

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 87002407 Date Listed: 1/28/88

<u>South Serrano Avenue Historic District</u>	<u>Los Angeles</u>	<u>CA</u>
Property Name	County	State

Multiple Name _____

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrus
Signature of the Keeper

1/28/88
Date of Action

=====
Amended Items in Nomination:

The official count of resources included in the district should read as follows: 17 contributing buildings and 1 non-contributing building. Although the nomination mentions that several of the houses still have their original garages, insufficient information was gathered during the survey to allow those garages to be classified as contributing or non-contributing. Consequently, the garages are not included in the resource count. However, once additional survey work has been completed, the State may submit those garages for listing as additional documentation.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received **DEC 14 1987**
date entered **JAN 28 1988**

1. Name

historic South Serrano Avenue Historic District

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JUN 15 1987

and/or common

OHF

2. Location

street & number 400 block of South Serrano Avenue (see attached) ^{NA} not for publication

city, town Los Angeles ^{NA} vicinity of

state California code 06 county Los Angeles 90020 code 037

3. Classification

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

4. Owner of Property

name multiple (see attachment)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Hall of Records

street & number 500 W. Temple St.

city, town Los Angeles state CA 90012

6. Representation in Existing Surveys

"Summary of the Proposed S. Serrano
title Historic District"

has this property been determined eligible? yes no
(private)

date Sept. 1986 federal state county local

depository for survey records California Office of Historic Preservation

city, town Sacramento state CA

7. Description

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

Describe the present and original (if known) physical appearance

The South Serrano Avenue Historic District is located in the old Wilshire District of Los Angeles. The district encompasses the houses on the east and west sides of the 400 block of the street, between 4th and 5th Streets, three blocks north of Wilshire Boulevard. The Westlake neighborhood and downtown Los Angeles are to the east of the district, and the exclusive Hancock Park neighborhood is to the west. South of the district is the Koreatown section of the city, while the Wilshire residential neighborhood extends north of the district to the East Hollywood/Los Feliz neighborhoods. Closer to South Serrano, Wilshire Boulevard is the city's Miracle Mile commercial thoroughfare. Western Avenue -- two blocks west of Serrano, Third Street-- one block north, and to a lesser extent, Normandie -- five blocks east, are all heavily travelled major streets.

A windshield survey indicates that there are no blocks within the area bounded by 3rd Street to the north, Normandie to the east, Wilshire to the South, and Western to the west that have as consistent and uniform a grouping of large two story houses with as few intrusions as the South Serrano District. Large apartment buildings have been built throughout the surrounding neighborhood, particularly within three to four blocks on either side of Wilshire Boulevard. South of Wilshire Boulevard on Serrano Avenue are some sections of large French Normandy style apartments and other six to eight story apartment buildings that appear to date from the 1920s to the 1940s. Due to its proximity to prestigious Wilshire Boulevard, the South Serrano District has larger and more pretentious homes on larger lots than on the narrower section of Serrano several blocks further north where small Craftsman bungalows line the street.

The district includes eighteen houses and two vacant lots. Of the eighteen residences, only one -- a much altered house dating from the original period of construction -- would be considered a non-contributing structure that detracts from the character of the area. The two vacant lots are also considered non-contributing, even though no building has ever stood on one of them. The house that stood on the other vacant site was destroyed by fire and subsequently demolished about fifteen years ago. Most of the houses retain their original garages, a few of which are two story structures with servants' quarters on the upper floor. The original scored concrete sidewalks remain on the block.

The majority of the buildings within the district are remarkably intact and in good to excellent condition. Some have undergone relatively minor alterations, such as changes in fenestration, the partial enclosure of a front porch, or rear additions. In

(see continuation sheet)

8. Significance

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

Specific dates 1912 to 1920 Builder/Architect multiple

Statement of Significance (in one paragraph)

The South Serrano Avenue Historic District is historically and architecturally significant as a rare, surviving intact block from the area's initial period of development as a fashionable residential neighborhood in the growing western section of Los Angeles, soon after the area's annexation to the city. The district is a wonderfully intact one-block grouping of large single family houses built in the eight year period between 1912 and 1920, representing a number of architectural tastes popular during the period, including the Colonial Revival, Neoclassical, Beaux Arts, Tudor Revival, Craftsman, and Prairie styles.

All of the structures within the district postdate the area's annexation by the City of Los Angeles in 1909 as part of the 5,579 Colegrove Addition. No houses are shown on the block in G.W. Baist's Real Estate Atlas of Surveys of Los Angeles (1910) when it is shown as part of a large, vacant tract of land owned by Francis A. Jesserman and bounded by 4th Street on the north, Harvard on the east, 5th on the south, and Western on the west. All of the houses were built between February 1912 when the street was initially surveyed by C. Fiske, Jr. as part of Tract No. 1624, and 1921 when all of the lots except the one where no house has ever been constructed are shown as occupied in the 1921 G.W. Baist atlas.

