

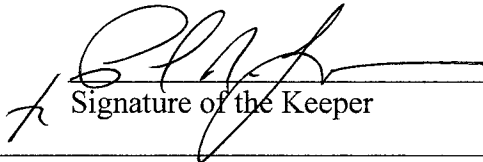
Mar Vista Gardens
Name of Property

Los Angeles, California
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

12/31/2012
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>63</u>	<u>6</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>63</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN/International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, STUCCO, ASPHALT, VINYL

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Mar Vista Gardens is located in the Del Rey neighborhood on the west side of the City of Los Angeles, a short distance northwest from the I-405 (San Diego Freeway) and California State Route 90 (Marina Freeway) interchange. The L-shaped property is generally bounded by the Sepulveda Channel to Ballona Creek on the north, Ballona Creek to the east, Inglewood Boulevard to the south, and Braddock Drive to the west. The surrounding area is predominantly residential, consisting of single-family residences, an elementary school, and a neighborhood market. On the property, there are sixty-two contributing residential buildings arranged on the forty-three-acre site in two concentric rows that wrap around a centralized green space. The residential buildings are organized around a series of linear concrete walkways, creating shared courtyard spaces and a uniform circulation pattern. A contributing Maintenance Shop and Management Building is located near the property's entrance on Inglewood Boulevard. Near the center of the property, a non-original Community Service Center Building and a Boys & Girls Club Building are arranged near a large green space equipped with a new ballfield. All contributing buildings are of concrete block construction; second-stories and partition walls are wood-framed. The buildings are utilitarian in design with International Style influences. Although the windows on the residential buildings have been changed within their original openings—somewhat diminishing the property's integrity of materials and workmanship—the complex retains integrity of location, setting, design, feeling, and association, and retains sufficient physical integrity to convey its significance under Criteria A and C.

Narrative Description

The original Mar Vista Gardens (initially “West Los Angeles Site”) public housing complex was designed with sixty-two residential buildings, an administrative and maintenance building, a community building, and a play area, baseball diamond, and designated parking areas arranged on a forty-three-acre site. Linear concrete walkways between buildings formed a uniform circulation pattern, and a main private vehicular access road (Allin Road, which turns into Marionwood Drive) looped through the property. The residential buildings, administrative and maintenance building, and the original circulation pattern from 1954 remain. The residential and administrative and maintenance buildings are utilitarian in design with International Style influences.

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There are five types of residential buildings on the site: A, B, C, D, and E. The buildings were designed to be similar in appearance from the exterior but differed in the number of units inside, and how many bedrooms per unit they contained, as indicated in the table below.¹

Building Type	Number of Buildings	Units per Building	Number of Dwelling Units				
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
A	5	9 (45)	10	10	10	5	10
B	13	10 (130)	52		39	39	
C	9	8 (72)		18	36	18	
D	2	12 (24)		20	4		
E	33	10 (330)		198	132		
TOTALS	62 Buildings	601 Units	62 1-Bedroom Units	246 2-Bedroom Units	221 3-Bedroom Units	62 4-Bedroom units	10 5-Bedroom units

The residential buildings are narrow and rectangular in plan and two stories in height. Building Types A and B have attached one-story units at one or both narrow ends. Building Types C through E are entirely two stories. Building Type E is the most prevalent. (Building Types are indicated on Sketch Map 4, attached).

The residential buildings are of wood frame and concrete block construction. Second stories are clad in stucco, while the ground floors are painted concrete block. The low-pitched side-gabled roofs covering the buildings are clad in composition shingles and have wide wood bargeboards over the open eaves. Windows on the buildings consist of replacement vinyl sliding windows within the original window openings; the windows on the residential buildings were replaced in full between 2016 and 2017. Doors to each unit are wood slab doors; some are covered by metal screen doors for ventilation. Doors are flush with respective elevations. There are no true porches on the residential buildings, though front doors are sheltered by flat wood canopies. The canopies either shelter a single door, or are wider to shelter two doors. Rear doors are not sheltered. Front and rear doors have narrow rectangular transom openings that have been infilled or painted over so that they no longer appear glazed, but the openings remain. At the rear elevations of each building, there is a one-story storage closet for units that do not have room for interior storage within the unit. The closets are of concrete block construction and have flat roofs. The doors are paired battened doors.

The interiors of the residential units are utilitarian in design and layout. Perimeter walls consist of painted concrete block while partition walls are wood-framed with painted drywall. The flooring on the ground-floor of one-story and two-story units consists of a speckled grey linoleum tile. Baseboards on the ground floor are typically rubber or simple wood board. The ceilings are finished drywall. Kitchens have wood cabinetry and tile countertops. Electrical wiring is partially surface-mounted. Second stories are accessed by a set of stairs with wooden steps and risers. The stair is enclosed with a low wall, and a round wood handrail is installed for

¹ Albert Criz, et al., *West Los Angeles Site Cal 4-21: Site Plan Quadrant Nos. 1-2-3-4*, October 15, 1951, Sheet SA-1.

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support. The flooring on the second stories is hardwood. Baseboards consist of a simple wood molding. Interior doors are wood with a single panel and brass-toned hardware. Open shelving is included in the bedrooms for closet storage. Bathrooms include a toilet, sink, and bathtub with shower, and have tiled floors and showers.

The Management Building and Maintenance Shop at the southwest corner of the property are joined, forming a single T-shaped building that has internal connections. The management portion of the building is one story in height, while the maintenance portion is one-and-a-half stories in height. The Management Building has a low-pitched side-gabled roof clad in composition shingle with wide wood bargeboards over the open eaves. It is of concrete block construction. Windows consist of groups of paired steel casements with transoms and grouped multi-light steel windows with operable horizontal pivot sashes. The primary entrance to the Management Building is on its southeast elevation and consists of a hollow metal door with an inoperable metal side panel. The entrance is accessed by an ADA-accessible ramp and shallow concrete step with round metal handrails. The Maintenance Shop is of concrete block construction and has a low-pitched shed roof. Windows consists of multi-light steel windows with operable horizontal pivot sashes. There is a hollow metal door on the southwest elevation of the shop, facing the Management Building. On the northeast elevation, facing the shop yard, there is a metal roll-up door and a hollow metal door. There are a series of non-original sheds on the northeast edge of the shop yard. Research indicates these sheds were constructed sometime between 1956 and 1971. They are of concrete block construction with low-pitched shed roofs and metal tilt-up or sliding doors.

The non-original Mar Vista Gardens Community Service Center was completed in 1990.² It is located near the center of the property, directly northeast of the central green space. It is irregular in plan; the rectangular volumes of the plan have flat roofs with raised parapets or front-gabled roofs with full-length or partial-length gabled monitors. Gabled roofs are clad in standing-seam metal and have very shallow or flush eaves. Windows on the building consist of narrow, rectangular fixed metal windows arranged in pairs. Doors are hollow metal slabs. The primary entrance faces northeast and is denoted by signage that reads “MAR VISTA GARDENS COMMUNITY SERVICE CENTER.” The entrance is recessed under a curved stucco overhang.

