end, a plain frieze at the first floor level, and leaded glass. There is a rear addition. The residence appears to retain a high level of physical integrity. The front lawn features a large, dense ficus tree north of the front walk.

21. 2640 Magnolia Avenue Contributing
Los Angeles, CA 90007
Architect unknown
1900

This one-story residence is a good example of a turn of the century cottage with Colonial Revival style elements. It has a rectangular plan with clapboard siding and a hipped roof. Major architectural features include a raised central entrance, a half-length porch, a medium-pitched hipped roof, a central dormer/vent with hipped roof, a front slant bay, and a side slant bay. Architectural details include a wood porch balustrade, porch posts with inset panels, an entry door with transom above, inset panels below the front bay supported by brackets, sawn rafter ends, and leaded glass. There has been a rear addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 12

The residence appears to retain a high level of physical integrity.

The original owner of the residence was Elizabeth Thompson. She purchased it from Moritz Weber, the builder.

22. 2646 Magnolia Avenue Contributing
Los Angeles, CA 90007
Architect unknown
1904

This one-story residence is a good example of a turn of the century cottage with Classical Revival style elements. It has a rectangular plan with clapboard siding and a hipped roof. Major architectural features include a raised central entrance an inset porch, a gabled roof facing the street elevation, a central dormer/vent with a hipped roof for the main structure. Architectural details include one remaining porch column, a frieze at the roof line with plasterwork detailing, shingling under the gable end, a plaster shield and scrollwork at the apex of the gable, exposed rafter ends, and flat wood window surrounds. Although the front porch has been enclosed, the residence retains most of its physical integrity and continues to contribute to the character of the district. The front lawn features a new brick path from the sidewalk and driveway, and foundation plantings including Indian hawthorne.

The original owner of the residence was Anna Starbird. She purchased it from John Weber, the builder. It is not known if John was related to Moritz Weber who built the house next door. Born in 1852, John Weber came to Los Angeles in 1852 where he became involved in real estate.

23. 2650 Magnolia Avenue Contributing
Los Angeles, CA 90007
Ira Phillips, Architect
1908

This one-story residence is a classic example of a Craftsman style bungalow. The wood framed structure has a rectangular plan with a clapboard exterior. Major architectural features include a symmetrical facade, a raised central entrance, a full-length porch, a large dormer/vent with shed roof, and a medium-pitched gabled roof. Architectural details include an arroyo stone porch wall and porch supports, with crescent moon openings left in the wall, flared eaves, sawn rafter ends, a curved porch beam, flared wood window and door surrounds, a wood entry door with small pane glass, and a tripartite window. The residence appears to retain a high level of physical integrity.

Ira Phillips was the owner, architect, and builder.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 13

24. 2654 Magnolia Avenue
Los Angeles, CA 90007
Architect unknown
1910
Noncontributing

It appears that this one-story residence was originally a turn of the century cottage. While the wood-framed structure retains its boxy shape and hipped roof, it has been substantially altered and no longer contributes to the district. The sides and rear elevations have been stuccoed, while the front is clad with vertical wood boards set above a brick base. A gabled bay projects from the south half of the elevation. Wood-framed double-hung sash windows appear to be original.

25. 2660 Magnolia Avenue
Los Angeles, CA 90007
Architect unknown
1915
Noncontributing

This two-story stucco apartment building has a rectangular plan. The exterior wall material was originally wood and major alterations were made to the building, totally changing its original architectural integrity. The date of these alterations is unknown. Major architectural features include a symmetrical facade, an inset raised central entrance, arched entry opening, a gabled roof above the projecting second story, a partial gabled roof on the front elevation and a flat roof in the rear of the building. Architectural details include tripartite window, inset first floor windows, wide eaves, and flat wood window surrounds. Cut block detailing has been added to the first floor facade. A low concrete wall defines the edge of the sidewalk and driveway.

26. 2666-8 Magnolia Avenue
Los Angeles, CA 90007
Lewis A. Smith, Architect
1920
Contributing

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The wood-framed building has a rectangular plan, stucco exterior, and flat roof. Major architectural features include a raised central entrance with four entry doors, a full-length open porch, a curved porch hood supported by brackets, small balconies at the second floor level, and flat window and door surrounds. The roof is characterized by overhanging eaves supported by brackets. Wood framed windows have simple molded frames. The building appears to retain its physical integrity. There is a tall hedge of eugenia on the north property line.

The original owner of the building was Jessie D'Arche, who was a musician. He also owned the apartments in West Adams Gardens. L.A. Smith was the architect. Smith worked for the Gilly-Fletcher Company, the builders of this apartment as well as those in West Adams Gardens.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 14

27. 2672 Magnolia Avenue
Los Angeles, CA 90007
Architect unknown
1923

Contributing

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The wood-framed building has a rectangular plan, stucco exterior, and flat roof. Major architectural features include a raised central entrance, a symmetrical facade, an arched porch opening, with balcony above, a red tile hood at roof level, and a flat roof with a stepped parapet wall. Architectural details include multi-paned entrance doors, red tile detailing, a turned wood balustrade at the balcony, and small pane glass. The building appears to retain its physical integrity. * The original owner of the building was Max Paller. Louis Goldstein and Max Paller worked for the firm Paller and Goldstein, a sheet metal company located at 2881 West Pico Boulevard.

28-34.1158-1176 West Adams Boulevard
Los Angeles, Ca 90007
Lewis A. Smith, Architect
1920

Contributing

This multifamily residential complex consists of seven two-story buildings sited with their long axes parallel to West Adams Gardens, a private street. The buildings have stucco exterior walls with exposed half-timber framing and are designed in a manner influenced by the Tudor Revival style. The buildings are similar in design and are reached by raised entrance terraces that are enclosed with medium height brick walls. Other architectural features include dormer windows and intersecting gabled roofs. Architectural details include flat pointed arch openings at side porches and French type doors. The buildings appear to be unaltered and retain their physical integrity. All of the garages but one have been demolished. Non-original iron gates are located at both ends of West Adams Gardens. Queen palms are planted along the private street, and a low boxwood hedge defines the edge of the sidewalks and front walks.

Jessie D'Arche developed the complex. He also developed apartment buildings at 1133 and 1157 West 28th Street and 2666 Magnolia. He is listed in the 1917 Los Angeles City Directory as a musician living at 1943 Alessandro. L.A. Smith was the architect and the Lilly-Fletcher Company was the builder. The complex was listed as Los Angeles Historic-Cultural Monument #297 on December 18, 1992.

35. 2611-13 Monmouth Avenue
Los Angeles, CA 90007
Arthur A. Bitter, Builder
1924

Contributing

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The wood-framed building has a rectangular plan, stucco exterior, and flat roof. Major architectural features include a symmetrical facade, a raised central entrance with four entry doors, a tile hood at the roof line, a flat roof with a stepped parapet wall, and a shallow porch hood. Architectural details include simple porch

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 15

columns, decorative brackets supporting the porch roof hood, a decorative plaster molding around the windows, an arched plaster panel with garlands and swags above the first floor windows, and red tile detailing. The building appears retain its physical integrity.

The owner and builder of the apartment building was Arthur A. Bitter.

36. 2623 Monmouth Avenue Noncontributing
Los Angeles, CA 90007
1896/1929

This residence was originally designed as an American Foursquare. In 1929, it was stuccoed and a porch was added, giving it a Spanish Colonial Revival flavor. The two-story wood-framed structure still retains its boxy shape and hipped roof. Major architectural features include a raised offset entrance with three entry doors, arched porch openings, a red tile shed roof over the porch, a medium-pitched hipped roof with a central dormer, and a second story balcony. Architectural details include flat wood window surrounds, exposed rafter ends, a brick chimney, and red tile detailing. While the residence has been substantially altered, it contributes to the character of the district as the alterations occurred during the period of significance and as the residence appears to retain most of its physical integrity from the 1920s.

37. 2627 Monmouth Avenue Contributing
Los Angeles, CA 90007
Architect unknown
1929

The architecture of southern Spain influenced the design of this three-story apartment building. The wood-framed building has a rectangular plan and a stucco exterior. Major architectural features include a raised offset entrance, arched porch openings, a red tile shed roof over the porch, a second story wing with a tiled roof, a second story balcony with Moorish openings, a flat roof with a parapet wall for the main structure, and a third story open penthouse. Architectural details include arched and circular windows, an arched entry door, an arched course at the first floor, exposed rafter ends, and decorative plasterwork. The building appears to retain its physical integrity. The front lawn is attractively landscaped with three large queen palms. Foundation plantings include: pittisporum, agapanthus, agave, and bronze flax.

In 1901 there was a residence on the lot assessed for \$1,000. The owner was Louis A. Stahl, the director of the Tropical Land Company. In 1929, the residence was either demolished or moved to make way for the existing apartment building. The owner was Ernest F. Hoffman, a construction superintendent, who lived in the district at 2627 Monmouth. The building is one of the few examples of the Spanish Colonial Revival style in the district, and marks the end of the period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 16

38. 2633 Monmouth Avenue
Los Angeles, CA 90007
Architect unknown
1895

Noncontributing

This building is a two-story structure that has had stucco applied over the original wood. Originally constructed in a manner influenced by late Victorian architecture, it has had a large second story addition, which greatly mars the integrity of the original residence. Major architectural features include a raised offset entrance, a wraparound porch, a steeply-pitched hipped roof, a medium pitched gable roof on the front elevation, a side bay, and the projecting second story addition above the porch. Architectural details include a turned wood balustrade, a paneled entrance door with glass pane, diamond pane glass, pattern shingling under the gable end, jigsaw-cut brackets, sawn rafter ends, and flat window surrounds. There has been a rear addition.

This residence was constructed for David and Fannie Shanks in 1895. David Shanks was a mining engineer. In 1913, a permit was issued for interior alterations. Florence and Claude Kesler were the owners at the time. Claude Kesler was a teller at the Security Savings Bank. As the date of the exterior alterations is unknown, the building is considered noncontributing.

39. 2635 Monmouth Avenue
Los Angeles, CA 90007
Architect unknown
1900

Contributing

This two-story residence expresses the transition from the late Victorian to the Craftsman styles. The wood-framed structure has a rectangular plan with clapboarding siding. Major architectural features include a raised offset entrance, a projecting second story wing with a gabled roof above the porch area, a long side wing with a sleeping porch above, and a steeply-pitched gabled roof for the main structure. Architectural details include an entrance door with beveled glass and partial sidelights, a cut block porch wall with wood porch supports, sawn brackets, a cut block porch wall with wood porch supports, sawn brackets, exposed rafter ends, and a plain frieze at the first floor. There has been a rear addition, a sleeping porch has been added, and alterations have been made to the entry area.

In 1901, there was a structure assessed on the lot for \$1,000, the owner was Flora E. Fargo. John F. Fargo, a physician, is listed as at this address in the 1901 Los Angeles City Directory. In 1913 a permit was issued for a two-story addition. The owner at the time Joseph Radford, vice-president of the Los Angeles Hibernian Savings Bank. In 1914, another permit was issued for interior alterations. While the residence has had some alterations, it contributes to the character of the district as the alterations occurred during the period of significance and as the residence appears to retain most of its physical integrity from the Teens.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 17

40. 2639 Monmouth Avenue
Los Angeles, CA 90007
Charles H. Wedgewood, Architect
1892

Contributing

This two-story Colonial Revival style residence is covered by a side-facing gabled roof and clad with clapboarding on the first story and shingling on the second story. Major architectural features include a raised central entrance, a second story curved bay, a small square side bay, and a rear balcony. Architectural details include elaborate plasterwork panels, a decorated frieze at the roof line, a row of dentils at the first and second floor, exposed rafter ends, decorative brackets, a brick chimney, wood-framed windows with leaded glass in the upper sashes, and flat wood window surrounds. The residence has had some unfortunate exterior alterations, but could be restored. On the street-facing elevation the first story has been stuccoed and a large addition was added to the rear in 1935. The residence is now an eighteen room boarding house for university students.