When the street was initially surveyed in 1912 it was labelled street "D" and also "Cahuenga Boulevard" while Oxford Street to the west was labelled "B" street, and Hobart Boulevard to the east was called "F" street. At that time 4th Street (then called Linden Avenue) did not extend through from Western to Hobart. On the 1910 G.W. Baist atlas and on the surveyor's map South Serrano is labelled "Cahuenga Street" but had been renamed Serrano by 1914.* Today what is known as Cahuenga Boulevard is located much further west in the city. On one of the building permits for a house built in the district in 1913 (439 S. Serrano), a notation was made indicating that it was to be built on a "private street", although no other references have been found to suggest that Serrano was ever a private street.

(see continuation sheet)

* The origin of the name Serrano is not certain, but it is possible that the street was named after Jose Serrano who was one of California's leading wine producers before the Civil War.

9. Major Bibliographical References

G.W. Baist. Real Estate Atlas of Surveys of Los Angeles. (Philadelphia: 1910 and 1921).
 City of Los Angeles Bureau of Engineering records and maps.
 (see continuation sheet)

10. Geographical Data

Acreeage of nominated property 5.2 acres
 Quadrangle name Hollywood, California

Quadrangle scale 1:24000

UTM References

A

1	1	3	7	9	5	2	0	3	7	7	0	0	8	0
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

D

E

F

G

H

Verbal boundary description and justification Lots 71 through 90, Tract 1624, Map 21. N. boundary is 4th St.; S. Boundary is 5th St.; E. and W. boundaries follow the back property lines of all lots fronting on S. Serrano between 4th & 5th Streets. See attached map.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Patricia A. Murphy, Architectural Historian/Preservation Consultant

organization Prepared for Stan Harris and other residents of the district date June 1987

street & number P.O. Box 1615 telephone (818) 398-1770

city or town Los Angeles state CA 90053

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *Kathryn Sullivan*

title _____ date 11/30/87

For NPS use only

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

Patrick W. Andrews date 1/28/88
 Keeper of the National Register

Attest:

Chief of Registration

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

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S. Serrano Avenue Historic District, Angeles

4. PROPERTY OWNERS IN THE S. SERRANO AVE. HISTORIC DISTRICT

Owners are listed by building number, as used in the text of the description, and as indicated on the attached district map. Each listing includes the following information: address of property, name and mailing address of owner, and assessor's parcel number. This information was obtained from the Los Angeles County Tax Assessor's records on May 6, 1987.

1. 403 S. Serrano Ave.
Francis Tazbaz
624 S. Western Ave.
Los Angeles 90005
#5503 013 011
2. 409 S. Serrano Ave.
Paul M. & Angelica C. Nazarian
409 S. Serrano Ave.
Los Angeles 90020
#5503 013 012
3. 415 S. Serrano Ave. (vacant lot)
Kee, Man Yoon
5274 W. Pico Blvd., #214
Los Angeles, CA 90019
#5503 013 013
4. 421 S. Serrano Ave.
Stanley W. & Carol Harris
421 S. Serrano Ave.
Los Angeles, CA 90020
#5503 013 014
5. 427 S. Serrano Ave.
Richard T. Ramirez
1215 N. Olive Drive
Los Angeles, CA 90069
#5503 013 015

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S. Serrano Avenue Historic District
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4. Property Owners -- continued

6. 433 S. Serrano Ave. (vacant lot)
Margery G. Geiler
1225 S. Orange Grove Blvd.
Pasadena, CA 91105
#5503 013 016

7. 439 S. Serrano Ave.
Deviben N. Patel
439 S. Serrano
Los Angeles, CA 90020
#5503 013 017

8. 445 S. Serrano Ave.
Benito & Maria A. Astete
445 S. Serrano Ave.
Los Angeles, CA 90020
#5503 013 018

9. 451 S. Serrano Ave.
Doug C. Kim & Sung H. Yoon
451 S. Serrano Ave.
Los Angeles, CA 90029
#5503 013 019

10. 457 S. Serrano Ave.
Linda M. Moore
Box 875177
Los Angeles, CA 90087
#5503 013 020

11. 400 S. Serrano Ave.
Fabian H. Chin
400 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 010

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4. Property Owners -- continued

12. 408 S. Serrano Ave.
Francisco Martinez, et. al.
408 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 9

13. 414 S. Serrano Ave.
Fred S. & Rufina L. Barton
414 S. Serrano
Los Angeles, CA 90020
#5503 012 8

14. 420 S. Serrano Ave.
Chiya Masashi, et al
(Decd. est. of Alice M. Bowen)
420 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 7

15. 426 S. Serrano Ave. (possibly the same owners
Reynaldo & Lilly Buenafe as #456 -- see below)
356 S. Serrano Ave.
Los Angeles, CA 90004
#5503 012 6

16. 432 S. Serrano Ave.
Stanley E. & Mary L. Olson
432 S. Serrano Avenue
Los Angeles, CA 90020
#5503 012 5

17. 438 S. Serrano Ave.
Jose & Ennue Celestial
438 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 4

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4. Property Owners -- continued

18. 444 S. Serrano Ave.
Juergen W. Prehn & Herminia C. Kincaid
444 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 3
19. 450 S. Serrano Ave.
Joseph Choate
450 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 2
20. 456 S. Serrano Ave.
Ray & Lilly Buenafe
714 S. Serrano Ave.
Los Angeles, CA 90020
#5503 012 1

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Los Angeles

7. Descriptions of Individual Buildings -- continued

another case an observatory was installed on the roof of a house. The majority of the houses continue to be used as single family dwellings, although a few now serve as group homes.