The Boys & Girls Club Building, completed in 2016³, is located directly west of the Mar Vista Gardens Community Service Center. It is rectangular in plan and incorporates a portion of the original Community Building at its east end. The east end of the building is one-and-a-half stories in height, while the west end of the building is one story in height. The building is of concrete block construction and has a low-pitched side-gabled roof with wide, wood bargeboards over the open eaves. Windows on the gymnasium consist of multi-light metal windows with operable horizontal pivot sashes. Windows on the newer portion of the building consist of multi-light grouped fixed metal windows. Throughout the building exterior are fully glazed metal doors with transoms and sidelights. The main entrance is recessed under the roofline, and denoted by signage that reads, “JACK & CINDY JONES YOUTH CENTER.”

² Josh Meyer, “Job Skills Center Opens at Crime-Plagued Housing Complex in Mar Vista,” *Los Angeles Times*, WSJ3.

³ “Generous Donation Makes Mar Vista Boys & Girls Club a Reality,” CBS Los Angeles, accessed May 2018, <http://losangeles.cbslocal.com/2016/08/30/generous-donation-makes-mar-vista-boys-girls-club-a-reality/>.

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The landscaping on the site is predominantly open grassy areas and courtyards, with intermittent mature trees throughout. Individual tenants often have various plantings in their respective yard areas, such as hedges, flowering shrubs, or potted plants.

Alterations to the residential buildings over the years have included the replacement of original steel windows for vinyl, interior improvements, and ADA-accessibility upgrades as needed for tenants that require additional accessibility. These upgrades are generally limited to the interior, such as chairlifts and grab-bars; however, concrete ramps with round metal handrails have been installed at front entrances to units. There do not appear to have been other major changes to the exterior of the residential buildings.

The primary entrance door to the Management Building appears to have been replaced and window-mounted air conditioning units have been installed in six windows. A shed addition appears to have been installed on the northwest end of the Maintenance Shop. There do not appear to have been other major changes to the exterior of the conjoined Management Building and Maintenance Shop.

Changes to the site include the installation of a perimeter fence in 1990.⁴ A small security booth was added near the Allin Street entrance at Inglewood Boulevard, presumably in 1990 when the fence was added. The security booth is rectangular in plan and has a flat roof. There are operable sliding service windows on its northwest and southeast elevations, and fixed windows on its southwest elevation. It is protected at each corner by concrete-filled metal bollards. The baseball diamond in the centralized green space still exists, but its location has been reconfigured. In the 1954 site plan, a baseball diamond is indicated at the northwest corner of the central green space.

In a 1971 aerial photograph, the northwest baseball diamond is visible, as well as a second baseball diamond located at the southern end of the green space, near its center. Neither of these remains; a contemporary baseball diamond is currently located in the northeast corner of the green space, with home plate in the northeast corner. Non-permanent sports equipment, including soccer goals, is found in the green space. Other notable non-original site features include smoking shelters that consist of a metal bench and flat canopy supported on a rectangular metal pole, a community garden near Buildings 17 and 18, three separate playground areas, a basketball court, handball courts, and two buildings that house a Head Start preschool program.

Integrity

Mar Vista Gardens retains its integrity of location, as it has not been moved from where it was constructed in 1954. The integrity of design is intact, as the historic function and aesthetic of the property is still readily apparent, particularly in the spatial relationships between residential buildings and the interconnected circulation system. The integrity of setting remains, as the property is still located in a residential area abutting the Ballona Creek. The integrity of materials has been somewhat diminished following the replacement of the original windows, but the

⁴ Meyer.

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remaining building materials, such as concrete block and wood slab doors, remain and illustrate the site’s original use and the financial constraints of the large-scale housing program’s need to house residents in a cost-effective but quality manner. The integrity of workmanship has also been somewhat diminished by the window replacement, but like the integrity of materials, is still found in the utilitarian finishes seen on the interior and exterior of buildings throughout the property, such as the painted concrete block walls of the interior, and the stained and glazed wood floors of the units’ upper floors. Mar Vista Gardens retains its integrity of feeling, as the components of the property convey the feeling of a mid-century public housing complex. Lastly, the site retains its integrity of association, as it retains sufficient physical integrity to convey its associative significance under Criteria A and C.

Contributing Buildings

Building Name, Description	Count
Residential Buildings – Type A	5
Residential Buildings – Type B	13
Residential Buildings – Type C	9
Residential Buildings – Type D	2
Residential Buildings – Type E	33
Management Building and Maintenance Shop	1
TOTAL	63

The buildings listed in the table above (and indicated on Sketch Map 3, attached) are original to the site and retain sufficient physical integrity from the period of significance to contribute to the historic district.

Non-Contributing Buildings

Building Name, Description	Count
Maintenance Sheds (Outside Period of Significance)	2
Head Start Buildings (Outside Period of Significance)	2
Jack & Cindy Jones Youth Center (Altered from Historic Appearance)	1
Mar Vista Gardens Community Service Center (Outside Period of Significance)	1
TOTAL	6

The buildings listed in the table above (and indicated on Sketch Map 3, attached) do not contribute to the period of significance. They have either been altered so that they no longer reflect their historic appearance, or they were constructed outside the period of significance.

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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 values, 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.

Criteria Considerations

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

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
POLITICS/GOVERNMENT
SOCIAL HISTORY

Period of Significance

1954

Significant Dates

1954

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Undefined

Architect/Builder

Criz, Albert - Project Architect
Goldsmith, Morris V. - Project Engineer

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mar Vista Gardens housing project is eligible for listing in the National Register of Historic Places at the local level of significance for its association with the history of the Development of Public Housing and Garden Apartment Complexes in Los Angeles. It meets the eligibility requirements in the MPD Garden Apartment Complexes in the City of Los Angeles, 1939-1955.

Under Criterion A, it is significant in the areas of Community Development and Planning as well as Social History. The property represents the impact of federal housing assistance efforts in Los Angeles, particularly the Housing Act of 1949. The property also represents a distinct second phase of public housing development that occurred in Los Angeles. Under Criterion C, Mar Vista Gardens is an excellent example of a large-scale Post-World War II garden apartment public housing project. Its site layout demonstrates both Garden City planning principals as well as the distinctive characteristics of a post-war housing complex that reflect the need to create large amounts of housing during the postwar housing crisis.

The period of significance for Mar Vista Gardens is 1954, the year the property was completed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A

Mar Vista Gardens was the first public housing project constructed in Los Angeles using funds from the Housing Act of 1949. The Housing Act was passed by Congress to provide funding for 135,000 housing units over the next six years, for a total of 810,000 units nationwide. Rent for one of these units had to be 20% less than the lowest rent for a comparable private unit in the vicinity, and priority for tenancy was given to veterans of World War I and II, as well as residents displaced by redevelopment or slum clearance—removal of a slum for new construction.⁵

The Housing Authority of Los Angeles (HACLA) received funding for 10,000 new units of public housing, which was used for the construction of entirely new complexes as well as the expansion of existing complexes.⁶ Mar Vista Gardens was the first new complex completed with these funds, followed by Imperial Compton (now Nickerson Gardens, completed in 1955).⁷ Mar Vista Gardens also has the distinction of being the only public housing project in West Los Angeles.⁸ . The other public housing projects in Los Angeles are located in southern or eastern

⁵ Elysha Paluszek, "National Register of Historic Places Multiple Property Documentation Form: Garden Apartment Complexes in the City of Los Angeles, 1939-1955," 2017, E-12.