The original owners of the residence were John and Isophene Bailhache. Adlai E. Stevenson, internationally known political figure, was born in this residence on February 5, 1900. Stevenson's father, Louis, was the assistant general manager of the Los Angeles Examiner, but moved his family to Bloomington, Illinois about 1906. Adlai Stevenson later became the Governor of Illinois. He was the Democratic candidate for the U.S. Presidency in 1952 and 1956. At the time of his death in 1965, he was the U.S. Ambassador to the United Nations. The residence was listed as Los Angeles Historic-Cultural Monument #35 on August 20, 1965.

41. 2643 Monmouth Avenue
Los Angeles, CA 90007
Architect unknown
1894

Contributing

This two-story residence is a good example of Folk Victorian architecture. The wood-framed structure has an irregular plan sheathed in clapboard on the first story and shingles on the second story. Major architectural features include a raised offset entrance, a full-length porch with shed roof, a steeply-pitched main gable facing the street elevation, a second story balcony on the side, a hexagonal tower with cap, and a side turret with cap. Architectural details include a turned wood porch balustrade, simple porch posts, a paneled wood entry door, flat wood window surround, fish scale shingling on the turret, and detailed woodwork. There have been window alterations and additions to the rear. Nevertheless, the residence retains most of its physical integrity.

The residence was moved to this lot in 1907. The owner at the time was Blanche Ward. In 1938, a permit was issued to convert the residence into a two-family dwelling. The owner as Laura Wallace.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California

Section number 7 page 18

North University Park

42. 1129 West 27th Street Noncontributing
Los Angeles, CA 90007
Architect unknown
1950 circa

This two-story apartment building has been remodelled in the Colonial Revival style. The wood-framed structure has a rectangular shape, a stucco exterior, and a mansard roof. Tuscan columns support the roof where it hangs over the primary elevation. The centrally located main entrance is topped with a pediment. Shutters are flanking the multipaned windows. The Canary Island Date palm in the front yard is probably a remnant of the landscaping from the original house on the lot.

43. 1131 West 27th Street Contributing
Los Angeles, CA 90007
Lewis A. Smith, Architect
1919

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The wood framed building has a U-shaped plan, stucco exterior, and flat roof. Major architectural features include projecting eaves on the front, supported on decorated deep brackets nine across the front and two on each end. The raised central door has a curved canopy projecting above it. The door is reached by a low flight of stone steps. A pair of small casement windows are located in a recessed panel above the entrance, with three sashes, the middle one of which is wider than the sides. On the lower level there are similar groups of windows. The building appears to be unaltered and retains its physical integrity. The front yard was recently re-landscaped and features three white birch trees, a boxwood hedge, and Indian Hawthorne planted around the foundation.

The original owner of the building was Jessie D'Arche, who was a musician. He also owned the apartments in West Adams Gardens. Lewis A. Smith was the architect. Smith worked for the Lilly-Fletcher Company, the builders of this apartment as well as those in West Adams Gardens.

44. 1139 West 27th Street Contributing
Los Angeles, CA 90007
Architect unknown
1911/29

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The wood-framed building has a rectangular plan, stucco exterior, and flat roof. Major architectural features include overhanging eaves supported by pairs of brackets to a flat soffit, a projecting porch with arched entrance supported on Ionic tyle round columns, oriel windows on the upper floors, and a two-story bow window. Under the oriel window a pair of French doors provide access to a projecting balcony. Architectural details include decorated stucco chimneys, plain frieze under eaves, wrought iron balcony balustrades and projecting sills on upper windows supported by brackets and decorated with simulated handrails. This building appears to be unaltered and retains its

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 19

physical integrity.

This building was constructed at Wilshire and Mariposa in 1911, and moved to this site in the late 1920s. In 1949, a permit was issued to Mr. E. Harris to change the building from four to eight units.

45. 1155 West 27th Street
Los Angeles, CA 90007
Lewis A. Smith, Architect
1920

Contributing

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The wood-framed building has a rectangular plan, stucco exterior, and low-pitched side-facing gabled roof. Major architectural features include a symmetrical facade, a central classic porch projecting in front of the main entrance door, and a balcony over the entrance porch. Architectural details include Tuscan type columns, flat window and door openings, brick chimneys at each gable end, turned balusters at the balcony, and shutters. The entrance is approached by a short flight of concrete stairs. This building appears to be unaltered. * The original owner of the building was Jessie D'Arche, who was a musician. He also owned the apartments in West Adams Gardens. L.A. Smith was the architect. Smith worked for the Lilly-Fletcher Company, the builders of this apartment as well as those in West Adams Gardens.

46. Miller and Herriott Tract House
1163 West 27th Street
Los Angeles, CA 90007
Joseph Cather Newsom, Architect
1887

Contributing

An outstanding example of the Eastlake style, this two-and-one-half-story residence has an irregular plan and a clapboard exterior. Major architectural features include a wraparound porch, a multi-plane high-pitched gabled roof, balconies and a three-story tower supported by open porches on the lower levels. Architectural details include shingling, a Chippendale style balustrade surrounding the porch, pediments above entrance stairs and at gable ends, and lattice work covering foundation wall. The residence is in excellent condition and retains a high level of physical integrity. The yard is attractively landscaped and retains a few original features. In the median strip there is an iron hitching post and four free-standing, concrete pillars about knee high. A low iron fence surrounds the yard. Two mature magnolia trees are located to each side of the front walk.

The residence was constructed as a model home by the developers of the tract, Miller and Herriott. William T. Fixen, proprietor of the Chicago Dry Goods Company, was the first owner. The residence has had over twenty-five owners since that time. The residence is the only building in the district that is individually listed in the National Register. It was also listed as Historic-Cultural Monument #242 on April 9, 1981.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 20

47-51. Vista Magnolia Court
1201-1215 West 27th Street
Los Angeles, CA 90007
Joseph F. Rhodes, Architect
1926

Contributing

This garden court apartment complex consists of five, two-story buildings grouped in an open U-shaped plan. The buildings are generally rectangular in shape and have a projecting central portion. They have stucco covered exterior walls and low-pitched roofs with overhanging eaves. Entrance doors are slightly raised and are capped with projecting pediments. Architectural details include flat window and door openings, casement windows, and a decorative horizontal band below the second story windows. A period style courtyard light is located in the garden area. The buildings appear to be unaltered and retain a high level of physical integrity. The two street-facing sides of the yard are surrounded by a privet hedge. Two large magnolia trees are located on each side of the front walk. A boxwood hedge defines the edge of the walk within the courtyard.

In 1925 building permits were issued for the construction of five, two-family buildings on this site. The owner was Florence P. Rothert, who resided at 687 South Harvard Boulevard. The site plan and character of the complex contributes to the visual time line of architectural styles found in the district.

52. Kiefer Residence
1204 West 27th Street
Los Angeles, CA 90007
Theodore Eisen & Sumner P. Hunt, Architects
1895

Contributing

The design of this late Victorian style residence was influenced by the architecture of France. The two-and-one-half-story building is dominated by an extremely tall hipped roof. Major architectural features include a clapboard exterior, an asymmetrical facade consisting of curved bays at both the first and second floor levels, a raised inset porch at one side, a central dormer, and a stone wall below the first floor windows. Details include closed eaves, flat window and door openings, tall slender chimneys, a porte cochere, and a curved opening to the porch. The interior consists of rooms arranged on both sides of a large reception hall, elaborate portieres, and oak cabinetry. The building has been altered by the removal of the ornate beveled and leaded glass panels in the entrance doors and sidelights and the loss of the chimneys. Otherwise, the residence retains a high level of physical integrity. The front yard is sparsely landscaped but features a mature magnolia on the west and a gigantic yucca at the main entrance.

John Kiefer, the original owner, was the proprietor of Troy Laundry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 21

53. 1194 West 27th Street Contributing
Los Angeles, CA 90007
John C. Austin, Architect
1906

This building is a two-story wood-framed residence with a clapboard exterior. It is built with an irregular plan and designed in a transitional style that was common between the Craftsman and late Victorian eras. Major architectural features include an asymmetrical facade that is dominated by a two-story projecting gabled bay. This extension has a symmetrical design with centered windows, a single window at the first level, a pair of windows at the second level, and a triple vent at the third level. This wing is covered with two widths of clapboard. The entrance is raised, centrally located, and protected by a hip roofed porch with brick columns, and exposed corbel style wood braces. A two-story slant sided tower occupies the northwest corner of the elevation. The chimney has been restored. The residence retains a high level of physical integrity. The front yard is densely landscaped and features a new driveway constructed of river rocks set between red bricks laid in a criss-crossing pattern. There are two hedges, one near the sidewalk and one next to the house. Mature orchid trees and bamboo screen the yard from the property on the west. Other plants include azaleas, ornamental ginger, and Indian hawthorne.

Willard J. Doran, the original owner, was the vice-president of Crocker Bank.

54. 1186 West 27th Street Contributing
Los Angeles, CA 90007
Arthur S. Heineman, Architect
1909

This two-story wood-framed residence is one of the best examples of the Craftsman style in the district. The building has an irregular plan covered by a series of low-pitched gabled roofs. Major architectural features include a shingled exterior, a raised offset entrance porch, extensive use of stone work for porch columns and chimney, a second floor balcony, and exposed structural members such as rafters, brackets in the gable ends and paired columns at the upper balcony. Architectural details include flat window and door openings, overhanging exposed wood lintels, window boxes and an unusual muntin pattern. The residence retains a high level of physical integrity.

Mary E. Smith was the original owner.

55. John C. Harrison House Contributing
1160 West 27th Street
Los Angeles, CA 90007
Architect unknown
1891

This two-and-one-half-story residence is one of the finest examples of the Queen Anne style in the district. It has an irregular shape covered in a variety of materials including clapboard and fish scale shingles. A three-story tower is located at the northwest corner of the facade and a wraparound porch extends from the tower across the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 22

facade at the first floor level and continues around the side of the building. Other ornamentation includes brackets below the roof and decoration in the gable panels. The building has a complex gabled roof system that includes four overlapping and intersecting gables in the main elevation, and a hexagonal roof with finial at the tower. The porch is covered by a shed roof supported by double columns and a decorative turned balustrade runs along its perimeter. No exterior alterations are evident. The building is designed with three viewable facades as typical of the Miller and Herriott Tract residences. The residence retains a high level of physical integrity. The front yard is sparsely landscaped, but retains a mature Canary Island Date palm.

The residence was built for John Cleves Short Harrison, a retired Indiana businessman.

56. 1154 West 27th Street
Los Angeles, CA 90007
F. Heartigan, Builder
1923

Contributing

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The rectangular-shaped building is sheathed in stucco. Major architectural features include a symmetrical facade, a raised projecting central entrance porch with arched opening that is topped by a balcony enclosed by corner piers and turned balusters, and a flat roof surrounded by a parapet. Architectural details include projecting eaves at the front with a flat soffit supported by four pairs of brackets, French windows opening onto the balcony that are flanked by wide tripartite windows composed of a fixed middle section and two double-hung side windows and similar windows on the first floor that are contained in slightly recessed curved bays. The building appears to be unaltered.

Nathan Canton was the original owner.

57. De Pauw Residence
1146 West 27th Street
Los Angeles, CA 90007
Bradbeer & Ferris, Architect
1894

Contributing

This two-story residence was designed in the Queen Anne style. The wood-framed structure has an irregular shape and a clapboard exterior. Major architectural features include a wrap around porch, a pedimented gabled roof over the porch at front and side facades, an entrance to the porch at side, a corner tower, multi-planed facades, and a parapet at the roof. Architectural details include generally flat window and door openings combined with a multipaned curved window above the first floor pediment, shingling, Ionic columns and open balustrades enclosing porch, a cornice with dentils and lattice work enclosing the foundation wall. In 1952, the building was damaged by fire. The original roof was not reconstructed. Other alterations include the enclosure of an open porch above the first floor pediment at the front and enclosure of the front portion of the first floor porch. The front yard is sparsely landscaped, but features three large clumps of yucca.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 23

The original owner, Mrs. Francis W. De Pauw, was a well known philanthropist. She lived there until 1901, when the house was purchased by William E. Rogers.