INDIVIDUAL BUILDING DESCRIPTIONS

The buildings' historic names, architects, and builders are listed, where known. Historic names refer to early owners who are known to have lived in the house. The building numbers correspond to those shown on the accompanying map and photographs. Complete citations for sources mentioned here are included in Section 9 of this form.

West Side of S. Serrano Avenue

1. George & Annie Robertson House Contributing
403 S. Serrano Avenue
1920
Architect: Henry J. Knauer
Builder: Owner (George D. Robertson)

This large two story stuccoed house has a hipped, red tile roof and a symmetrical facade with a semicircular portico with columns that have four volute Composite order capitals. Neoclassical ornamentation includes Palladian windows, inverted scroll brackets, keystones, applied shields and garlands above the first floor windows, and a classical balustrade along the front of the house.

The original owner and occupants of the house were Annie and George D. Robertson who lived there until 1941. He was the president of G.D. Robertson & Co., a real estate and investment firm located at 104 S. Robertson Boulevard. He is probably the person for whom Robertson Boulevard is named. Born in New Brunswick, Canada, he moved to Los Angeles in 1903, and among his many activities were membership in the Wilshire Masonic Club, the Wilshire Boulevard Association, the Los Angeles Athletic Club, and the Wilshire Country Club, according to Who's Who in Los Angeles County (1932-1933).

Little is known of the architect whose offices were located at

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7. Descriptions of Individual Buildings -- continued

O'Melveny, a prominent attorney who lived here for several years. The property was then sold to James L. Van Norman, the president of an insurance business, Van Norman & Morrison. He lived in the house with his family until the 1950s. When he bought the house, there was an oil well in the backyard, according to a long-time neighborhood resident, Joseph Choate. Van Norman's brother Harvey was the founder of the Los Angeles Department of Water and Power. The architect's name on the permit is somewhat illegible. The house may have been designed by Reginald D. Johnson, an accomplished Southern California architect who designed many fine houses in revival styles.

6. 433 S. Serrano (vacant lot) Non-Contributing

No house has ever been constructed on this lot. For many years it was the site of a lovely garden owned by the Van Normans (see 427 S. Serrano Avenue).

7. William & Daisy Hayden House Non-Contributing
439 S. Serrano Avenue
1913
Contractor: Matthias S. Yeager Company

This much altered house is rated non-contributing to the district, although it dates from the original period of construction. The house was built at an estimated cost of \$7,764 for William J. and Daisy Hayden, osteopathic physicians in the partnership of Hayden and Hayden. Her husband soon died, and she continued to live in the house until 1917 (see also 438 S. Serrano). The house was subsequently owned briefly by Lindley M. Bryant who was in partnership with the owner of the house at 409 S. Serrano. The builder of the house, Matthias S. Yeager, is listed in the city directory as living at 335 N. Serrano in 1915.

8. Jay Spence House Contributing
445 S. Serrano Avenue
Circa 1915

This two story, wood shingle-clad house is another variation of the Colonial Revival style. The steeply pitched roof has gable returns. The flat roof front porch has a wide frieze, and is

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7. Descriptions of Individual Buildings -- continued

supported by paired Tuscan columns. The second floor projects over the first on the north half of the facade. A number of the windows have shutters. There is a brick exterior chimney on the south side wall. The original building permit for this house is missing. From 1913 to the 1950s this was the home of Jay Spence and his family. He was a well respected banker with Pacific Southwest Trust and Savings (later Security Pacific).

9. William & Mary Glascock House Contributing
451 S. Serrano Avenue
1914
Architect: Frank M. Tyler
Contractor: Matthew P. Gilbert

This large, stuccoed, hipped roof house has a formal, symmetrical facade spanned by a flat roof porch topped by a balustrade. The porch is supported by clustered Tuscan columns, and has an entablature with dentils. It is topped by a classical balustrade. At the center of the second story is a large rounded bay window. The wide overhanging eaves are supported by brackets grouped in pairs and threes. The house retains most of its original six over one and eight over one double hung windows. Flanking the entrance are leaded glass sidelights.

This house was built at an estimated cost of \$8,000 for William and Mary Glascock who lived there until 1917. They were the president and secretary-treasurer of the Puritas Coffee and Tea Company, listed in the 1915 city directory as "Importers and Jobbers, Teas, Coffees, Spices," etc. and located at 356 S. Los Angeles Street. By 1924 they were living on S. Windsor Boulevard in the fashionable Hancock Park neighborhood.