⁶ Ibid., E-24.

⁷ Ibid., E-34.

⁸ Ibid., E-33.

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areas of the City; the only other outlier is San Fernando Gardens, which is located in the neighborhood of Pacoima in the San Fernando Valley.⁹

Plans for Mar Vista Gardens, initially called the “West Los Angeles Site,” were originally announced in August 1950. The plans were part of eleven total projects proposed to take place as part of an ambitious expansion and construction program, made possible by the Housing Act funding. However, the plans were met by widespread public opposition from individuals and groups such as the California Real Estate lobby, Home Builders Association, Chamber of Commerce, and *Los Angeles Times*, fueled in part by McCarthy-era fears of the spread of socialism. The project was delayed in the courts for several years before contracts were finally let in the summer of 1952 and the land was annexed to the City of Los Angeles in 1953.

The housing complex was completed in 1954 and was one of the last public housing projects to be built in Los Angeles. The recovery of the private real estate industry, controversy, and public opposition led to the program’s downfall; by the mid-1950’s, the construction of new public housing projects in the city had halted.¹⁰

Mar Vista Gardens is eligible at the local level of significance under Criterion A within the areas of Community Planning and Development, Politics & Government, and Social History in the context of the Development of Public Housing and Garden Apartment Complexes in Los Angeles. The property is associated with the postwar revival of the public housing program after the passage of the Housing Act of 1949, having been constructed as a direct result of the federal funding made available, and was one of the last such complexes to be constructed in the city due to the political and social climate of the era.

Criterion C

Mar Vista Gardens is a large-scale garden apartment public housing complex built after World War II. The first permit was issued in August of 1952, followed by a second in April 1953.¹¹ According to project plans, the complex was designed by a project team that consisted of the following members:

- Albert Criz, AIA – Project Architect
- Morris V. Goldsmith – Project Engineer
- John S. Gregory – Civil Engineer
- Samuel L. Kaye – Mechanical Engineer
- Ralph E. Phillips – Electrical Engineer
- Eckbo, Royston & Williams – Landscape Architects¹²

⁹ “About Public Housing,” Housing Authority of the City of Los Angeles, accessed May 2018, <http://home.hacla.org/aboutpublichousing>.

¹⁰ *Ibid.*, E-34.

¹¹ Christopher Hetzel, ICF International, “California Department of Parks and Recreation Form Set, Mar Vista Gardens.” 2014, 8.

¹² Albert Criz, et al., *Schedule of Drawings*, date illegible, Title Sheet.

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Albert Criz was a prolific modernist architect who began practicing in 1946. He kept an office in Beverly Hills (9806 Wilshire Boulevard), and frequently collaborated with many of Los Angeles' master architects, including Paul Williams, Louis Armet and Eldon David, and Garret Eckbo, one of the landscape architects for Mar Vista Gardens. His most active years were the late 1940s through the 1960s.¹³ One of Criz's most recognizable designs is the Mid-Century Modern style West Los Angeles Civic Center, which was completed in 1965.¹⁴ He also designed the Jewish Community Building at 590 N. Vermont (1950, now a campus of West Coast University). He was the architect for remodeling projects involving the International Ladies Garment Workers Union at 1130 S. Maple Street (constructed 1930; altered by Criz in 1950), the former synagogue of Temple Beth Ami (constructed 1950; altered by Criz in 1957).¹⁵ Criz was also involved in the design of Stoner Elementary in 1956¹⁶, which is adjacent to Mar Vista Gardens, as well as an addition to North Hollywood High School in 1961.¹⁷ While Criz appears to have been a competent architect, his work is largely institutional or additive. It is likely he was often working under pre-established building programs set out by parties such as the Los Angeles Unified School District (LAUSD) or HACLA. The nature of his work appears to have been replicating the popular trends of the era, rather than setting trends or establishing a new aesthetic. He does not appear to have been a master architect, and research did not reveal any scholarly information to suggest that he meets the definition of a master—that is, “a figure of generally recognized greatness in the field.”¹⁸

Another notable member of the team is the influential landscape architecture firm of Eckbo, Royston & Williams, a partnership headed by Garrett Eckbo, his brother-in-law Ed Williams, and Robert Royston. The firm was active between 1945 and 1958 and was responsible for numerous residential, institutional, and commercial designs.¹⁹ Some of their projects include:

- Harvey West Municipal Park, Santa Cruz, 1958
- *Hipodromo Nacional*, Caracas, Venezuela, 1956
- Hollywood Guild & Union Building, Hollywood, Los Angeles, 1948
- Hotel Bel Air, Bel Air, Los Angeles 1957
- Live Oak Cemetery, Monrovia, 1954-57
- Polytechnic High School, Long Beach, 1952; 1954-1958
- Louis B. Mayer Residence, Bel Air, Los Angeles, 1949
- Occidental College, Eagle Rock, Los Angeles, 1948
- Orange Coast College, Orange, 1955

¹³ Hetzel, 8.

¹⁴ Apart from the library, which was designed by the firm of Allison & Rible. “West Los Angeles Civic Center,” Los Angeles Conservancy, accessed May 2018, <https://www.laconservancy.org/locations/west-los-angeles-civic-center>.

¹⁵ Los Angeles Department of Building and Safety Online Building Records, various dates, accessed May 2018, <http://ladbsdoc.lacity.org/idispublic/>.

¹⁶ “School Planned to Rise on West Side Location,” *Los Angeles Times*, August 19, 1956, F1.

¹⁷ “Architect Named for High School Work,” *Los Angeles Times*, May 28, 1961, SF_A10.

¹⁸ “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed May 2018, <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

¹⁹ Mark Trieb and Dorothee Imbert, *Garrett Eckbo: Modern Landscapes for Living* (Berkeley: University of California Press, 1997), <http://ark.cdlib.org/ark:/13030/ft6g50073x/>, 14, 92, 184.

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- Standard Oil Company of California, Oildale, 1953²⁰

The landscape plan the firm created for Mar Vista Gardens was relatively simple. A row of Canary Island pine trees was planned for the southwest and southeast boundaries of the site. Evergreen elm, Red Box, and silver wattle trees were planned for the northeast boundary of the site. Purple plum, silk, and lemon gum trees were to mark the entrance at Inglewood Boulevard. Monterey pine, cajeput, California pepper, and evergreen elms were arranged throughout the centralized green space. Carob trees, and oleander and firethorn plants were planned for planting along the median of Allin Street and Marionwood Drive. Silk and Brisbane Box trees were intended to separate the interior row of houses from the street. The entrance and service courts (front and rear) between residential buildings were to be planted with specific trees and shrubs, as shown in the following table.²¹

Building Type	Entrance Court Tree	Entrance Court Shrubs	Service Court Tree
A	Evergreen Elm	Sandankwa Viburnum Cotoneaster Parneyi	Chinese Elm (4)
B	Japanese Privet	Waxleaf Ligustrum Natal plum	Chinese Elm (4)
C	Evergreen Elm	Sandankwa Viburnum Cotoneaster Parneyi	Chinese Elm (3)
D	Evergreen Elm	Sandankwa Viburnum Cotoneaster Parneyi	Chinese Elm (5)
E	Arizona Ash	Tobira Laurel Leaf Snailseed	Chinese Elm (4)