58. 1140 West 27th Street Noncontributing
Los Angeles, CA 90007
Architect unknown
1950 circa

This two-story apartment building has a wood framed structure, a rectangular shape, a stucco exterior, and a flat roof. Each unit is individually accessed from the side elevation. An exterior staircase cuts back and forth on the primary elevation leading to a balcony, which runs the full length of the side elevation. A thin metal rail with geometric inserts defines the edge of the staircase as well as the balcony. The flat roof extends over the balcony. Doors are plain slabs and windows are aluminum sliders.

59. 1136 West 27th Street Contributing
Los Angeles, CA 90007
Architect unknown
1901

This two-story multi-family structure has a stucco exterior covered by a side gabled roof. Major architectural features include an overhanging second floor supported by brackets, a symmetrical facade, a flat roof at the rear, and a raised recessed entrance with four doors in an arched opening. Architectural details include flat window and door openings, wood timbering, and French type entrance doors. Windows on the first floor are groupings of one wide and two narrow, and on the second floor the windows are paired. The roof rafters are exposed. Exterior stairs at the rear lead to the second floor. The front yard features mature trees and foundation plantings.

Albert C. Jones was the original owner of the building. In 1910, a permit was issued to move the building from 1140 to 1136 West 27th Street, a distance of approximately 25 feet. Jones, who was affiliated with Cyrus J. Williams Productions, owned the building until 1917. The ownership between 1921 through 1927 is listed in the City Directories as either C.J. Williams or Manly Williams. Manly Williams was a rancher who resided at 1140 West 27th Street.

60. 1130 West 27th Street Contributing
Los Angeles, CA 90007
Architect unknown
1895

This two-story, wood-framed residence is a good example of the Folk Victorian style. The exterior is clad with a variety of materials including clapboards and fish scale shingles. Major architectural features include an asymmetrical facade, a full-length raised porch that is covered by a shed roof, overlapping gabled walls that face the front, and a side entrance. Architectural details include flat window and door openings, dentils, Tuscan type columns and windows decorated with colored squares in the upper sashes. A portion of the porch has been enclosed. Otherwise, the residence retains its physical integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 24

The original owner of the residence was Albert C. Jones, who also owned the property next door at 1136. In 1901, the property included the east 30 feet of Lot 37, all of lot 38, and the west 30 feet of lot 39. In 1916, the size of the lot was reduced to a portion of lots 38 and 39 and the ownership was transferred to James Barker.

61. 1120 West 27th Street Contributing
Los Angeles, CA 90007
Bradbeer & Ferris, Architects
1894

This building is a two-story residence with a clapboard exterior. It is built with an irregular plan and is designed in the Queen Anne style. The main elevation is dominated by a projecting wing that features a slant bay with three windows at the first level, and a Palladian window and balcony at the second level, all with a gabled roof. Other architectural features include a curved wrap-around porch, a corner tower and a prominent roof composed of intersecting gables and conical shapes. Architectural details include an arroyo stone foundation, pediments, and ornamental detailing in banding and in the pediments. The residence retains a high level of physical integrity. The front yard features a mature Canary Island Date palm near the corner of the porch and foundation plantings.

The original owner of the residence was Mrs. Sarah Pease.

62. 1117 West 28th Street Contributing
Los Angeles, CA 90007
Edward Harlamert, Architect
1923

The design of this two-story apartment building was influenced by the architecture of the Mediterranean region. The rectangular-shaped building is sheathed in stucco. Major architectural features include a symmetrical facade, a raised central pair of entrance doors reached by a short flight of steps, a full-length terrace with groups of entrance and French doors, a flat roof with a stepped parapet and a skirt of clay tiles at the roof level. Architectural details include flat window and door openings, awnings and flat exterior wall surfaces. The building is unaltered with the exception of the installation of awnings. The landscaping in the front yard is symmetrically arranged with a eugenia tree at each corner of the building. The main entrance is flanked by a pink oleander and a yellow hibiscus.

63. 1121 West 28th Street (behind 1117) Contributing
Los Angeles, CA 90007
Architect unknown
1895

This building is a two-story wood-framed residence with tongue and groove siding. It is built with a generally rectangular plan and is designed in the Folk Victorian style. Major architectural features include a wrap around porch, a second-story porch, three entrance doors from porch, a gable roof over the porch entrance, an arched porch opening,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 25

and a medium-pitched gabled roof. Architectural details include decorated bargeboards, wood porch railing with turned wood porch posts, fish scale shingles under the gable ends, transoms over doors, panels below windows, and a corner turret with a capped roof and finials. This building appears to be unaltered except for the modification of the entrance area and installation of an awning at side porch.

This building originally stood at the front of the lot. It was constructed by Justin S. Coffin. In 1923, James M. Hull, the new owner of the property, moved the house to the rear of the lot to make way for the existing apartment building.

64. 1123 West 28th Street
Los Angeles, CA 90007
Architect unknown
1893
Contributing

This two-story wood-framed residence is a good example of Folk Victorian architecture. It has a generally rectangular plan and narrow clapboard and shingle exterior walls. Major architectural features include a double hipped medium-pitched roof that terminates with a finial, a wraparound porch reached by a flight of wooden stairs, a second story balcony over the entrance and a two gabled projections adjacent to the porch. Architectural details include ornate decoration in the form of spindle work, medallions, carved brackets, and fish scale shingles. This residence appears to be unaltered. The front yard features mature Canary Island Date palms to each side of the main entrance and foundation plantings.

Fred Ludlow owned the house in 1901, but there is no record that he lived in it. The City Directories state that the First United Brethren Church was at this address. They may have rented the house from Ludlow. A native of Springfield, Ohio, Ludlow moved to Los Angeles in 1897 and purchased the Natic Pharmacy. In 1903, the owner and resident of the house was Dr. W.F. Perry.

65. 1177 West 28th Street
Los Angeles CA 90007
Architect unknown
1901
Contributing

This two-story residence is a good example of the Craftsman style. It has a clapboard exterior covered by a series of gabled roofs. Major architectural features include an asymmetrical facade, a raised entrance porch with a gabled roof that covers the central entrance, and a shed roof that continues to the side of the house, the main roof is high pitched and composed of intersecting gables with the main ridge parallel to the front and gabled dormers. Architectural details include very wide roof overhangs, open carved brackets, flat bargeboards, projecting rafters, brick porch parapet, and square porch posts. The residence appears to retain most of its physical integrity. A mature Canary Island Date palm is located on the east side of the front lawn.

The first assessed owner of the residence was May P. Corson.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 7 page 26

66. 1179 West 28th Street
Los Angeles, Ca 90007
E.S. Sheplone, Builder
1911

Contributing

This two-story Colonial Revival style residence has narrow clapboard exterior walls and a hipped roof. It is built with an irregular-shaped plan and reflects classical influences in its design. The asymmetrical facade has a raised offset entrance that is recessed behind the main plane of the facade and emphasized by a projecting porch that is covered by a gabled roof with a pedimented end wall. Full-height Tuscan columns support an entablature with a frieze that continues around the house above the first floor windows. A central dormer has a pedimented gabled cover. A three panel window on the first story is covered with a single slope roof. A medium-width roof overhang is supported by short brackets. The windows are decorated with flat continuous surrounds. The residence appears to be unaltered. * In 1911, a permit was issued for the construction of this residence. The owner was the First United Brethren Church. At the time, the church was located at 1123 West 28th Street. medium-height stairs leading to the entrance porch. A wood balustrade protects the second level porch. The exterior appears to be unaltered and in good condition. The front yard is neatly landscaped with a mature Mexican fan palm on the west. Non-original brick planters trim the lawn and are filled with roses and perennials.

The first assessed owner of this house, as well as the one next door, was the State Bank and Trust. The ownership then changed several times.

United States Department of the Interior

National Park Service

**National Register of Historic Places
Continuation Sheet**Los Angeles County, California
North University Park

Section number 8 page 1

The North University Park Historic District is eligible for listing in the National Register under Criterion C. The historic district is significant in local history as an intact grouping of middle class housing built during the late nineteenth and early twentieth centuries. This period of time was the heyday of the neighborhood's development as a fashionable streetcar suburb of Los Angeles. The buildings in the district represent the prevailing architectural styles of Southern California from 1887 through 1929. They reflect the transition from the Victorian to the Period Revival styles. The works of some of the most prominent architects in Los Angeles are represented within the district, which contains many important examples of Queen Anne, Eastlake, Shingle Style, Colonial Revival, and Tudor Revival architecture. There are only a few such neighborhoods remaining in the City of Los Angeles that retain their physical integrity to the same degree as North University Park.

Agriculture was the primary industry in the North University Park area during the days of the Pueblo. In 1781 the pueblo that later became the City of Los Angeles was founded on the banks of the Los Angeles River by forty-four Spanish settlers of mixed ancestry. The pueblo grant included the four square leagues (thirty-six square miles) surrounding a central plaza. The approximate boundaries of the original pueblo in present day terms are Hoover Street, Fountain Avenue, Exposition Boulevard, and Indiana Street. During that period, the North University Park area was just on the outskirts of the town and was known as West Los Angeles.

Until the later part of the nineteenth century, West Los Angeles was used exclusively for grazing and agriculture. The transfer of one hundred and sixty acres to the Southern District Agricultural Society in 1872 and the subsequent development of Agricultural Park on that land was an indication of the significance of the agricultural industry to early Los Angeles. Agriculture Park was initially intended and later re-dedicated to displaying the agricultural products of the state's Southern District. By 1908, Exposition Park, as it became known, had become an inner-city park surrounded by residential neighborhoods.

It was in the vicinity of Agricultural Park that the first planned residential subdivision took place. In 1874, a group of businessmen-investors bought a large tract of land just outside the pueblo and built a horse car line to their holdings. Despite the "Main Street and Agricultural Park Railroad" and the elegantly platted "West Los Angeles" subdivision recorded in 1876, lot sales and building activity were virtually nil. A drought and depression gripped Los Angeles for the next five years.

As business began to revive with the winter rains of 1879, the developers of West Los Angeles determined to make a new attempt to promote sales. They revived a project for a university first advocated by Judge Robert MacClay Widney in 1871 and later sponsored by one of the elders of the Methodist Episcopal Church. Three prominent investors in the tract, ex-Governor John G. Downey, Ozro W. Childs, and Issias Hellman, donated 308 lots for the establishment of the University of Southern California. On September 4, 1880, more than a thousand citizens gathered in the dusty fields to witness the laying of the cornerstone.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 2

With this start, West Los Angeles (its name now changed to University) began to grow. A post office was opened in 1883, followed by a general store on the southwest corner of Jefferson and University Avenue. The earliest residents in the University area were well-to-do individuals whose fortunes had been derived primarily through real estate and mining investments locally, and from resources brought with them to California from other parts of the country. They typically purchased five to ten acre parcels on which they constructed substantial houses and planted orchards. Charles F. Harper purchased a tract of land that includes most of the historic district and built a house for his wife and nine sons. Harper moved to Los Angeles with his family in 1868 and immediately set up a hardware store on Main Street. The boom of the eighties, actually a short period of time when real estate sales averaged as high as \$12 million a month, was set off by the coming of a second railroad, the Atchison, Topeka, and Santa Fe, and the ensuing rate war which brought fares for the long transcontinental trip to Los Angeles to a ridiculously low level. Beginning in 1886, the boom reached a peak in the early spring of 1887 and a phenomenal bust in the following summer. Pioneering families began subdividing their land for residential development. They were joined by real estate developers who purchased additional land for residential subdivisions.

Beginning in 1886, Harper sold large parcels of land to real estate developers. The Nies Tract, which includes most of Magnolia Avenue from West Adams Boulevard to 27th Street, was recorded in 1886. The following year Harper sold the land, with the exception of the two lots on which his own house stood, on both sides of 27th and 28th streets between Hoover Street and Orchard Avenue. This tract was recorded as the Miller & Herriott's Subdivision of the Harper Tract in August of 1887.

To spur the sale of lots, Miller and Herriott hired Joseph Cather Newsom to design a model house at 1163 27th Street. This house is now the oldest building in the historic district and is individually listed in the National Register. The Monmouth Tract was recorded on September 22, 1887 at the request of R.D. Wade, a real estate and oil investor. It included both sides of Monmouth Avenue between West Adams Boulevard and 27th Street. By 1889, Miller and Herriott had sold twenty-eight lots, however, there were only four other houses in the tract besides the model and the home of Harper.