10. Wilson-Miller House Contributing
457 S. Serrano Avenue
Circa 1915

This massive two-and-one-half story house is clad in brick on the first floor, with stucco above, and a steeply pitched, gabled tiled roof. The house features an asymmetrical Tudor Revival design. The main entrance is recessed within a segmental arched opening. Flanking it, to the south, is a rectangular enclosed

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7. Descriptions of Individual Buildings -- continued

sun porch, topped by a balustrade. To the north of the entrance is a two story, three-sided projecting bay. Along the north side wall is a brick exterior chimney. On the south side wall is a second brick exterior chimney into which is set a rounded arch stained glass window. The house retains most of its original small-paned windows sash with decorative muntins. Exposed rafters and bargeboards enliven the roofline. At the back of the lot is a large two story carriage house in the same style as the house. Along the south side of the lot is an original brick wall.

The original building permit for the house is missing. From 1916 to 1931 the property was owned by Mrs. Electra E. Wilson, a dressmaker. It was then owned by R. DeWitt Miller, a physician, who lived there with his family until the 1950s.

East Side of S. Serrano Avenue

11. 400 S. Serrano Avenue
Circa 1915

Contributing

This two story, hipped roof Prairie School house appears to be the work of the same designer as the house at 421 S. Serrano Avenue, although the original building permit is missing. Horizontal emphasis is added by the low roofline, horizontal wood bands set into the stucco, bands of windows, and the hipped roof entrance porch. At the back of the lot is a two story garage/servant's quarters in the same style as the house.

From 1915 to 1924 the house was owned by Luella A. Gist, of whom little is known. The next residents were Edith and Frank Kump who owned the property through the 1930s. After a series of owners the house was purchased by Fannie M. Jackson, a long-time resident who is recalled by a neighborhood resident as religious fanatic who worked for a church.

12. Krohn-Levering House
408 S. Serrano Avenue
Circa 1915

Contributing

Another of the fine examples of the Colonial Revival style in the district, this two story gabled roof house features a large flat

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7. Descriptions of Individual Buildings -- continued

roof, balustrade-topped open porch which extends south of the house to form a porte cochere. Between the paired square porch columns are diagonal braces, forming a Chinoiserie type effect also shown on the balustrade. The house has an asymmetrical facade. It is clad in narrow lap siding, with dentils at the eaves, and has louvered shutters, and eight over one and six over one double hung windows. The main doorway is topped by an elliptical fanlight and flanked by sidelights. Along the south side wall is a brick exterior chimney. The original building permit is missing.

From 1916 to 1918 the house was owned by Benjamin F. Wright, a real estate salesman who lived at 334 S. St. Andrew's Place. The subsequent owners were Hugo R. and Elizabeth P. Krohn who lived there until the mid-1930s. He was a banker with the Security First National Bank of Los Angeles. The next owners were Martin and Nettie Levering. He was an attorney in the firm of Levering and Day and had done considerable work in Manila; they lived in the house until the mid-1950s.

13. Ellen and John Bolieu House Contributing
414 S. Serrano Avenue
1914
Architect: Frank M. Tyler
Builder: Althouse Brothers

An ornate sculpted frieze adorns this stuccoed, tile hipped roof house. The wide porch had a tiled shed roof with a gable over the recessed central entrance. Classical detailing includes the bracketed eaves, and urn-shaped balusters on the porch. The house appears to have been restuccoed fairly recently.

This house cost approximately \$7850 to construct. The builders and original owners of the house, the Althouse Brothers real estate and building firm, had offices in the Storey Building, along with the builder of several of the other houses on the street, the Cooper-Pyle-Clopine Company. By 1915 the president of the company, then called "Althouse-McAfee", lived at 245 S. Serrano Avenue, but by 1924 he was living in New York City. From 1919 through the 1930s, this was the home of Ellen and John Bolieu, a real estate agent.

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7. Descriptions of Individual Buildings -- continued

14. Jose & Concepcion A. de Samaniego House Contributing
420 S. Serrano Avenue
1914
Architect: Frank M. Tyler
Builder: Althouse Brothers

This house, by the same architect and builders as the house next door to the north, is a massive, two story stuccoed rectangular shaped building with a hipped, tiled roof. The overhanging eaves are supported by paired scroll brackets and there is a wheel motif in the frieze. The large porch spanning most of the facade extends south to form a porte cochere. The central portion of the porch has been enclosed.

The original owners of the house were the Althouse Brothers building and real estate firm (see 414 S. Serrano), and the house cost about \$7,850 to build. The house was then sold to Concepcion and Jose Samaniego, a physician. They lived there until 1926. Subsequently ownership of the property changed frequently.

15. Walter E. Jewell House Contributing
426 S. Serrano Avenue
Circa 1914

One of the most grand of the several Colonial Revival style houses on the block, this house has a symmetrical facade with two-and-one-half story gabled roof projecting end wings, each with round arched windows and dentils in the gable ends. A flat roof, balustrade-topped central entrance porch leads to the recessed doorway topped by a pediment. At the second story on the center of the facade is a Palladian window. The first floor windows are topped by segmental arches and pediments. The original multi-paned double hung sash is intact. At the center of the side facing gabled roof is an eyelid dormer. Along the south side wall is a brick exterior end chimney.