Historic aerial photographs suggest that the landscape plan was never fully realized; trees were planted intermittently between buildings, there were very few trees in the central green space, along the property boundary, and separating the interior row of residential buildings from Allin Street. In addition to not being fully realized, the landscape plan was relatively simplistic and repetitive. A characteristic of postwar housing is that there is more of an emphasis on unit count rather than communal, recreational areas, which is a cornerstone of the work of the firm and particularly of Garrett Eckbo, a recognized master in the field of landscape architecture. Eckbo's theoretical work at the newly formed United States Housing Authority in the late 1930s designing "guideline schemes for public housing recreation spaces" in Washington D.C. is, by

²⁰ Laura Tatum, Betsy Frederick Rothwell, Meredith Hall, Kari Holmquist and April Hesik, "Inventory of the Garrett Eckbo Collection, Collection Number: 1990-1, Environmental Design Archives, University of California, Berkeley." Online Archive of California, accessed May 2018, https://oac.cdlib.org/findaid/ark:/13030/tf4290044c/entire_text/

²¹ Eckbo, Royston, & Williams et al., *West Los Angeles Site Cal 4-21: Planting Plan Quads No. 1 & 2*, October 15, 1951, Sheet L-1; Eckbo, Royston, & Williams et al, *West Los Angeles Site Cal 4-21: Planting Plan Quad No. 3*, October 15, 1951, Sheet L-2; Eckbo, Royston, & Williams et al, *West Los Angeles Site Cal 4-21: Planting Plan Quad No. 4*, October 15, 1951, Sheet L-3; Eckbo, Royston, & Williams et al, *West Los Angeles Site Cal 4-21: Planting Plan Community & Recreation Area*, October 15, 1951, Sheet L-4; October 15, 1951, Sheet L-3; Eckbo, Royston, & Williams et al, *West Los Angeles Site Cal 4-21: Planting Plan Court Planting/Planting List*, October 15, 1951, Sheet L-5.

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comparison, a far more significant contribution to this area of study, and shaped the trajectory of his career.²²

The Mar Vista Gardens complex was completed in 1954. Sometime between 1954 and 1957, its name was changed from the “West Los Angeles Site” to Mar Vista Gardens.²³ The complex is a distinctly postwar example of the property type. There is less green space and community amenities and the buildings are densely arranged in a simple layout, due to more of an emphasis on unit count. This stemmed from a need to address the postwar housing shortage at the time of construction. The buildings are still low-rise at a maximum of two stories in height, but there are more units per building on average—approximately nine per building—than some of its World War II-era counterparts throughout Los Angeles (e.g., Ramona Gardens, approximately 6 units per building, completed in 1941; Pueblo del Rio, approximately 6 units per building, completed in 1942). The buildings are highly standardized in appearance and are utilitarian in design with International Style influences, seen in the low-pitched roofs, common pre-fabricated materials, horizontal bands of windows, and minimal ornamentation.

Mar Vista Gardens shares characteristics with earlier public housing projects in Los Angeles, in that it was designed with principles inspired by the Garden City movement. The Garden City is a type of urban planning that originated in England with the work of Sir Ebenezer Howard during the late 1800s. The movement later came stateside through urban planners and founding members of the Regional Planning Association of America (RPAA), Clarence Stein and Henry Wright. The influence of the American Garden City movement in the design of Mar Vista Gardens can be seen in the use of a superblock distinct from the surrounding street grid, separation of automobile and pedestrian traffic on the site, inclusion of recreational facilities, buildings oriented inwards towards features such as courtyards and walkways, buildings arranged around an open green space, and the incorporation of landscaping as part of the overall design.

Mar Vista Gardens is significant under Criterion C as an excellent example of a postwar garden apartment public housing complex. It embodies the distinguishing characteristics of the property type and reflects both Garden City urban planning principals as well as the standardization and dense layout of postwar public housing.

²² Trieb and Imbert, 113; Julie V. Iovine, “Garrett Eckbo is Dead at 89; Pioneer of Modern Landscape,” *Los Angeles Times*, June 18, 2000, accessed May 2018, <https://www.nytimes.com/2000/06/18/us/garrett-eckbo-is-dead-at-89-pioneer-of-modern-landscape.html>.

²³ Hetzel, 9.

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government (Housing Authority of Los Angeles)
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 43

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

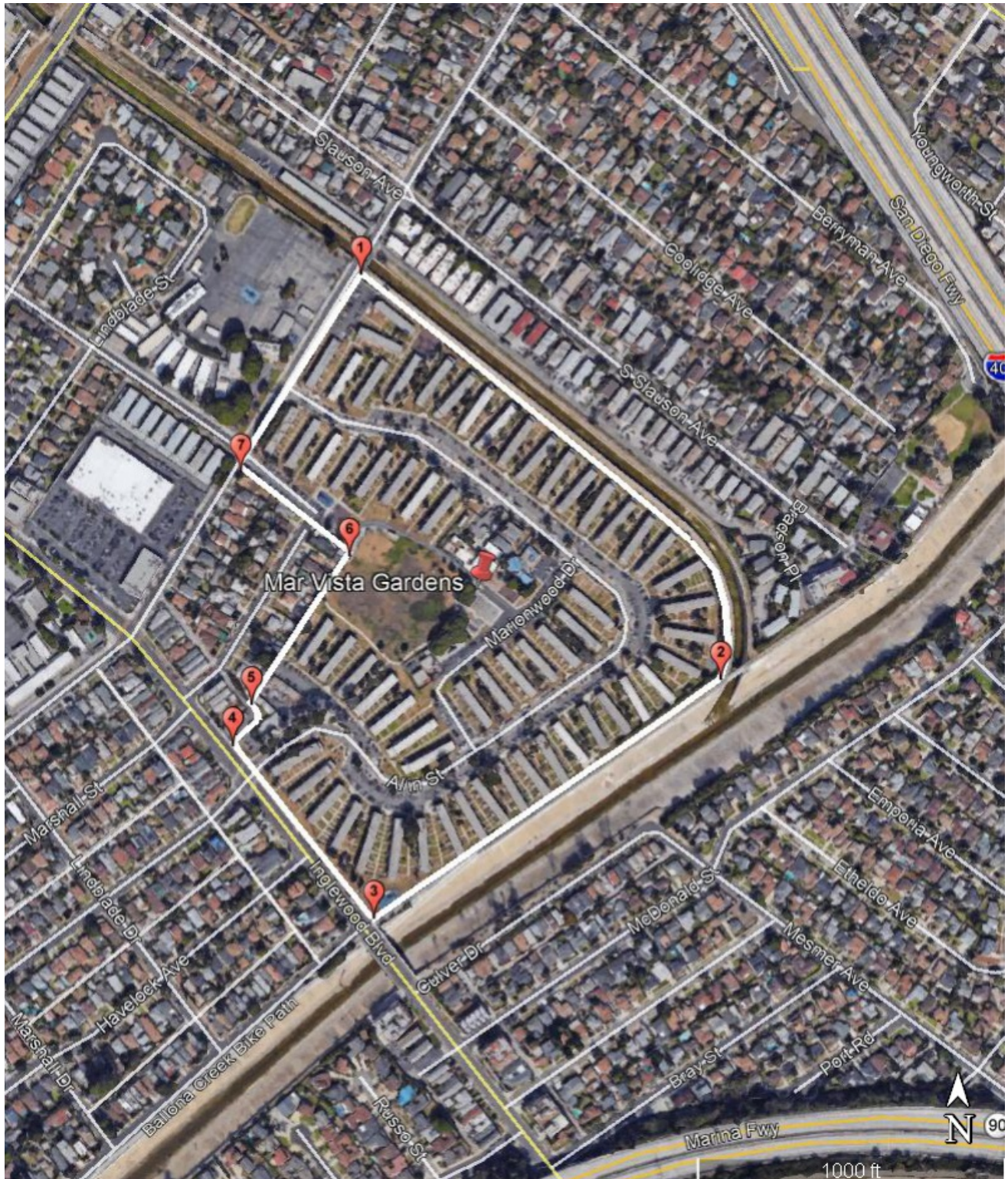
(enter coordinates to 6 decimal places)