An important factor in the development of this area was the building of the streetcar line, opened in November of 1891. Horse-drawn cars made the approximately thirty minute trip from the business center of downtown via Flower, Washington, Estrella, 23rd Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard.) This line lent prestige to the properties along its complicated route, providing slow but dignified and reliable transportation. About 1900 it was electrified and remained in continuous service until the 1940s.

The development of the North University Park historic district proceeded rapidly as public transportation became available. Most of the lots in the area were sold to individuals who built houses, however, there were speculative houses constructed as well. In 1901, Thomas Vigus purchased lots 17 through 20 of the Nies Tract. Vigus was the vice president of the Los Angeles Lumber Company and independently constructed houses throughout Los Angeles. He built five houses that year, all of which sold immediately.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 3

In the meantime, Harper moved further west, apparently in search of the semi-rural lifestyle that was all but lost in North University Park. In 1896, he built a large house on the outskirts of Sherman (now West Hollywood.) He sold the house on 28th Street to his son Arthur C. Harper, who lived there during the early part of the century. Arthur had close ties to the community. He and his soon to be wife, graduated from the University of Southern California in 1885. They purchased a lot from his father on Harper Avenue (now 29th Street) and built a house. He was also a founding member of the Church of Christ Scientist on West Adams Boulevard. In 1904, Harper ran unsuccessfully for mayor. He ran again in 1907 and was elected, but was forced to resign amid scandal in 1909. He became the vice-president and manager of the Consolidated Pipe Company and moved to Bakersfield in 1912.

The rapid development of the area was not without its cost. Each new well drew away its share of ground water which had originally gushed to the surface. Each new dwelling, each new family, added to the need for better fire protection, better streets, and more school rooms. In 1896, a ten square mile area southwest of downtown (including North University Park) was annexed by the City of Los Angeles. A series of public improvements were made to the district after annexation including, street paving in 1897, sewer connections in 1910, and storm drain construction in 1930. The street pattern was also changed during this period. Howland was renamed Magnolia Avenue. Originally designed as a cul de sac off West Adams Boulevard, the end was vacated in 1908 and connected to 27th Street. The private street, West Adams Gardens was added in 1920.

More than half of the houses in the historic district were constructed by 1910. Many of these are significant examples of late Victorian architectural styles including Queen Anne, Eastlake, and Shingle Style. Late Victorian architecture encompasses the revival and eclectic styles popular in England and America during the reign of Queen Victoria (1837-1901). The most widespread of these, in terms of American domestic architecture, was named after **Queen Anne** (1702-14). Virginia and Lee McAlester identify "the half-timbered Watts-Sherman house in Newport, Rhode Island as the first American example of the style" in their book, *A Field Guide to American Houses*. By the 1880s, however, the English models executed in stone were supplanted by the American interpretation rendered in wood and heavily decorated with spindle work. The style was spread throughout the country by pattern books and architectural magazines. The expanding railroad network also helped popularize the style by making pre-cut architectural details conveniently available through much of the nation.

One of the earliest examples of late Victorian architecture in southern California is the "Queen Anne Cottage" built on the estate of E.J. Lucky Baldwin in 1881. The largest concentrations of the style occurred in the early suburbs around downtown Los Angeles, such as Angelino Heights, Westlake, and North University Park. There are several outstanding examples of the style in the district including the Salisbury House at 2703 South Hoover, the Cockins House at 2653 South Hoover (1894), the Kelley House at 1140 West Adams Boulevard (1892), the Harrison House at 1160 West 27th Street (1891), the DePauw House at 1146 West 27th Street (1894), and 1120 West 27th Street (1894).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 4

The **Eastlake** architectural style existed only briefly in California before it was subsumed by the Queen Anne. The namesake of the style, Charles L. Eastlake was an English furniture designer. His vision, based on the decorative forms of the Gothic Revival that had been popular in England during the early nineteenth century, was set forth as a book published in London in 1868 under the title *Hints on Household Taste in Furniture, Upholstery, and Other Details*. An American version of the book appeared in 1872 and immediately found a receptive audience. It was the picturesque Gothic decoration that appealed to Americans, and soon firms began to mass produce so called Eastlake products.

It is uncertain where the Eastlake architectural designs came from, but the Eastlake house was characterized primarily by wall surfaces divided into rectangular panels outlined by board moldings. Within the panels were pieces of wood jigsawed into complex patterns. Structural members such as roof beams were carried out in delicate wood spindeling, especially under eaves and at corners where they would be particularly visible. Eaves themselves tended to jut out at sharp angles, making the entire composition seem taut. Whereas Queen Anne was curvilinear and angular, Eastlake was perpendicular and boxy. Constructed in 1874, the Point Fermin Lighthouse in San Pedro is one of the earliest examples of the Eastlake style in Southern California. The Miller & Herriott Residence at 1163 West 27th Street (1887) is the only pure example of the Eastlake style in North University Park. It is individually listed in the National Register.

While many of the large "high-style" houses in North University Park were designed by architects, there are several types of vernacular houses that were not. These types include **American Foursquares, Folk Victorians, and Turn of the Century Cottages**. At the turn of the century, architects were used only by the upper class of society. The middle class people who started to move into North University Park either hired a builder to design a house or ordered a design through a catalog company. By customizing orders, or by using materials found in the region, homes could be distinguished from others in the neighborhood.

Examples of the **Folk Victorian** style in North University Park show influences of the "high-style" Queen Anne and Eastlake architecture but are marked by their less elaborate massing and ornamentation. Prominent features of the style include porches with turned wood supports and trim, L-shaped plans with gable fronts and wings, brackets under open eaves, ornamental wood jigsaw-cut trim at the cornice line and wood siding. Good examples of the Folk Victorian style stand at 2643 Monmouth (1894), 1130 West 27th Street (1895), and 1123 West 28th Street (1895).

One of the most common house types constructed in North University Park between 1900 and 1910 was the one-story, box-like cottage capped by a hipped roof. Usually a dormer, which was also hipped, was centered over the main facade, although a front gable over a three-sided bay was also a favored variation of the basic roof form. A front porch, often recessed, into the facade, visually opposing a bay window, was a ubiquitous element. Detailing and proportions of the openings and bays could link the building either to the Queen Anne, Classical, or Colonial Revival styles. 2646 Magnolia Avenue (1904), 2649 Magnolia Avenue (1900), 2651 Magnolia Avenue (1902), and 2657 Magnolia Avenue (1902) are all classic examples of **Turn of the Century Cottages**.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 5

Found in a few instances in North University Park, **American Foursquare** houses are two-story versions of turn of the century cottages. They are recognized by their square proportions, often given a horizontal emphasis by roof or siding treatments; by the nearly always present hipped roof and dormer; and by a front porch either recessed or attached, spanning all or part of the main facade. Columns suggestive of the classical orders, dentils, and traditional molding and endboards treated as pilasters, and boxed cornices tie these homes to the more complex American Colonial Revival style. They can also be referred to as a "Classic Box." An impressive group of American Foursquare houses were built by Thomas Vigus at 2629, 2633, 2639, 2643, 2647 Magnolia Avenue between 1901 and 1902.

Several historic styles gained popularity in the United States during the last few decades of the nineteenth century. The trend gained momentum with Chicago's Columbian Exposition of 1893, which stressed correct historical interpretations of European styles. This early emphasis on period styles was interrupted and almost overwhelmed by the first wave of architectural modernism which, in the form of the Craftsman and Prairie styles, dominated American houses built during the first two decades of this century.

World War I brought an abrupt end to this first phase of the Modern movement. After the war, fashions in domestic architecture shifted quickly toward the period styles, which had hitherto been favored in architect-designed landmarks. Here, as in Victorian times, a change in technology facilitated a change in fashion. The European models for period styles were almost exclusively built of solid masonry, often with elaborate patterns of decorative stonework or brickwork exposed on the facades. Most domestic architecture in America, in contrast, was of wooden-framed construction; solid masonry was generally confined to expensive houses and luxury apartment buildings. In the early 1920s, inexpensive techniques were perfected for adding a thin veneer of brick or stone to the exterior of traditional wood-framed buildings. The resulting burst of period fashions drew on the complete historical spectrum of European and Colonial American styles and dominated domestic building during the 1920s and 30s.

Domestic English architecture was a source of inspiration for period revival architects during the 1920s and 30s. There were several versions of the **English Revival** style since both simple country cottages and grand Tudor manors were used as models. West Adams Gardens is a group of seven two-story English Revival apartment buildings situated along a private street. Constructed in 1920, the buildings have stuccoed walls with decorative half timbering. The multigabled roofs are characterized by overhanging eaves and exposed rafters. The entrances are preceded by raised terraces surrounded by low brick walls. The buildings retain a high level of integrity, although all but one of the free-standing garages have been demolished. The style was rarely applied to the design of apartment buildings in Los Angeles. It was more commonly used in the design of single family residences, both large and small. Indeed, the individual buildings in West Adams Gardens seem more like spacious Tudor mansions than apartment buildings, however, they are lacking on some of the finer details associated with the style such as leaded glass windows, decorative chimneys, and slat roofing. Nevertheless, the grouping is significant for evoking a strong sense of time and place.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 6

Colonial Revival residences occur infrequently in North University Park, but are worthy of mention due to their exceptional beauty. The Colonial Revival style was often made up of a combination of styles used by colonists on the East Coast. The style became popular in Los Angeles at the turn of the century as the Anglo culture eclipsed the Spanish. Residences in the Colonial Revival style are typically symmetrical in mass and fenestration pattern and sheathed in narrow clapboard. Classical and clean lines were also keynotes of the style. Eaves are usually extended and boxed. Classically detailed entrances were often positioned on the center of the facade. In some cases entrances are capped by hoods or small porticos. Other versions extended the porch across the facade with pediments supported by Ionic or Doric columns. Multipaned, double-hung sash windows are often found in pairs and typically have shutters.

Many of the houses in the district were influenced by the Colonial Revival style. As mentioned above, Queen Anne and American Foursquare houses and turn of the century cottages often included Colonial Revival style elements. Typically these hybrids would retain the massing and plans of the Queen Anne and American Foursquare, but borrow the classical ornamentation of the Colonial Revival. The C.C. Carpenter Residence at 2671 Magnolia Avenue is the oldest and most impressive Colonial Revival houses in the district. Constructed in 1894, it is similar to the late Victorian style houses in the district in terms of its size and the exuberance of its details. Less assuming, yet fine versions of the style stand at 1157 West 28th Street (1922), and 1180 West Adams Boulevard (1912).

The **Craftsman** style was used in North University Park in only a few instances. It is almost exclusively a domestic style, and grew out of the Arts and Crafts movement in 19th century England which was in part a reaction to the excesses of the Victorian era. The movement stressed the relationship of architecture and nature by integrating buildings with their landscapes, revealing the construction techniques such as joinery, reducing ornamentation, and using materials in their natural form and color. In American architecture, the movement was named after a magazine published by Gustav Stickley and dominated smaller house production from 1905 until the early 1920s. Identifying features of the style include a ground hugging, horizontal orientation through the use of multigabled roofs of shallow pitch and fenestration with wide proportions. Roofs were characterized by wide overhangs and exposed structural elements such as rafters braces, brackets and joints. Earth colored wood siding, either painted clapboard or stained shingles, and expansive porches helped integrate the house with the site. Brick, stone, and cast concrete blocks were the favored materials for chimneys, porch supports, and foundations.

There are several houses in the district which express the transition from the late Victorian to the Craftsman style. These houses typically retain the massing from the late Victorian period, but incorporate elements from the Craftsman style such as overhanging eaves, exposed rafter tails, and river rock foundations and porches. The houses at 1194 West 27th Street, and 2636 and 2627 Magnolia Avenue are typical of this hybrid.

Constructed in 1901, the house at 1177 West 28th Street is an early example of the Craftsman style. One of the few classic examples of a one-story Craftsman bungalow stands at 2650 Magnolia Avenue (1908). The house embodies the distinguishing characteristics of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 7

the style with its low pitched roof, wide overhanging eaves, exposed rafters, river rock porch, and tapered molding around the windows and doors. Another, larger example of the style is located at 1186 West 27th Street (1909).