The original building permit for this house is missing. However, since the owners of the house in 1914 and 1915 were the Althouse Brothers, the builders of several of the houses on the street who

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7. Descriptions of Individual Buildings -- continued

worked with architect Frank M. Tyler, the house can be attributed to them. From 1921 to the mid-1950s, it was the home of a successful inventor, Walter E. Jewell, who had invested in the Panama Canal. Jewell and his family also had a home on Lido Island, Newport Beach, and at his death he left the house to his long-time maid Reba B. Hays who lived in Bakersfield and owned the house until recently.

16. Cyrus A. Kirkeley House Contributing
 432 S. Serrano Avenue
 Circa 1916

This two story, gabled roof house also exemplifies the Colonial Revival style. Its basically symmetrical facade features a paneled doorway topped by sidelights and an elliptical fanlight, set within a shallow entrance porch topped by a balustrade. The house is sheathed in narrow clapboard. The double hung, small-paned sash windows have louvered shutters. Along the south side wall is a brick exterior chimney and a pergola/porte cochere. The large picture windows on the first floor may have been modifications of the original design.

The original building permit for the house is lost. From 1914 to 1917 the property was owned by Floyd L. Perry, a builder who also owned the property at 438 S. Serrano. He lived at 3939 W. 7th from 1914 to 1916. In 1917 the property was sold to Cyrus A. Kirkley whose occupation was not listed in the city directory. He lived in the house with his wife Florence, a physiotherapist at Orthopaedic Hospital, and members of his family owned the property until 1946.

17. 438 S. Serrano Avenue Contributing
 1916
 Architect: Harry H. Whiteley
 Builder: Cooper-Pyle-Clopine Company

This two story, hipped roof house is rectangular in plan. Its symmetrical facade has a massive metal and glass arched hood over the doorway which has a leaded glass fanlight and sidelights. The paired small paned tall windows on the first floor have shutters, and are topped by blind arches. The eaves are

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Section number 7 Page 11

7. Descriptions of Individual Buildings -- continued

This large, stuccoed house has an asymmetrical facade spanned by a front porch/porte cochere that extends south of the house. The porch has massive square posts and a shed roof, with a gable over the doorway and another over the porte cochere. Paired brackets support the eaves on both the porch and the main roofline. The northern portion of the porch is enclosed. An observatory was installed on the roof by the present owner for his son in 1954.

This house was built for about \$5,000 for Henry W. Petersmeyer who resided here until the late 1930s with his family and was involved in the hardware business. Since 1942 it has been home of Dorothy (deceased) and Joseph Choate. He is a prominent attorney who was born in Santa Ana where his father worked for the Earl Fruit Company (later Del Monte). Mr. Choate has lived in Los Angeles since 1900. He was associated with the firm of Fredericks and Hannah, and worked in the State Department under Franklin Delano Roosevelt briefly. He was also a friend of Douglas MacArthur, and is the author of Douglas MacArthur as I Knew Him (1986).

20. Henry W. Brown House Contributing
456 S. Serrano Avenue
1915
Builder: William Fleming

This massive Colonial Revival house has a steeply-pitched side facing gabled roof with three pedimented dormers along the main facade. It is clad in wide lap siding. Other fine details include the paneled shutters with moon shaped cut-outs, and a doorway with sidelights and a segmental arched portico. The house has multi-paned casement windows. There is a brick exterior chimney along the south side wall.

The original owner of this nine-room house was Henry W. Brown and it was built at an estimated cost of \$6,000. His occupation is not known. Members of his family owned and occupied the house until 1932. From 1937 through the 1950s, this was the home of Frederick K. Hershman, a physician, and his family.

Resource Count	Contributing:	17
	Non-Contributing:	<u>3</u>
	Total	20

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetS. Serrano Avenue Historic District
Los AngelesSection number 8 Page 1

8. Statement of Significance -- continued

Many of the houses on the street were built by and for real estate investment firms and were probably intended for immediate resale. Many of the lots in the area were originally owned by Edward D. Silent and Company, a firm that specialized in "real estate, rentals, loans, insurance, investments, and business changes", according to the 1911 Los Angeles City Directory.

Several of the houses in the district were designed by architects, including Frank M. Tyler who designed several on the street. He also designed a number of houses in the Arlington Heights section of Los Angeles, including the Minney House at 2273 W. 20th Street, built in 1901 (now the Salisbury Bed and Breakfast), and several in the Berkeley Square neighborhood that were razed to make way for the construction of the Santa Monica Freeway. For a number of years Tyler's architectural office was located near the district, at 634 S. Western, and there in the late 1920s he also opened "Tyler and Company," a short-lived real estate company. Another architect who worked on Serrano was Harry Hayden Whiteley, a Los Angeles born and educated architect who worked in Tyler's office from 1907 to 1910 before opening his own practice. He specialized in residential and apartment design, and was a member of the Los Angeles Architectural Club, according to Who's Who in the Pacific Southwest (1913). In the 1920s his architectural practice was located in the same building as Tyler's, at 634 S. Western Avenue. Also, little known architect Henry J. Knauer designed one house on the street, #403. Other houses are the work of local builders. Building permits are missing for several of the houses.