1. Latitude: 33.995896 Longitude: -118.412029
2. Latitude: 33.992356 Longitude: -118.408119
3. Latitude: 33.990176 Longitude: -118.411833
4. Latitude: 33.991727 Longitude: -118.413337
5. Latitude: 33.992065 Longitude: -118.413160
6. Latitude: 33.993393 Longitude: -118.412124
7. Latitude: 33.994135 Longitude: -118.413301

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Google Earth Location Map



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Verbal Boundary Description (Describe the boundaries of the property.)

The roughly L-shaped property is generally bounded by the Sepulveda Channel to the Ballona Creek on the northeast, Ballona Creek to the southeast, Inglewood Boulevard to the southwest, and Braddock Drive to the northwest. At the southwest corner of the property, residences on the east and west sides of Marshall Street and on the east side of Braddock Drive between Inglewood Boulevard and Stoner Avenue take up part of the superblock on which the property is located. These residences are not a part of the property; their exclusion forms the “L” of the complex.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries coincide with the original extent of the property, as shown on the original architectural drawings.

11. Form Prepared By

name/title: Amanda Yoder Duane
organization: GPA Consulting
street & number: 617 S. Olive Street, Suite 910
city or town: Los Angeles state: CA zip code: 90014
e-mail amanda@gpaconsulting-us.com
telephone: (310) 792 2690
date: May 16, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15-minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Mar Vista Gardens

City or Vicinity: Los Angeles

County: Los Angeles State: California

Photographer: Emily Rinaldi

Date Photographed: May 8, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_01)

Security Booth, view looking northeast.

2 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_02)

Management Building (left) and Maintenance Shop (right) view looking northeast.

3 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_03)

Management Building and Maintenance Shop, view looking east.

4 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_04)

Management Building and Maintenance Shop, view looking southwest from Maintenance Yard.

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5 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_05)

Maintenance Yard and Sheds, view looking northwest.

6 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_06)

Northwest and southwest elevations of Building 57 (Type A), view looking east.

7 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_07)

Northwest and northeast elevations of Building 57 (Type A), view looking south.

8 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_08)

Northeast and southeast elevations of Building 57 (Type A), view looking west.

9 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_09)

Southwest and southeast elevations of Building 57 (Type A), view looking north.

10 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_10)

North and east elevations of Building 6 (Type D), view looking southwest.

11 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_11)

South and east elevations of Building 6 (Type D), view looking northwest.

12 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_12)

South and west elevations of Building 6 (Type D), view looking northeast.

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13 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_13)

North and west elevations of Building 6 (Type D), view looking southeast.

14 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_14)

Northeast and southeast elevations of Building 10 (Type E), view looking west.

15 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_15)

Southwest and southeast elevations of Building 10 (Type E), view looking north.

16 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_16)

Southwest and northwest elevations of Building 10 (Type E), view looking east.

17 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_17)

Northwest and northeast elevations of Building 10 (Type E), view looking south.

18 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_18)

Northwest and northeast elevations of Building 15 (Type C), view looking south.

19 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_19)

Northeast and southeast elevations of Building 15 (Type C), view looking west.

20 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_20)

Southwest and southeast elevations of Building 15 (Type C), view looking north.

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21 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_21)

Northwest and southwest elevations of Building 15 (Type C), view looking east.

22 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_22)

Northwest and southwest elevations of Building 24 (Type C), view looking east.

23 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_23)

Northwest and northeast elevations of Building 24 (Type C), view looking south.

24 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_24)

Northeast and southeast elevations of Building 24 (Type C), view looking west.

25 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_25)

Northwest and southwest elevations of Building 24 (Type C), view looking east.

26 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_26)

View looking west towards main entrance of non-original Mar Vista Gardens Community Service Center.

27 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_27)

View looking southwest towards non-original Mar Vista Gardens Community Service Center (right) and Boys & Girls Club building (left).

28 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_28)

View looking southwest towards Boys & Girls Club building.

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29 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_29)

View looking southwest showing non-original Mar Vista Gardens Community Service Center (right) Boys & Girls Club building (left).

30 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_30)

Contextual view looking northeast, showing non-original smoking shelter (left) and Allin Street (right) in the foreground, with residential buildings in the background.

31 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_31)

Contextual view looking west, showing regular arrangement of residential buildings, concrete walkways, and designated parking areas.

32 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_32)

Contextual view looking north between Buildings 5 and 6, showing typical rear yard configuration with clothesline poles, small lawns, concrete walkways from rear entry doors, and central shared concrete walkway.

33 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_33)

Contextual view looking south between Buildings 6 and 7, showing typical front yard configuration with small lawns, shared walkways, and trees.

34 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_34)

Contextual view looking northwest between Buildings 9 and 10, showing typical rear yard configuration with clothesline poles, small lawns, concrete walkways from rear entry doors, and central shared concrete walkway.

35 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_35)

Contextual view looking east from Allin Street showing regular arrangement of residential buildings and designated parking area.

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36 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_36)

Contextual view looking west from Allin Street showing regular arrangement of residential buildings and designated parking area.

37 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_37)

Contextual view looking southeast between Buildings 14 and 15, showing typical front yard configuration with small lawns, shared walkways, and trees. Note non-original ADA accessibility ramp at left.

38 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_38)

Contextual view looking northwest from ballfield at center of site.

39 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_39)

Contextual view looking southwest from greenspace at center of site, showing sports equipment and green space in the foreground and regular arrangement of residential buildings in the background.

40 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_40)

Contextual view looking southwest from greenspace at center of site, showing greenspace in the foreground and regular arrangement of residential buildings in the background.

41 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_41)

Contextual view looking southwest from greenspace at center of site, showing regular arrangement of residential buildings in the background.

42 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_42)

Contextual view looking northeast from walkway, illustrating relationship between buildings and green space at center of site as well as circulation system.

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43 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_43)

Contextual view looking north from walkway, illustrating relationship between buildings, green space at center of site, and non-original community buildings.

44 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_44)

Contextual view looking northwest from walkway, illustrating relationship between buildings, green space at center of site, and non-original community buildings.

45 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_45)

Interior view of bedroom in 1-Bedroom Unit: Unit 543, Building 57.

46 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_46)

Interior view of bathroom in 1-Bedroom Unit: Unit 543, Building 57.

47 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_47)

Interior view of hallway in 1-Bedroom Unit: Unit 543, Building 57.