During the teens, several apartment buildings were constructed in the district. In 1919, the Lilly-Fletcher Company constructed the aforementioned English Revival West Adams Gardens. In 1912, Robert Ibbetson, who had built several houses in the district, constructed an apartment building. The Alfred E. Gwynn Company built two others: at West 27th Street (1220 & 1228) in 1913. Between 1919 and 1920, the Lilly-Fletcher Company also built three apartment buildings in the district at 1133 and 1157 West 27th Street and 2666 Magnolia Avenue. These early example of multifamily housing in the district were all four-plexes, and in most cases were developed on empty lots. With the exception of the West Adams Gardens, virtually all of the apartments, including those which came later, are nearly identical in design. All have large two story rectangular stuccoed masses covered by flat roofs. Facades are symmetrically arranged with centrally located doors surrounded by wood-framed windows. Roof treatment and ornamentation is inspired by the architecture of the Mediterranean. The earlier buildings are more Italian with bracketed parapets and other classical details, while the later buildings are more Spanish with red tile coping and arched openings.

Also during the 1920s, density was added to the district by converting larger residences into multifamily dwellings. In some cases these buildings were converted by making only minor changes to the exteriors, while in other cases they were remodeled in the latest architectural style. In the mid-1920s, a few single-family residences were moved or demolished to make way for larger apartment buildings. The only overtly Spanish Colonial Revival style building in the district, was also the last constructed during the period of significance, 1929. The **Spanish Colonial Revival** style was well suited to California's climate and historic associations. The style was used in the design of a wide variety of buildings including single family residences, apartment buildings, and commercial buildings. Massing is asymmetrical, with outdoor spaces such as patios and balconies incorporated into the plan. It is further characterized by stucco exteriors and low-pitched, gabled roofs covered with barrell-shaped clay tiles. Window and door openings are often arched. Details include the use of wrought iron grilles, shutters, decorative tile, and wood.

The historic district includes significant buildings by some of the most distinguished architects working in Los Angeles at the turn of the century. Designed for specific clients or speculative builders, the works of these architects indicate the level of craftsmanship and attention to detail represented in the historic district. Following are brief histories of the architects and architecture firms who worked in the historic district:

Bradbeer & Ferris - Bradbeer & Ferris designed five of the most distinguished houses in the historic district. Bradbeer & Ferris consisted of the designing duo of James H. Bradbeer and Walter Ferris. There is little biographical information on either man; however they were prolific architects who designed hundreds of single family residences individually or in partnership with others. Their greatest success was achieved in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 8

partnership with each other during the early 1890s. Bradbeer (1842-1929) was born in Canada, and received his architectural training there. He moved to Cleveland in 1871, and to Los Angeles in 1888. In Los Angeles, Bradbeer formed a partnership with Carroll H. Brown, which lasted until 1890. He worked by himself for a while and then formed a partnership with Walter Ferris, which lasted until 1897. Ferris was born in England in 1861 and arrived in San Francisco in 1882, working for Joseph and Samuel Newsom for eight years, then in partnership with W.O. Merithew from 1890 until associating with Bradbeer. The Salisbury House at 2703 Hoover, the Cockins House at 2653 Hoover, and the Kelly House at 1140 W. Adams are outstanding examples of their work. The DePauw house at 1146 West 27th Street was magnificent in its day, however, the roof was destroyed by fire 1952 and not properly reconstructed. The house at 1120 West 27th Street is less flamboyant than their other buildings.

Frederick L. Roehrig - Frederick Roehrig was born in New York in 1857. After receiving a Bachelor of Architecture degree from Cornell University in 1883, he supplemented his architectural education with a tour of England and France. Upon his return, he settled in Pasadena, maintaining an office there for approximately four years. In 1890, he opened a new office in downtown Los Angeles. Roehrig was a very successful and influential architect who designed large single family residences for the first twenty years of his career. This work was largely for wealthy clients who were no doubt drawn to his skillful interpretations of historical styles. Roehrig is mostly known for his work in Pasadena, which includes the Annexes to the Green Hotel (1898 & 1903). He also designed notable residences in the West Adams area of Los Angeles including the Frederick H. Ringe House (1902) and the Ezra T. Stimson House. Roehrig designed two houses in the historic district: the C.C. Carpenter Residence at 2671 Magnolia Avenue and the Wilcox Residence at 1100 W. Adams Boulevard.

Joseph Cather Newsom - Joseph Cather Newsom designed the Eastlake style residence at 1163 West 27th Street. Newsom, along with his brother and partner Samuel, immigrated to San Francisco from their birthplace in Montreal. They began to design houses and a few commercial buildings in the 1870s. By the end of the decade they had become one of the most successful architecture firms in the state with 650 executed commissions. The Carson house in Eureka is widely considered to be their masterpiece, however, their influence was felt in Los Angeles as well. In 1886 the brothers established an office in Los Angeles with Joseph Cather as supervisor. They continued to work in northern California during this time, but benefitted from the real estate boom that was occurring during the period and obtained numerous commissions for commercial and residential buildings. In 1888, the partnership was dissolved and Joseph Cather remained in Los Angeles, while his brother returned to San Francisco. About 1890, Joseph Cather closed his Los Angeles office and returned to San Francisco to open an office. The remainder of his career was rather erratic, with moves to Philadelphia in 1897, San Francisco in 1900, and Los Angeles in 1903. Newsom moved back to San Francisco in 1906 and died in 1930.

John C. Austin - John C. Austin was one of the most distinguished architects in Los Angeles during the late nineteenth and early twentieth centuries. His works include many notable landmarks including Griffith Park Observatory, Shrine Auditorium (with A.M. Edelman and G. Albert Landsbergh), Los Angeles City Hall (with Parkinson & Parkinson and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 9

A.C. Martin), and Union Station (also with Parkinson & Parkinson and A.C. Martin). Austin was both English born and professionally trained. After apprenticing in the office of William S. Barwick, he left England for Philadelphia where he joined the office of Benjamin Linfoot. After a brief return to England, Austin returned to the United States, settling first in San Francisco, where he worked for the firm of Mooser and Devlin before settling permanently in Los Angeles in 1894. Austin is known to have worked briefly for the firm of Morgan and Walls before opening his own office. He worked alone and in partnership with Chauncey F. Skilling (1896-1902), W.C. Pennell (1910-12), Frederick M. Ashley (1912-37), and after the Second World War, with Robert Field and Charles Fry. Between 1895 and 1903, Austin designed several houses in the West Adams area, mainly in the Shingle Style. The house at 1194 W. 27th Street is an early example of his residential work.

Garrett & Bixby - Garrett & Bixby was a designing and building firm formed sometime around 1900. William Garrett was born in Belmont County Ohio and ran a building company for fifteen years in Bloomington Illinois before moving to Los Angeles in 1888. His first contract was for the Professor Seymour Residence on Union Avenue. Garrett entered a short-lived partnership with Fred R. Dorn in 1892, followed by a second partnership with William B. Bell (1894-96). During a two year period between 1892 and 1894, Garrett designed and built 38 residences mainly in the West Adams, Pico-Union, and Westlake sections of Los Angeles. Garrett and Burt B. Bixby formed the architecture firm of Garrett & Bixby sometime in 1900. They designed one building in the historic district, a large multifamily residence at 2620-26 Magnolia Avenue. Bixby left the firm in 1912 to take the position of chief of the architecture and building department of the California Real Estate Company.

Arthur Heineman - Arthur Heineman, like his brothers Alfred and Herbert, began his architectural career as a speculator interested in real estate and land development. They had come from Chicago to Pasadena with their parents, in 1894, just as a land boom that had collapsed in 1887 was about to spring to life again. Alfred and Arthur worked independently as designers, although neither had any architectural training. Arthur's first buildings date from 1905. His lack of business skills caused him to go into business with his brother Herbert, a successful building contractor, sometime around 1906. Calling their firm Heineman and Heineman, they produced a number of houses before Alfred went to work for Arthur. Arthur eventually became a registered architect, and the two agreed that the name of the firm would be Arthur S. Heineman, Architect and Alfred Heineman, Associate, although by all accounts Alfred was the chief designer. Their association would last until 1939. The firm was a major force in the Arts and Crafts Movement in California, and is best known for their Craftsman style bungalows in Pasadena including the Parson House on East California (1909-10) and the Bowen Court on Villa Street (1910). Not surprisingly, Heineman was responsible for one of the few Craftsman style buildings in the historic district at 1186 West 27th Street.

Hunt & Eisen - Sumner Hunt came to California in 1889 after being trained as an architect in New York. He opened his own practice in 1895, and at various points in his career worked with other architects including Theodore Eisen, A.W. Eager, and Silas Burns. Hunt was extremely active in the architectural community and belonged to several professional clubs, serving as the president of the Southern California Chapter of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 8 page 10

AIA. Hunt and his partners were responsible for the design of many residences and a variety of institutional buildings including social clubs, museums, and schools. Hunt's work, representing several styles including Shingle, Tudor, Mediterranean, and Spanish, was viewed as quite modern in comparison to the late Victorian styles of the previous decades. In 1892, Hunt designed the Casa de Rosas on West Adams Boulevard, one of the first modern buildings to use the Spanish courtyard arrangement, setting forth a new architectural movement in Southern California. Hunt partnered with Eisen between 1895 and 1900. During that period they designed the Raymond Hotel in South Pasadena (demolished) and several houses including the Doheny Mansion in Chester Place. The house at 1204 West 27th Street is an excellent example of their work and retains its physical integrity. Like much of their early work, the house is difficult to categorize stylistically. Completed in 1895, the house has a boxy shape and a massive hipped roof. Rusticated stone is used for the foundation and extends up the base to meet the clapboard, which sheathes the rest of the exterior.

By 1929, the district was full formed in its present configuration and has changed very little since. The Great Depression, followed by World War II, no doubt, contributed to the slow down in new construction. During this period several of the larger houses were divided into multiple dwelling units. During the 1950s a few modern, block-type apartment buildings were constructed. In some cases, the larger estates were subdivided. In a few cases older houses were moved or demolished. This trend did not last very long before the property owners organized to protect the historic character of the neighborhood. Many of the larger houses and apartment courts were designated as Los Angeles Historic-Cultural Monuments. In 1978, the North University Park Community Association was founded. In 1983, the North University Park Specific Plan was established to protect the area from changes that might impact its historic integrity.

The North University Park Historic District is significant as one of the largest and most intact groupings of late nineteenth century and early twentieth century residential architecture in Los Angeles. The district includes stately late Victorian houses, turn of the century cottages, and Period Revival apartment buildings. The buildings themselves retain a high level of integrity as does the district as a whole. Of the sixty-six buildings in the district, fifty-eight are contributing. One of the buildings is individually listed in the National Register and eight have been individually designated as Los Angeles Historic-Cultural Monuments.

North University Park was one of several fashionable residential neighborhoods near downtown Los Angeles. Areas within those larger neighborhoods, which include West Adams, Westlake, and Angelino Heights, have been listed in the National Register as historic districts. The historic districts closest to North University Park are the St. James Park-Park Grove (1991), Van Buren Place (1989), South Bonnie Brae Tract (1988), Twentieth Street (1987) and Menlo Avenue (1986). Several larger areas have been locally designated as Historic Preservation Overlay Zones. These groupings are linked with one another by their shared physical characteristics and historical associations. As such, they should be viewed as complimenting each other, rather than mutually exclusive entities.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Los Angeles County, California
North University Park

Section number 9 page 1

Los Angeles Central Library Photograph Collection.

Los Angeles Central Library, Biography Files, C.F. Harper and A.C. Harper.

Los Angeles County Tax Assessor Records. Book 47, 1901-10.

Sanborn Fire Insurance Maps - 1894, 1900, 1907, 1922.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Section number 10 page 1

Verbal Boundary Description

The North University Park Historic District is located in the City of Los Angeles near the University of Southern California. The district is roughly bounded by South Hoover Street on the east, West Adams Boulevard on the north, 28th Street on the south, and Magnolia Avenue on the west. District boundaries generally follow property lines and street alignments, and exclude most noncontributing buildings on the edges. The district includes all of the properties facing onto 27th Street between Hoover and Orchard, with the exception of the four properties near Orchard. All of the buildings facing Magnolia Avenue between West 27th Street and West Adams Boulevard are included, with the exception of one noncontributing building near West Adams Boulevard. All of the buildings along West Adams Gardens are included. All of the properties on the south side of West Adams Boulevard between Monmouth Avenue and South Hoover Street are included. All of the properties on the west side of South Hoover Street at the intersection of 27th Street are included.