The proximity of the street to the "Yellow Car" street railway lines on 3rd Street, 6th Street and Vermont Avenue and the street's proximity to prestigious Wilshire Boulevard made it attractive to prospective buyers. Prominent attorneys, physicians, investors, and business owners were among the neighborhood's original residents.

The district is the only intact block of single family homes in an area of many massive apartment buildings. This is largely

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

**National Register of Historic Places
Continuation Sheet**

S. Serrano Avenue Historic District
Los Angeles

Section number 8 & 9 Page 2

8. Statement of Significance -- continued

because the residents have successfully maintained the block's R-1 zoning despite increasing development pressures on the residential streets along Wilshire Boulevard that began before World War II and have accelerated dramatically within the past ten years. A number of the houses in the district have been renovated within recent years. National Register designation will help to insure the future of this very special surviving reminder of the area's early history.

9. Major Bibliographical References -- continued

City of Los Angeles Building Permit Records.

County of Los Angeles Tax Assessor Records.

Interview with long-time Serrano Avenue resident Joseph Choate, May 1987.

Los Angeles City Directories, 1910 to 1940.

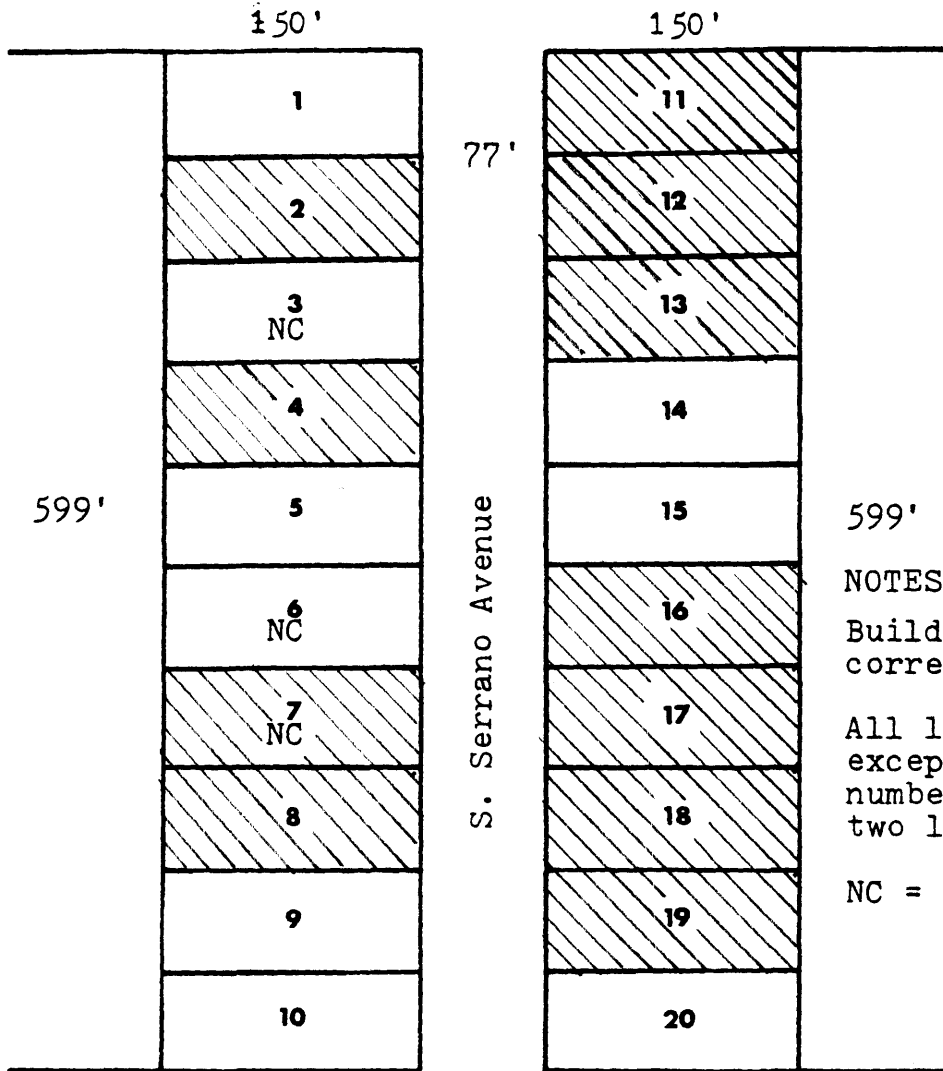
Edwin O. Palmer. History of Hollywood. (originally published in 1937; reprint by Garland: New York, 1978).