48 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_48)

Interior view of hallway in 1-Bedroom Unit: Unit 543, Building 57.

49 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_49)

Interior view of living room in 1-Bedroom Unit: Unit 543, Building 57.

50 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_50)

Interior view of kitchen in 1-Bedroom Unit: Unit 543, Building 57.

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51 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_51)

Interior view of kitchen and dining area in 1-Bedroom Unit: Unit 543, Building 57.

52 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_52)

Interior view of dining area in 1-Bedroom Unit: Unit 543, Building 57.

53 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_53)

Interior view of stairs and living room in 2-Bedroom Unit: Unit 99, Building 10.

54 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_54)

Interior view of first bedroom (upstairs) in 2-Bedroom Unit: Unit 99, Building 10.

55 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_55)

Interior view of first bedroom (upstairs) in 2-Bedroom Unit: Unit 99, Building 10.

56 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_56)

Interior view of second bedroom (upstairs) in 2-Bedroom Unit: Unit 99, Building 10.

57 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_56)

Interior view of second bedroom (upstairs) in 2-Bedroom Unit: Unit 99, Building 10.

58 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_56)

Interior view of bathroom (upstairs) in 2-Bedroom Unit: Unit 99, Building 10.

59 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_59)

Interior view of hallway (upstairs) in 2-Bedroom Unit: Unit 99, Building 10.

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60 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_59)

Interior view of living room (downstairs) in 2-Bedroom Unit: Unit 99, Building 10.

61 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_59)

Interior view of living room and stairs in 2-Bedroom Unit: Unit 99, Building 10.

62 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_59)

Interior view of kitchen (downstairs) in 2-Bedroom Unit: Unit 99, Building 10.

63 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_63)

Interior view of stairs in 3-Bedroom Unit: Unit 588, Building 61.

64 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_64)

Interior view of first bedroom (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

65 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_65)

Interior view of first bedroom (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

66 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_66)

Interior view of second bedroom (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

67 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_66)

Interior view of second bedroom (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

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68 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_66)

Interior view of third bedroom (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

69 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_69)

Interior view of bathroom (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

70 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_70)

Interior view of hallway (upstairs) in 3-Bedroom Unit: Unit 588, Building 61.

71 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_71)

Interior view of living room (downstairs) in 3-Bedroom Unit: Unit 588, Building 61.

72 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_72)

Interior view of kitchen and dining area (downstairs) in 3-Bedroom Unit: Unit 588, Building 61.

73 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_73)

Interior view of kitchen (downstairs) in 3-Bedroom Unit: Unit 588, Building 61.

74 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_74)

Interior view of stairs in 4-Bedroom Unit: Unit 221, Building 24.

75 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_75)

Interior view of first bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

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76 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_76)

Interior view of first bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

77 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_77)

Interior view of second bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

78 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_78)

Interior view of second bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

79 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_79)

Interior view of third bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

80 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_80)

Interior view of third bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

81 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_81)

Interior view of fourth bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

82 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_82)

Interior view of fourth bedroom (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

83 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_83)

Interior view of hallway (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

84 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_84)

Interior view of hallway (upstairs) in 4-Bedroom Unit: Unit 221, Building 24.

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85 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_85)

Interior view of living room (downstairs) in 4-Bedroom Unit: Unit 221, Building 24.

86 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_86)

Interior view of kitchen (downstairs) in 4-Bedroom Unit: Unit 221, Building 24.

87 of 87 (CA_Los Angeles County_Garden Apartment Complexes MPS_Mar Vista Gardens_86)

Interior view of kitchen (downstairs) in 4-Bedroom Unit: Unit 221, Building 24.

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Location Map:



Base image courtesy of Google Earth; Property outlined in white. North arrow and scale at top right.

Mar Vista Gardens
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Sketch Map:

Please see five attached 11x17 sheets. Sketch Maps 1 through 3 are keyed with photo locations and camera direction. Sketch Map 4 indicates the Building Types throughout the site, and Sketch Map 5 indicates the Contributing and Non-Contributing Buildings in the district.

Additional Documentation:



Figure 1: Aerial view of Mar Vista Gardens Site prior to construction. Undated. Courtesy of HACLA.

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Figure 2: Architect's Rendering. Undated. Courtesy of HACLA.

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Figure 3: Architect's Rendering. Undated. Courtesy of HACLA.

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Figure 4: “Interior View, Kitchen and Service Room. Mrs. Patricia Lopez, 11844 ½ Allin Street.” (Building No. 7, Type E). Undated. Courtesy of HACLA.

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County and State



Figure 5: “Kenneth McLain, Executive Director, Pasadena Community Council, and Murray B. Meld, Area Planning Director, Welfare Planning Council, Los Angeles Region, visit with Ms. Helen Levis, a senior citizen resident of the Housing Authority of the City of Los Angeles Project in Mar Vista.” (Left to Right: Ms. Helen Levis, Kenneth McLain, Murray B. Meld). Undated. Courtesy of HACLA.

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Figure 6: “Mar Vista Gardens Housing Project No. Cal 4-21 Community Activities, Community Building, under Sponsorship of Los Angeles City Department of Recreation of Parks, Ribbon Dance, Ages 10-17.” Undated. Courtesy of HACLA.

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**SKETCH MAP PHOTO KEY:
BUILDING EXTERIORS**

Property boundary outlined
in black.

Base image courtesy
of Google Maps.

0 200
Scale (Feet)