Boundary Justification

The district boundaries roughly corresponds to the historic subdivision and use of the neighborhood. The boundaries include most of the historic Harper Tract, which extended from the west side of South Hoover Street on the east, the north side of 28th Street (then Harper Avenue) on the south, the west side of Orchard Avenue on the west, and the north side of Hawkins Avenue (later removed) on the north. The Harper Tract was resubdivided by subsequent developers who changed the street pattern. All of the Monmouth and Nies Tracts are included in the district. All of the Vigus Tract, with the exception of a few lots at the north end was included as well. The Miller & Herriot Tract included both sides of 27th and 28th Streets between Hoover and Orchard. None of the properties on either side of Orchard, the north side of 28th Street, and the east side of Monmouth Avenue were included in the district because of the lack of physical integrity. In addition, South Hoover Street is a major thoroughfare, which divides North University Park from the St. James Park neighborhood to the east. West Adams Boulevard is also a major thoroughfare, and is developed with commercial and large-scale apartment buildings on the north side of the street. The fifty-eight contributing properties in the district share the same historic associations, were constructed with the district's period of significance (1887-1929), and retain their architectural integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 1

Buildings Keyed to the District Boundary Map

- 1) 2703 Hoover Street
- 2) 2653 Hoover Street
- 3) 2633 Hoover Street
- 4) 1140 W. Adams Boulevard
- 5) 1156 W. Adams Boulevard (non-contributing)
- 6) 1180 W. Adams Boulevard
- 7) 1190 W. Adams Boulevard
- 8) 2627 Magnolia Avenue
- 9) 2631 Magnolia Avenue
- 10) 2635 Magnolia Avenue
- 11) 2639 Magnolia Avenue
- 12) 2643 Magnolia Avenue
- 13) 2647 Magnolia Avenue
- 14) 2651 Magnolia Avenue
- 15) 2657 Magnolia Avenue
- 16) 2661 Magnolia Avenue (non-contributing)
- 17) 2671 Magnolia Avenue
- 18) 2620 Magnolia Avenue
- 19) 2630 Magnolia Avenue
- 20) 2636 Magnolia Avenue
- 21) 2640 Magnolia Avenue
- 22) 2646 Magnolia Avenue
- 23) 2650 Magnolia Avenue
- 24) 2654 Magnolia Avenue (non-contributing)
- 25) 2660 Magnolia Avenue (non-contributing)
- 26) 2666 Magnolia Avenue
- 27) 2672 Magnolia Avenue
- 28) 1176 W. Adams Gardens
- 29) 1172 W. Adams Gardens
- 30) 1170 W. Adams Gardens
- 31) 1168 W. Adams Gardens
- 32) 1158 W. Adams Gardens
- 33) 1162 W. Adams Gardens
- 34) 1164 W. Adams Gardens
- 35) 2611 Monmouth Avenue
- 36) 2623 Monmouth Avenue (non-contributing)
- 37) 2627 Monmouth Avenue
- 38) 2633 Monmouth Avenue (non-contributing)
- 39) 2635 Monmouth Avenue
- 40) 2639 Monmouth Avenue (non-contributing)
- 41) 2643 Monmouth Avenue
- 42) 1129 W. 27th Street
- 43) 1131 W. 27th Street
- 44) 1139 W. 27th Street
- 45) 1155 W. 27th Street

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Los Angeles County, California
North University Park

Additional Documentation page 2

Buildings Keyed to District Boundary Map

- 46) 1163 W. 27th Street
- 47) 1201 W. 27th Street
- 48) 1203 W. 27Th Street
- 49) 1205 W. 27Th Street
- 50) 1211 W. 27th Street
- 51) 1215 W. 27th Street
- 52) 1204 W. 27th Street
- 53) 1194 W. 27th Street
- 54) 1186 W. 27th Street
- 55) 1160 W. 27th Street
- 56) 1154 W. 27th Street
- 57) 1146 W. 27th Street
- 58) 1140 W. 27th Street (non-contributing)
- 59) 1136 W. 27th Street
- 60) 1130 W. 27th Street
- 61) 1120 W. 27th Street
- 62) 1117 W. 28th Street
- 63) 1121 W. 28th Street
- 64) 1123 W. 28th Street
- 65) 1177 W. 28th Street
- 66) 1179 W. 28th Street

United States Department of the Interior -
National Park Service

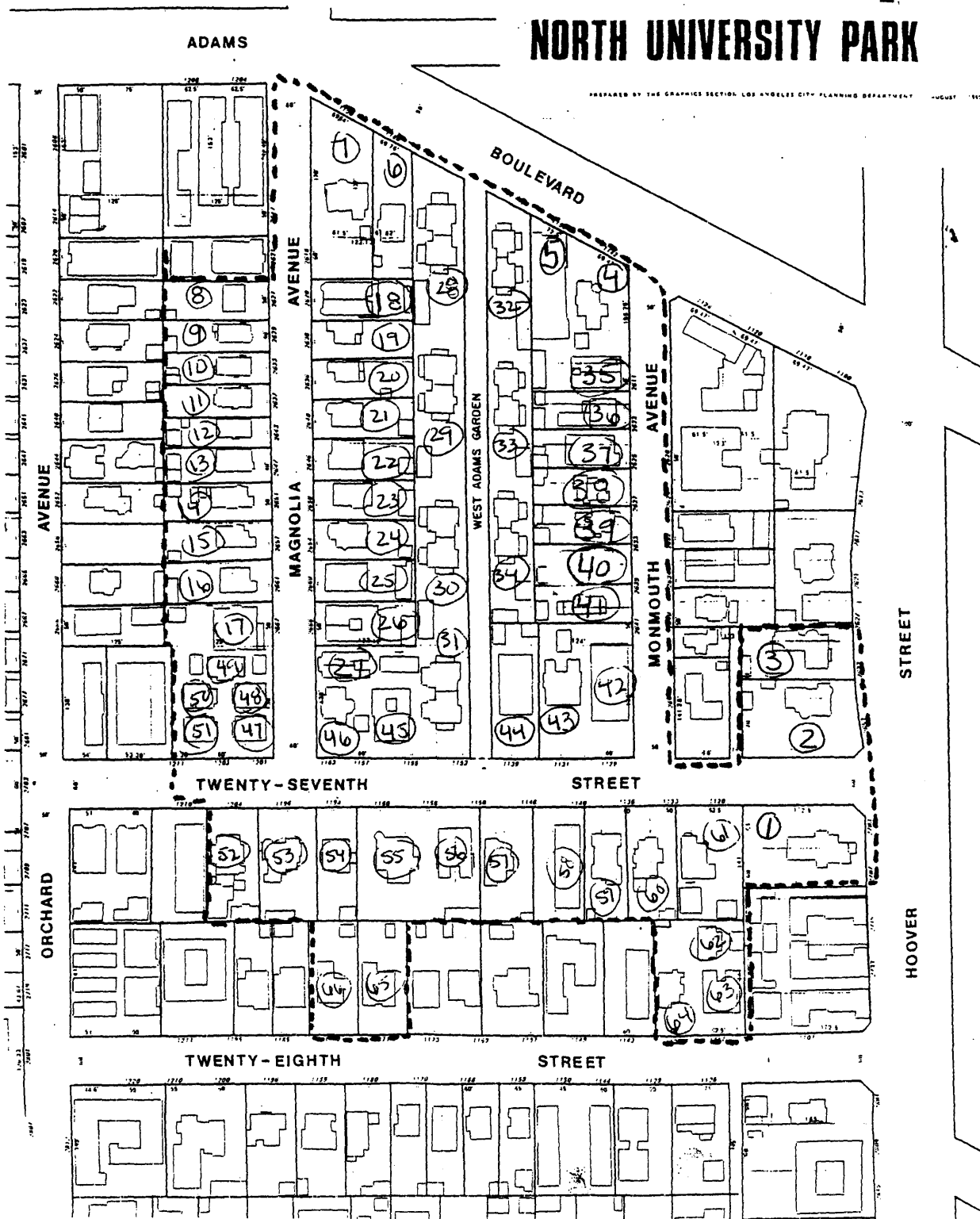
National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 3

District Boundary Map

0 60 120 180 240 FEET



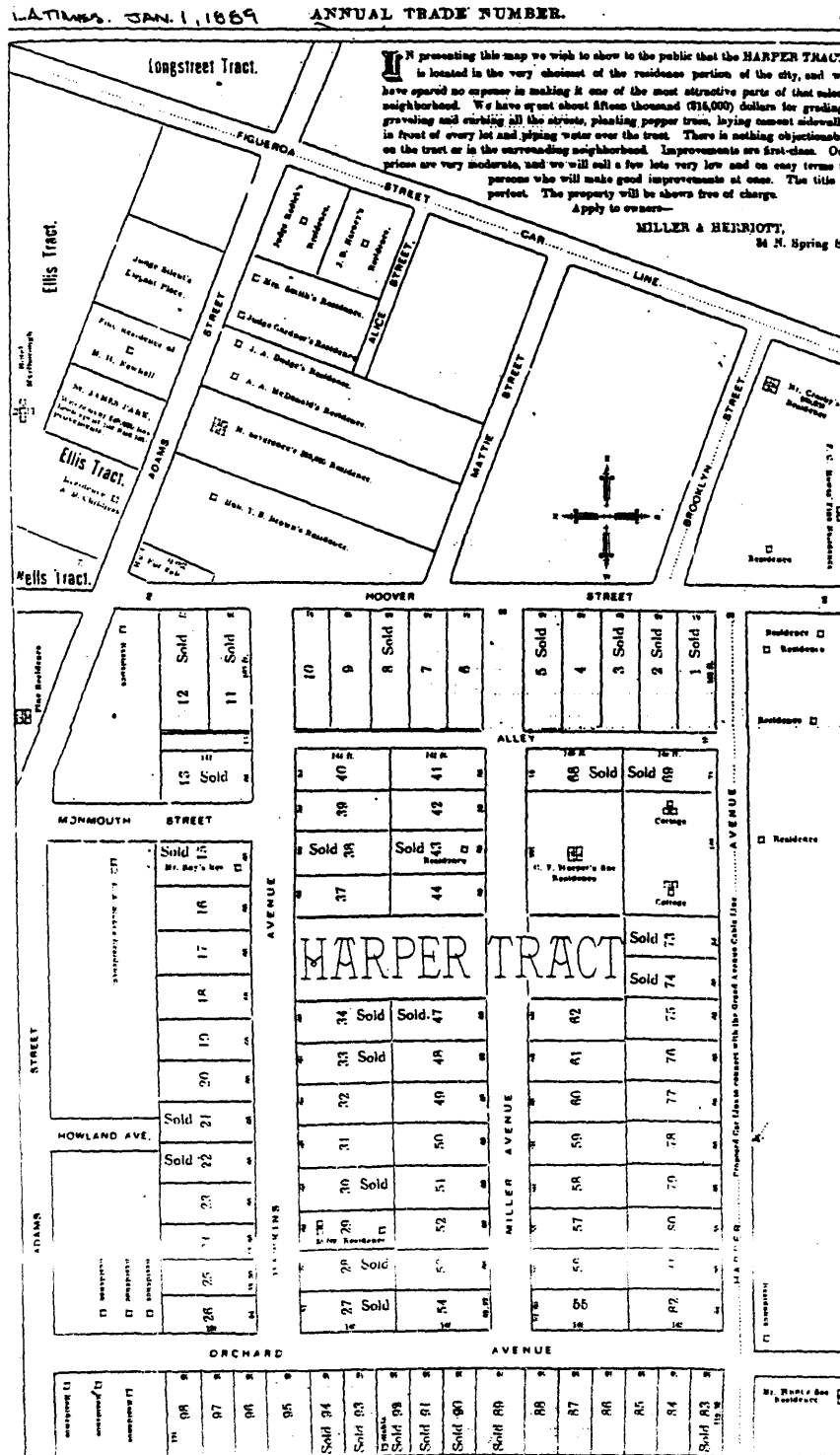
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 4