Sanborn Fire Insurance Maps of Los Angeles, 1905 to 1954.

Bruce T. Torrence. Hollywood: The First 100 Years. Hollywood: Chamber of Commerce, 1979.

SOUTH SERRANO AVENUE
HISTORIC DISTRICT

W. 4th St.




W. 5th St.

NOTES:

Building numbers in text correspond to map numbers.

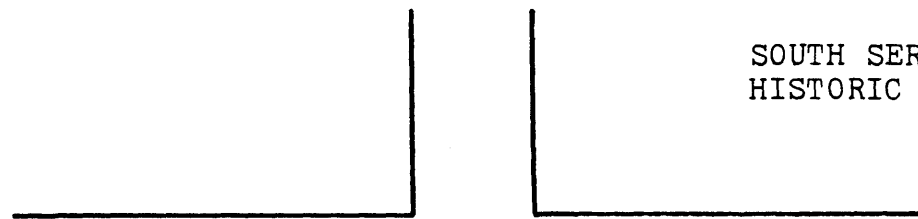
All lots are 150' x 60' except those with building numbers 2 and 12. These two lots are 150' x 59'.

NC = non-contributing

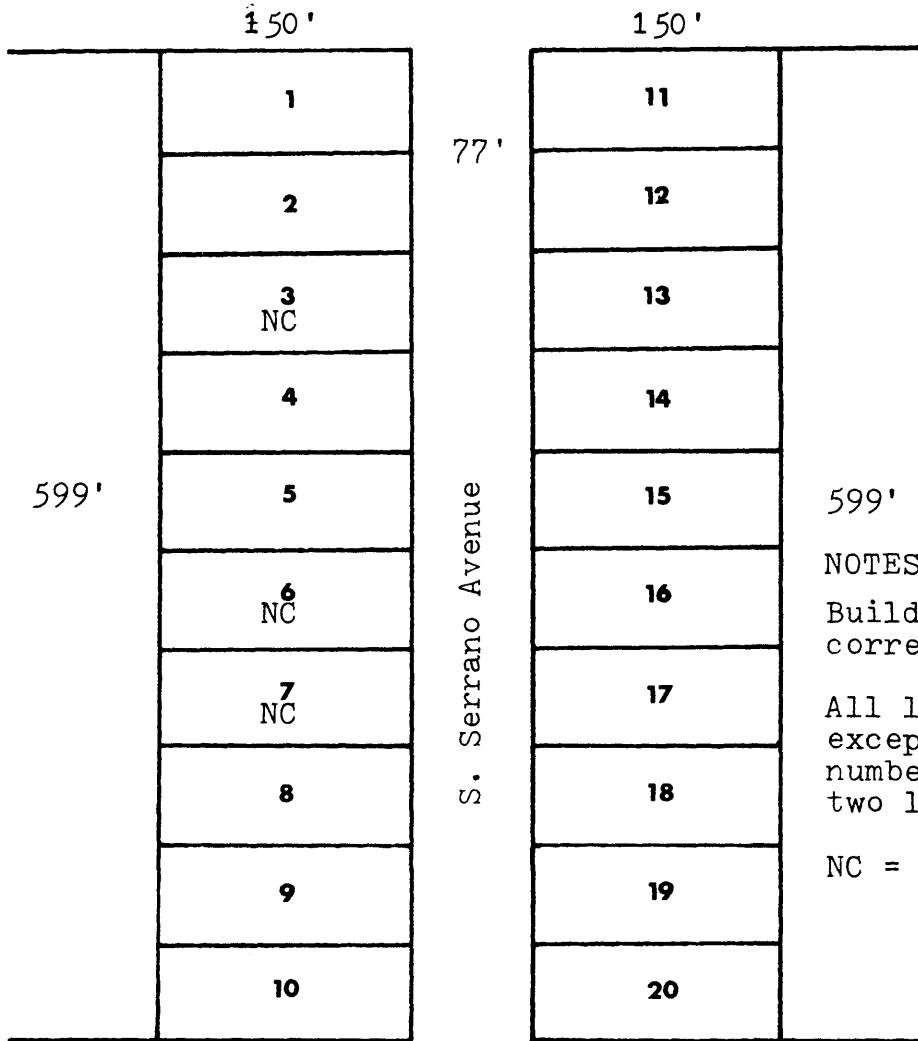
 = PROPERTIES WHO'S OWNERS HAVE SUBMITTED SIGNED LETTERS IN SUPPORT OF THE NOMINATION. THESE 23 LETTERS FROM THE OWNERS OF 11 OF THE PROPERTIES IN THE PROPOSED DISTRICT CONSISTING OF 20 LOTS (IF NON-CONTRIBUTE PROPERTIES ARE COUNTED) COMPRISE A MAJORITY IN NORTH SUPPORT.