N



Mar Vista Gardens
Name of Property

Los Angeles, California
County and State

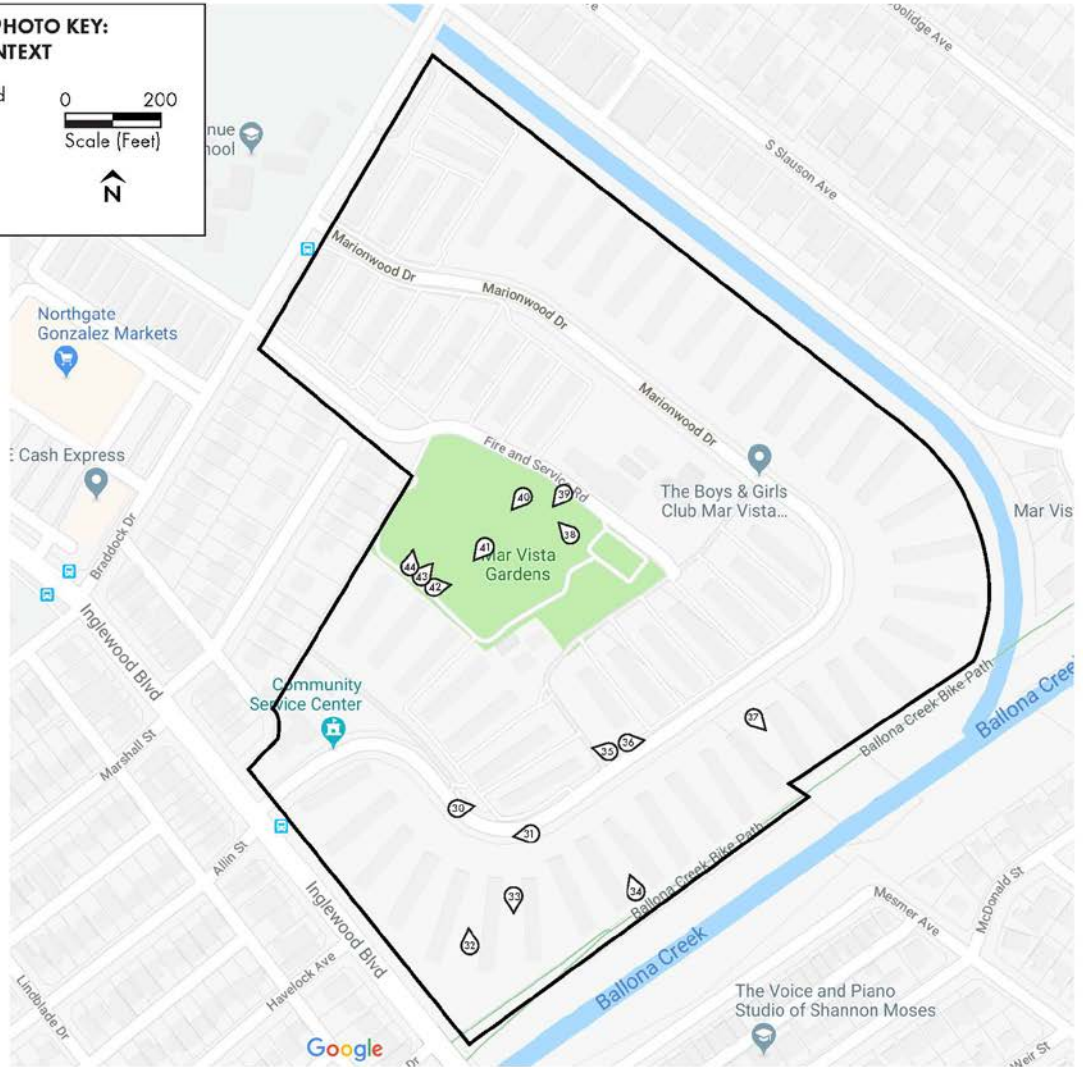
**SKETCH MAP PHOTO KEY:
SITE CONTEXT**

Property boundary outlined
in black.

Base image courtesy
of Google Maps.

0 200
Scale (Feet)

N



Mar Vista Gardens
Name of Property

Los Angeles, California
County and State

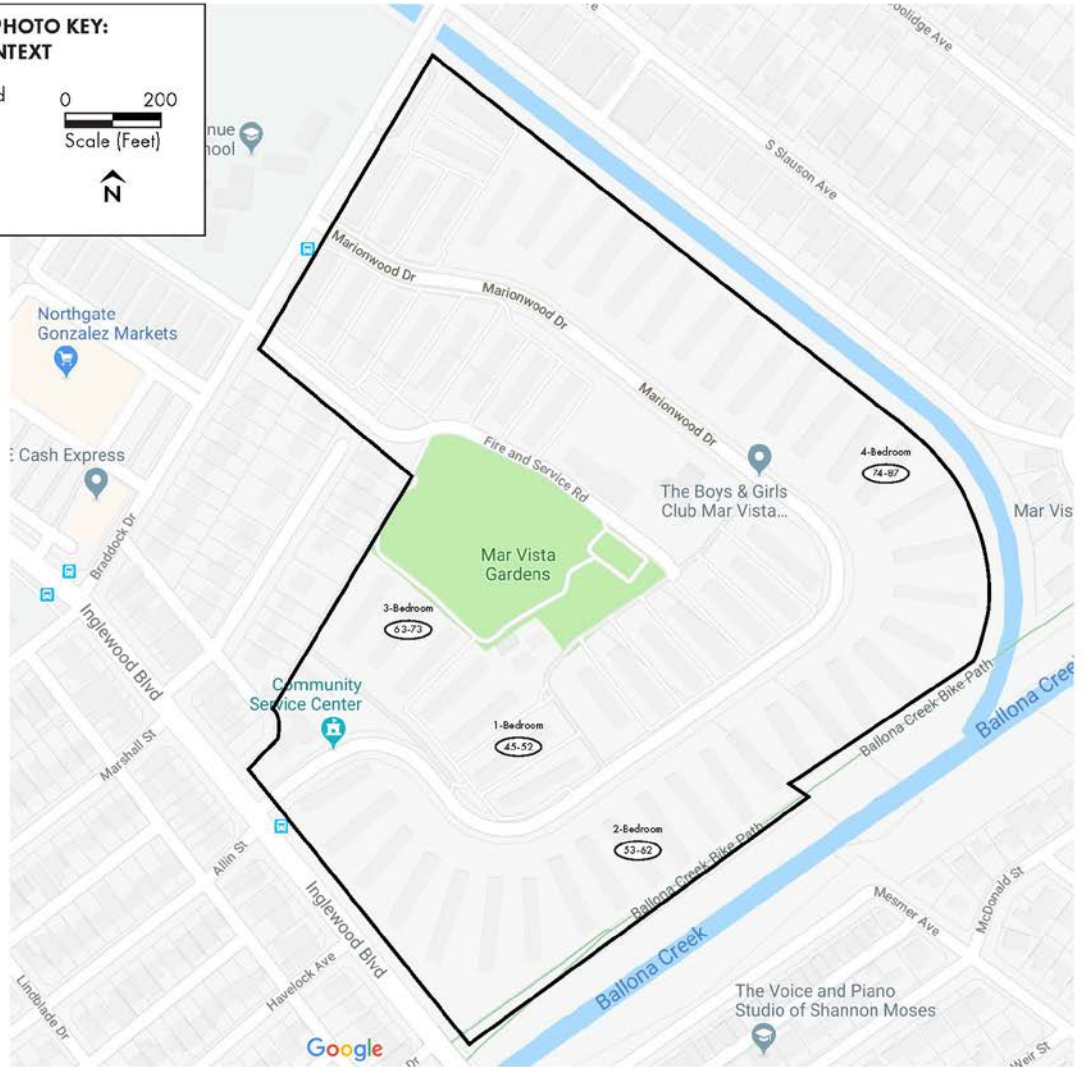
**SKETCH MAP PHOTO KEY:
SITE CONTEXT**

Property boundary outlined
in black.

Base image courtesy
of Google Maps.

0 200
Scale (Feet)