Miller & Herriott's Map of the Harper Tract
Source: Los Angeles Times, January 1, 1889



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 5

Photographs

The following information is the same for all of the photographs:

District: North University Park Historic District
County: Los Angeles
State: California
Photographer: Jim Childs
Date: May 2003
Location of negatives: 2341 Scarff Street, Los Angeles, CA 90007

1. Address: 2653 South Hoover Street (map key #2)
View: Looking northwest
2. Address: 1163 West 27th Street (map key #46)
View: Looking north
3. Address: 2643 Monmouth Avenue (map key #41)
View: Looking west
4. Address: 2646 Magnolia Avenue (map key #22)
View: Looking northeast
5. Address: 2639 Magnolia Avenue (map key #11)
View: Looking northwest
6. Address: 1158 West Adams Gardens (map key #28)
View: Looking southwest
7. Address: 2671 Magnolia Avenue (map key #17)
View: Looking west
8. Address: 1186 West 27th Street (map key #54)
View: Looking southwest
9. Address: 1139 West 27th Street (map key #44)
View: Looking northeast
10. Address: 2627 Monmouth Avenue (map key #37)
View: Looking west

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 6

Property Owners

1. Property: 2703 S Hoover St
LA, CA 90007
Owner: Garcia, Rafael
Address: same
APN: 5055-027-004
2. Property: 2653 S Hoover St
LA, CA 90007
Owner: USC
Address: same
APN: 5055-024-009
3. Property: 2633 S Hoover St
LA, CA 90007
Owner: Silva, Jesus & Teresa
Address: same
APN: 5055-027-010
4. Property: 1140 W Adams Blvd
LA, CA 90007
Owner: Garcia, Rafael
Address: same
APN: 5055-025-020
5. Property: 1156 W Adams Blvd
LA, CA 90007
Owner: Preservation Properties LLP
Address: same
APN: 5055-025-021
6. Property: 1180 W Adams Blvd
LA, CA 90007
Owner: Henderson, Darlene
Address: same
APN: 5055-025-001
7. Property: 1190 W Adams Blvd
LA, CA 90007
Owner: Church in Los Angeles
Address: same
APN: 5055-025-002
8. Property: 2627 W Adams Blvd
LA, CA 90007
Owner: Door, Ed C & Ann C
Address: same
APN: 5055-026-010
9. Property: 2631 Magnolia Ave
LA, CA 90007
Owner: Menendez, Manuel & Ana L
Address: same
APN: 5055-026-001
10. Property: 2635 Magnolia Ave
LA, CA 90007
Owner: Haugen, Harold R
Address: same
APN: 5055-026-002
11. Property: 2639 Magnolia Ave
LA, CA 90007
Owner: Koeler, Lynda C
Address: same
APN: 5055-026-003
12. Property: 2643 Magnolia Ave
LA, CA 90007
Owner: Church in Los Angeles
Address: same
APN: 5055-026-002
13. Property: 2647 Magnolia Ave
LA, CA 90007
Owner: Adler, Shelly Trustee
Address: same
APN: 5055-026-005
14. Property: 2651 Magnolia Ave
LA, CA 90007
Owner: Castro, Emma J
Address: same
APN: 5055-026-009

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 7

- | | |
|---|--|
| 15. Property: 2629 Magnolia Ave
LA, CA 90007
Owner: Menendez, Manuel & Ana L
Address: same
APN: 5055-026-001 | 23. Property: 2650 Magnolia Ave
LA, CA 90007
Owner: Flores, Gerardo & Mary Tr
Address: same
APN: 5055-025-010 |
| 16. Property: 2661 Magnolia Ave
LA, CA 90007
Owner: Martinez, Jorge & Mana C
Address: same
APN: 5055-026-007 | 24. Property: 2654 Magnolia Ave
LA, CA 90007
Owner: Jackson, Dora M
Address: same
APN: 5055-025-010 |
| 17. Property: 2671 Magnolia Ave
LA, CA 90007
Owner: Huang, Hong-yi & Mei-chih Trustee
Address: same
APN: 5055-026-006 | 25. Property: 2660 Magnolia Ave
LA, CA 90007
Owner: Gootkin, Kenneth & Wendy
Address: same
APN: 5055-025-010 |
| 18. Property: 2620 Magnolia Ave
LA, CA 90007
Owner: Calleros, Miguel M & Dolores
Address: same
APN: 5055-025-003 | 26. Property: 2666 Magnolia Ave
LA, CA 90007
Owner: Belko, Kristin
Address: same
APN: 5055-025-011 |
| 19. Property: 2630 Magnolia Ave
LA, CA 90007
Owner: Rangel, David P & Rhina E
Address: same
APN: 5055-025-004 | 27. Property: 2672 Magnolia Ave
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-012 |
| 20. Property: 2636 Magnolia Ave
LA, CA 90007
Owner: Vega, Jose
Address: same
APN: 5055-025-005 | 28. Property: 1158-76 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-018 |
| 21. Property: 2640 Magnolia Ave
LA, CA 90007
Owner: Cheng, Hslu-lan W
Address: same
APN: 5055-025-006 | 29. Property: 1172 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-017 |
| 22. Property: 2646 Magnolia Ave
LA, CA 90007
Owner: Irola, Judy
Address: same
APN: 5055-025-007 | 30. Property: 1170 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-015 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 8

- | | |
|---|---|
| <p>31. Property: 1168 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-032</p> <p>32. Property: 1158 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-019</p> <p>33. Property: 1162 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-016</p> <p>34. Property: 1164 West Adams Gardens
LA, CA 90007
Owner: Uwanawich, Tom & Helen Tr
Address: same
APN: 5055-025-014</p> <p>35. Property: 2611 Monmouth Ave
LA, CA 90007
Owner: Guilford Apartments Inc
Address: same
APN: 5055-025-022</p> <p>36. Property: 2623 Monmouth Ave
LA, CA 90007
Owner: Moraga, Olga M
Address: same
APN: 5055-025-023</p> <p>37. Property: 2627 Monmouth Ave
LA, CA 90007
Owner: Whitney Apartments Inc
Address: same
APN: 5055-025-024</p> <p>38. Property: 2633 Monmouth Ave
LA, CA 90007
Owner: DeParisi, Juana P
Address: same
APN: 5055-025-025</p> | <p>39. Property: 2635 Monmouth Ave
LA, CA 90007
Owner: Moraga, Olga T
Address: same
APN: 5055-025-026</p> <p>40. Property: 2639 Monmouth Ave
LA, CA 90007
Owner: D and D Properties Inc
Address: same
APN: 5055-025-027</p> <p>41. Property: 2643 Monmouth Ave
LA, CA 90007
Owner: Moraga, Olga M
Address: same
APN: 5055-025-028</p> <p>42. Property: 1129 W 27th St
LA, CA 90007
Owner: Spencer Apartments Inc
Address: same
APN: 5055-025-029</p> <p>43. Property: 1131 W 27th St
LA, CA 90007
Owner Christopher Apartments Inc
Address: same
APN: 5055-025-030</p> <p>44. Property: 1139 W 27th St
LA, CA 90007
Owner: Guadron, Raynel & Luzvimirda
Address: same
APN: 5055-025-031</p> <p>45. Property: 1155 W 27th St
LA, CA 90007
Owner: Horiuchi, Katsuhide et al
Address: same
APN: 5055-025-033</p> <p>46. Property: 1163 W 27th St
LA, CA 90007
Owner: West Adams Properties Inc
Address: same
APN: 5055-025-035</p> |
|---|---|

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 9

- | | |
|---|--|
| 47-51. Property: 1201-15 W 27th St
LA, CA 90007
Owner: Ferguson, Donald R
Address: same
APN: 5055-026-30 | 59. Property: 1136 W 27th St
LA, CA 90007
Owner: Lazzato, Nancy L
Address: same
APN: 5055-027-017 |
| 52. Property: 1204 W 27th St
LA, CA 90007
Owner: Poplawski, Terry D et al
Address: same
APN: 5055-027-010 | 60. Property: 1130 W 27th St
LA, CA 90007
Owner: Burg, Julie
Address: same
APN: 5055-027-018 |
| 53. Property: 1194 W 27 St
LA, CA 90007
Owner: Ferguson, Donald R
Address: same
APN: 5055-027-011 | 61. Property: 1120 W 27th St
LA, CA 90007
Owner: Viava, James E Tr
Address: same
APN: 5055-027-005 |
| 54. Property: 1186 W 27th St
LA, CA 90007
Owner: Snyder, Robin N
Address: same
APN: 5055-027-012 | 62-63. Property: 1117-21 W 28th St
LA, CA 90007
Owner: Milner, Catherine M
Address: same
APN: 5055-027-006 |
| 55. Property: 1160 W 27th St
LA, CA 90007
Owner: Schuch, Horst M
Address: same
APN: 5055-027-013 | 64. Property: 1123 W 28th St
LA, CA 90007
Owner: Lemelin, Margaret M
Address: same
APN: 5055-027-020 |
| 56. Property: 1154 W 27th St
LA, CA 90007
Owner: Inselmann, Rudolf
Address: same
APN: 5055-027-014 | 65. Property: 1177 W 28th St
LA, CA 90007
Owner: Salcedo, Fernando & Carmen Tr
Address: same
APN: 5055-027-025 |
| 57. Property: 1146 W 27th St
LA, CA 90007
Owner: Miller, Ernest C Tr
Address: same
APN: 5055-027-015 | 66. Property: 1179 W 28th St
LA, CA 90007
Owner: Eskra, Donald C
Address: same
APN: 5055-027-027 |
| 58. Property: 1140 W 27th St
LA, CA 90007
Owner: Yun, Li M
Address: same
APN: 5055-027-016 | |

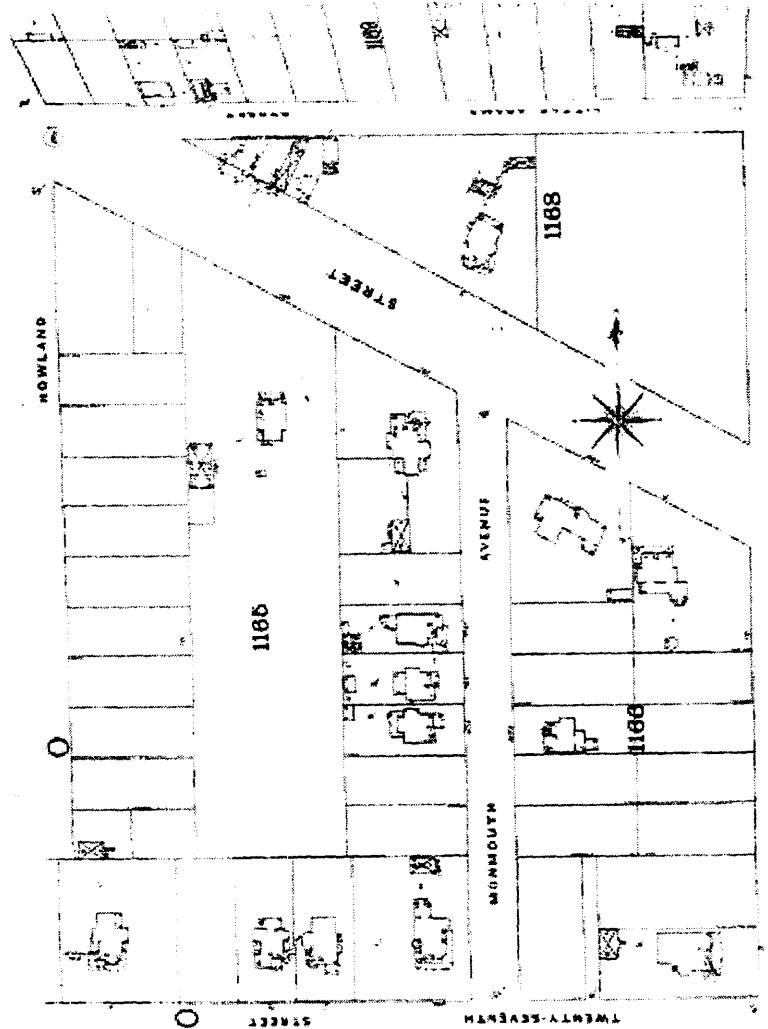
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 10