North

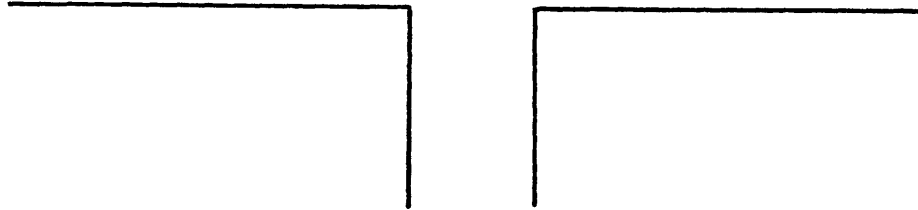
SOUTH SERRANO AVENUE
HISTORIC DISTRICT



W. 4th St.



W. 5th St.



NOTES:

Building numbers in text correspond to map numbers.

All lots are 150' x 60' except those with building numbers 2 and 12. These two lots are 150' x 59'.

NC = non-contributing

*South Serrano Ave. Historic District
100 blocks of S. Serrano Ave.
Los Angeles, Los Angeles Co., CA*



George & Annie Robertson House, Building #1, S. Serrano Avenue
Historic District
403 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 1 of 30.

Bruce and Rose Wallace House, Building #2, S. Serrano Avenue
Historic District
409 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking west

Photo # 2 of 30.

Vacant lot (#3), S. Serrano Avenue Historic District
415 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 3 of 30.

Reese and Ella Davies House, Building #4, S. Serrano Avenue
Historic District

421 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking west/southwest

Photo # 4 of 30.

O'Melveny-Van Norman House, Building #5, S. Serrano Avenue
Historic District
427 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 5 of 30.

O'Melveny-Van Norman House, Building #5, (entrance detail) S.
Serrano Avenue Historic District
427 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 6 of 30.

Vacant lot (#6), S. Serrano Avenue Historic District
433 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking west

Photo # 7 of 30.

William & Daisy Hayden House, Building #7, S. Serrano Avenue
Historic District
439 S. Serrano Avenue. City and County of Los Angeles,
California.
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 8 of 30.

Jay Spence House, Building #8, S. Serrano Avenue Historic
District
445 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 9 of 30.

William & Mary Glascock House, Building #9, S. Serrano Avenue
Historic District
451 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking west
Photo # 10 of 30.

Wilson-Miller House, Building #10, S. Serrano Avenue
Historic District
457 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking west

Photo # 11 of 30.

Building #s 7,8,9,10, S. Serrano Avenue Historic District
439 to 457 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking south/southwest
Photo # 12 of 30.

Building #11, S. Serrano Avenue Historic District
400 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking east/southeast

Photo # 13 of 30.

Krohn-Levering House, Building #12, S. Serrano Avenue Historic
District
408 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 14 of 30.

Krohn-Levering House, Building #12, (entrance detail) S. Serrano
Avenue Historic District
408 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 15 of 30.

Ellen and John Bolieu House, Building #13, S. Serrano Avenue
Historic District
414 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking east/northeast

Photo # 16 of 30.

Jose and Concepcion A. de Samaniego House, Building #14, S.
Serrano Avenue Historic District

420 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking east/northeast

Photo # 17 of 30.

Walter E. Jewell House, Building #15, S. Serrano Avenue Historic
District
426 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east/northeast
Photo # 18 of 30.

Walter E. Jewell House, Building #15, (detail of entrance porch),
S. Serrano Avenue Historic District
426 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking northeast

Photo # 19 of 30.

Walter E. Jewell House, Building #15, (detail of Palladian window),
S. Serrano Avenue Historic District
426 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 20 of 30.

Cyrus A. Kirkeley House, Building #16, S. Serrano Avenue Historic
District
432 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 21 of 30.

Cyrus A. Kirkeley House, Building #16, (entrance detail) S.
Serrano Avenue Historic District
432 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 22 of 30.

Building #17, S. Serrano Avenue Historic District
438 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 23 of 30.

Building #17, (detail of entrance canopy), S. Serrano Avenue
Historic District
438 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking southeast
Photo # 24 of 30.

Bareford-Hubbard House, Building #18, S. Serrano Avenue Historic
District
444 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo #25 of 30.

Bareford-Hubbard House, Building #18, (entrance detail), S.
Serrano Avenue Historic District
444 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo #26 of 30.

Petersmeyer-Choate House, Building #19, S. Serrano Avenue
Historic District
450 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking east

Photo # 27 of 30.

Henry W. Brown House, Building #20, S. Serrano Avenue
Historic District
456 S. Serrano Avenue. City and County of Los Angeles,
California

Photographer: Stan Harris

Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020

Date of Photo: June 1987

Looking east

Photo # 28 of 30.

Henry W. Brown House, Building #20, (2nd story window detail), S.
Serrano Avenue Historic District
456 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking east
Photo # 29 of 30.

Buildings 20, 19, 18, 17 (right to left), S. Serrano Avenue
Historic District
438 to 456 S. Serrano Avenue. City and County of Los Angeles,
California
Photographer: Stan Harris
Location of Negative: Stan Harris, 421 S. Serrano Avenue, Los
Angeles, CA 90020
Date of Photo: June 1987
Looking north/northeast
Photo # 30 of 30.