N



Mar Vista Gardens
Name of Property

Los Angeles, California
County and State

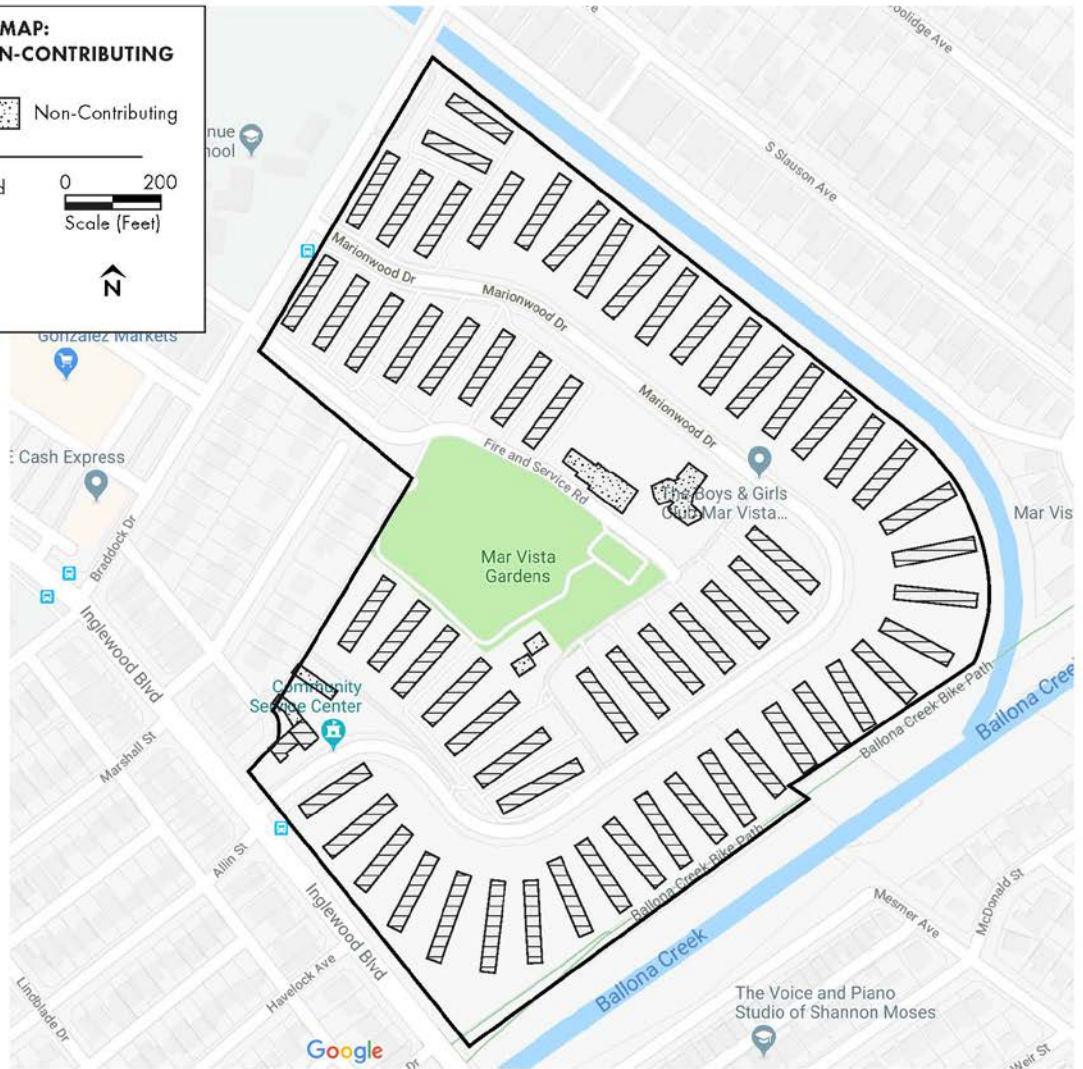

**SKETCH MAP:
CONTRIBUTING/NON-CONTRIBUTING**

 Contributing  Non-Contributing

Property boundary outlined in black.

0 200
Scale (Feet)

Base image courtesy of Google Maps.



Mar Vista Gardens
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine 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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



NO
OUTLET

PUBLIC PARKING IS
PROHIBITED WITHOUT
HACLA'S PERMIT

WRONG
WAY
STOP
SEVERE TIRE
DAMAGE

STOP

ONE
VEHICLE
AT A
TIME!



WATER TREATMENT
PLANT
OFFICE
8:30 AM - 4:30 PM

WATER TREATMENT
PLANT
OFFICE
8:30 AM - 4:30 PM

WATER TREATMENT
PLANT
OFFICE
8:30 AM - 4:30 PM

WATER TREATMENT
PLANT
OFFICE
8:30 AM - 4:30 PM









BUILDING
57





1000
ST
NO
STOPPING
LIVE HERE



NO
TRESPASSING
L.A.M.C. SEC. 40.23



BUILDING
6
11850-11860 1/2
UNIT NO 50-01

NO
TRESPASSING
L.A.M.C. SEC. 41.23





NO TRESPASSING
L.A. 21.21.10





WALKING
TO
UNIVERSITY
OF
SOUTH
ALABAMA







BUILDING
10
11818-11818 1/2
WENT 86 82-181
NO
TRESPASSING
L.A.M.C. SEC. 41.23



BUILDING
15
11775-11779 G.E.
1977 NO. 148-147

NO
TRESPASSING
L.A.M.C. SEC. 41.23





BUILDING
15

NO TRESPASSING
ANY SECT

1172

1172





BUILDING
24
602-478-1111
WWW.MLSA.COM



BUILDING
24
1988-1970 1/2
1987 NO. 228-233



NO
TRESPASSING
LAWS 22 & 23



NO
TRESPASSING
I.A.M.C. SEC. 41.23







BOYS & GIRLS CLUB







HEALTHY HOUSING

VIVIPARABLE

NO TRESPASSING
L.A.M.C. SEC. 22

WELCOME TO
OUR COMMUNITY

BUILDING
6
11650-11660 1/2
UNIT NO 50-51

NO
TRESPASSING
L.A.M.C. SEC. 41.23







11840

11860





BUILDING 50
1000-1100
NO TRESPASSING
(A.V. 22.2)









































































































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Mar Vista Gardens

Multiple Name: Garden Apartment Complexes in the City of Los Angeles, 1939-1955 MPS

State & County: CALIFORNIA, Los Angeles

Date Received: 11/16/2018 Date of Pending List: 12/10/2018 Date of 16th Day: 12/26/2018 Date of 45th Day: 12/31/2018 Date of Weekly List:

Reference number: MP100003283

Nominator: SHPO

Reason For Review:

Accept Return Reject 12/31/2018 Date

Abstract/Summary Comments: **Automatic listing due to lapse in appropriations.**

The Mar Vista Gardens complex is locally significant under National Register Criteria A and C in the areas of Community Planning & Development, Politics/Government, and Social History. Completed in 1954 Mar Vista Gardens was one of the city's last public housing complexes to be completed. Created under the Housing Act of 1949, the project reflects the combined efforts of federal and local housing proponents and planners to provide safe, clean housing to the community's low income residents. Designed under lead project architect Albert Criz, the complex is an excellent local example of a large-scale post-WWII garden apartment public housing project whose super-block layout, organizational plan and modest, modernist design forms characterized period garden apartment housing. The property meets the Garden Apartment Complex MPS registration requirements.

Recommendation/ Criteria Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 12/31/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
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November 8, 2018

Joy Beasley
Keeper of the National Register
National Register of Historic Places
1849 C St., NW
Room 3316
Washington, D.C. 20240

Subject: **Mar Vista Gardens
Garden Apartment Complexes in Los Angeles 1939-1955 MPS
Los Angeles, Los Angeles County, California
National Register of Historic Places**

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination for Mar Vista Gardens to the National Register of Historic Places. This property is located in Los Angeles, Los Angeles County, California. On October 26, 2018, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A and C at the local level of significance, with a period of significance of 1954. The property is nominated under the cover of the Garden Apartment Complexes in Los Angeles, 1939-1955, Multiple Property Document.

The property is nominated by the property owner, the Housing Authority of the City of Los Angeles. No letters of support or objection have been received.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

Julianne Polanco
State Historic Preservation Officer
Enclosures