1894 Sanborn Map, vol. 3, sheet 134a



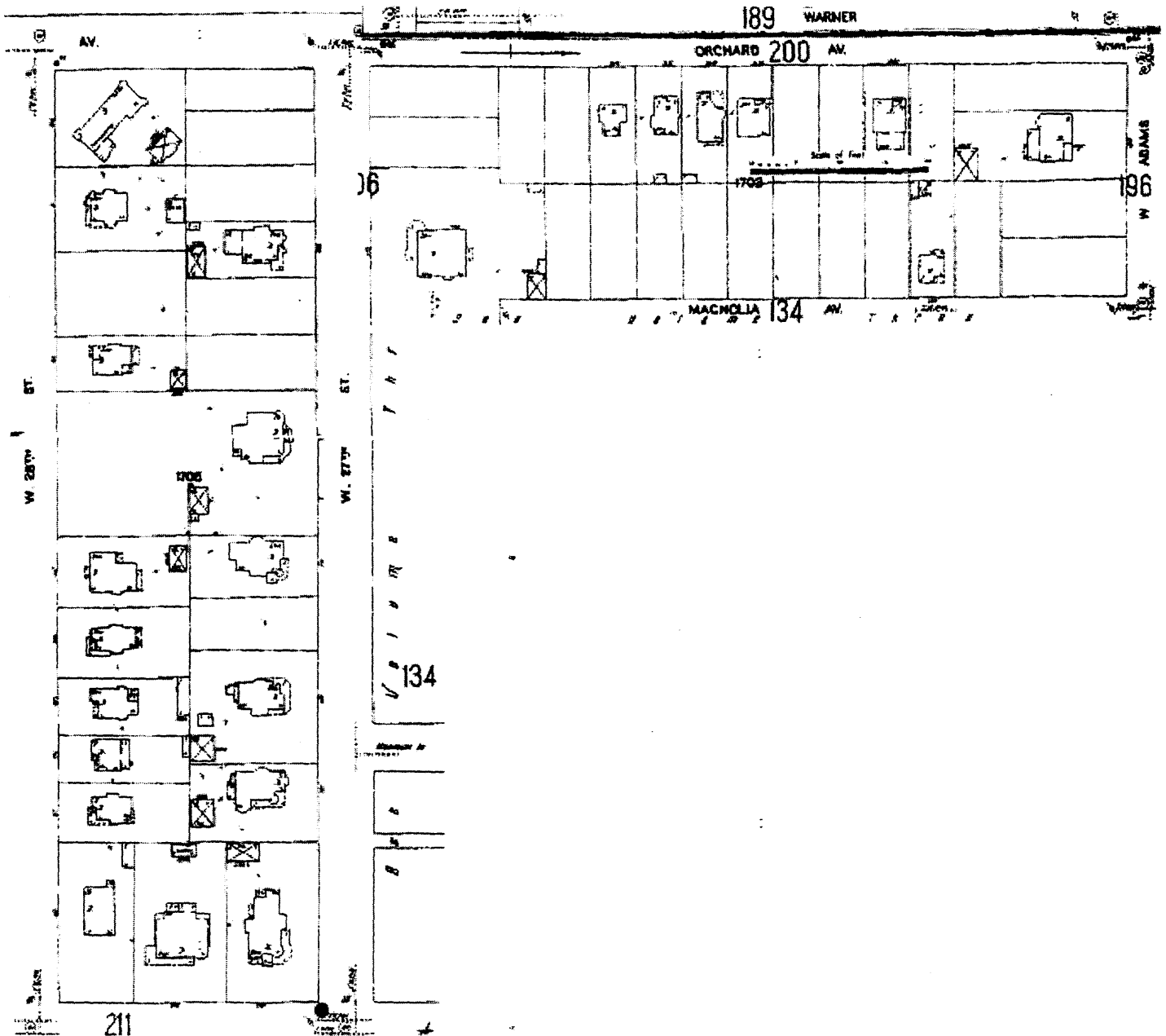
United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 11

1900 Sanborn Map, vol. 4, sheet 206



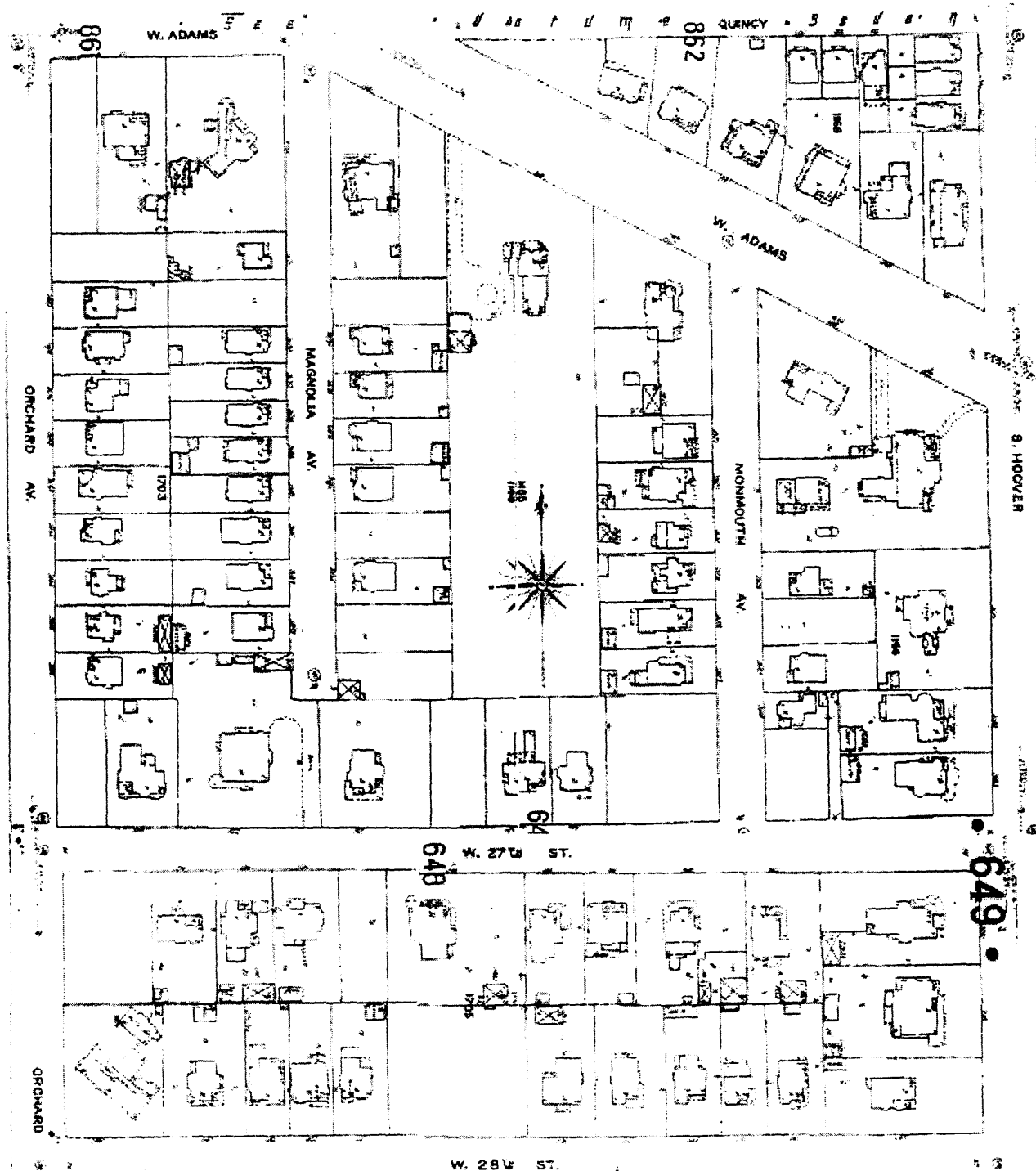
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 12

1907 Sanborn Map, vol. 6, sheets 648 & 649



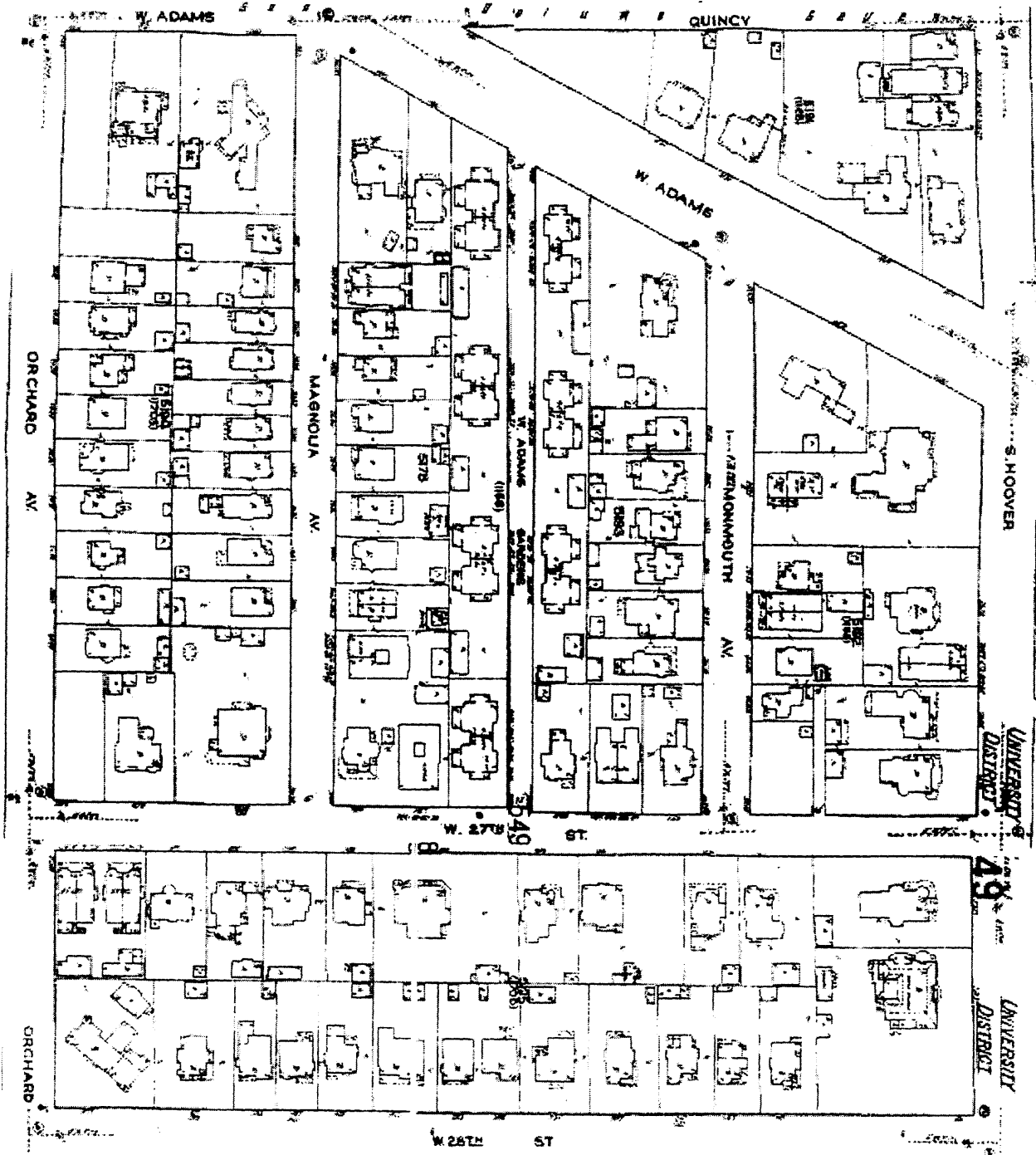
United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 13

1922 Sanborn Map, vol. 5, sheets 548 & 549



United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Los Angeles County, California
North University Park

Additional Documentation page 14

1951 Sanborn Map, vol. 5, sheets 548 & 549

