



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic Name Boulevard Heights Historic District

other names/site number N/A

2. Location

Street & Number 658-899 South Bronson Avenue

N/A	not for publication
N/A	vicinity

City or Town Los Angeles

State California Code CA County Los Angeles Code 037 Zip Code 90005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Deputy SHPO
8/9/12
Milford Wayne Donaldson, FAIA, State Historic Preservation Officer Date

California State Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

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):

Joe Edson H. Beall
9.25.12
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

Category of Property

Number of Resources within Property

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
61	20	buildings
		sites
		structures
		objects
61	20	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single-family dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single-family dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY REVIVALS:

Colonial Revival

Other: Mediterranean Revival

Mission/Spanish Colonial Revival

Tudor Revival

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS

Craftsman

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Stucco, wood, brick

roof: Composition, clay tile, man-made slate

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Boulevard Heights is a two-block section in a 1905 Los Angeles subdivision approximately five miles west of downtown Los Angeles. The major thoroughfare and northern limit of the district is Wilshire Boulevard, a four-lane major east-west artery stretching from downtown to the ocean. Bronson Avenue is a north-south residential street, approximately 40 feet wide. The district includes 81 rectangular residential lots, most approximately 50 by 150 feet. All properties have driveways, five foot wide cement sidewalks, and seven foot wide parkways, planted with a variety of trees, lawn, and shrubbery. The prevailing setback is approximately 30 feet, and is consistent for all properties, creating a relatively open urban streetscape. Some of the large date palm trees planted in the earliest days of the development remain, though most have died or been replaced over the decades. A row of six date palms at mid-block on the west side of the 600 block are particularly noteworthy. All buildings in the district are two-story, single family residences of wood frame construction. The overall streetscape consists of residences in a variety of styles, all reflecting the conservative taste of the period: austere Mediterraneans, conservative versions of Craftsman and Arts and Crafts, and several styles of Colonial Revival homes, including gambrel-roofed Dutch Colonial Revival. Garages are located at a rear corner of each lot at the end of a straight driveway. Data from original permits show the average home was approximately 2,750 square feet, approximately 35 feet wide and 40 feet deep. All share similar massing, and buildings are closely spaced. Most homes retain their original entrance approaches: a straight cement walk, some with two or three steps at the sidewalk, through a nearly flat lawn, directly from the sidewalk to the front door. Landscaping varies, with mature trees marking several of the properties. Most properties are separated by hedges or fences, but there are few hedges or fences at the sidewalk. There are no historic streetlights or other such street features. All overhead utility poles are located at the rear property lines except for 8th Street, leaving the overhead view relatively uncluttered. Boulevard Heights is on a low summit, at an elevation of 202 feet at its highest point at Wilshire Boulevard and S. Bronson Avenue. The downtown Los Angeles skyline, about five miles east, and the Hollywood sign are landmarks visible from most homes in Boulevard Heights.

Narrative Description

Alterations and Integrity

For the most part, the alterations to individual properties are of the kind that has little effect on the district as a whole, and the district retains integrity. Contemporary houses are clustered at the one intersection. Some houses have additions to expand living space to the rear, but few of these are visible from the street or impact the front façades. The streetscape, therefore, looks much as it did by the end of the period of significance when the houses had been completed and landscape was established. Buildings classified as non-contributors have window replacements that included changing the window frame or the shape of the opening; replacement of a majority of the cladding material or type; additions to the front façade; alteration of the roofline; additional decorative features on the front façade, or were completed or substantially remodeled outside of the period of significance.

Descriptions of Individual Buildings¹

1. 658 S. Bronson Avenue

Built in 1913 for Allen W. Black; Frederick Soper, architect; C. S. Nichols, contractor. This is a Craftsman-style, two-story, single-family residence. The cladding is stucco on the first floor and wood shingle on second floor. The roof is a medium-pitch, asymmetrical, offset-gable roof clad in shingles and with a wooden grille attic vent in the north gable end. The projecting eaves have exposed, plain rafter tails. The second story overhangs the first. The chimney is finished in stucco, which may have replaced brick due to earthquake repairs or retrofit. The full-width concrete porch is open with no columns or piers. Most fenestration is double-hung one-over-one wood sash, some in pairs or threes. A major feature of the primary façade is a rounded bay at the northeast corner composed of a number of full-height, wood frame, single light windows that encircle a corner niche of the living room. The wide, wood single-panel door is set in a recessed entry and has multilight glass sidelights. Other features include mosaic tile at the threshold, sleeping porches, a leaded glass transom on the driveway (north) side, and flower boxes supported by heavy shingled brackets. The house was rehabilitated in 2011 after many years in poor condition, and the front porch was rebuilt based on the original. The condition is very good.

¹ In cases without reference to owner, architect, and/or contractor, information was not indicated on permit, or permit was not available. When no permit was available, date of construction was derived from ZIMAS (Zone Information and Map Access System) <http://zimas.lacity.org/>. Los Angeles Department of City Planning.

2. **666 S. Bronson Avenue**

Built in 1912 for Walter and Nellie Murray; George Rumble contractor. This Mediterranean style, single-family residence is two stories in height and finished in stucco, including the chimney. The primary façade and massing are symmetrical about the central projecting front porch. The roof is a medium pitch, symmetrical, flat-topped hip roof covered in composition shingle. The moderately projecting eaves have a closed soffit marked with ornamental brackets. The porch was restored from 1912 photographs. Most fenestration is single-light, paired wood casement sash. Additional windows are multilight, wood frame French doors in pairs at the first story. The single panel wood front door has half-height side-lights (replaced). Other features include mosaic tile at the threshold and French doors opening on to front porch roof. Security bars are fixed to the front windows. The residence is in fair to good condition.

3. **667 S. Bronson Avenue**

This single-family, two-story residence is Mediterranean/Italian Renaissance Revival in style with a stucco exterior finish on walls and chimney. It is in good condition and currently used as a law office. The roof is a medium-pitch, asymmetrical, intersecting hipped roof with little overhang, covered in red clay tile and with prominently shaped ridge tiles. The entrance is marked by a small, curved, projecting, metal marquee suspended by chains. Most fenestration consists of multilight casement windows, arranged singly, and a few small accent windows have arched headers. The non-original wood door was installed c. 2004. Other features include: clay tile shed roofs over the various masses of the building, a small walled court at the southeast corner, and a prominent front-facing chimney with raised, arched decoration. Alterations include an expanded driveway paved in flagstone, small commercial signage, a contemporary fence (ca. 2005), and surface-mounted electrical additions including security lights, security alarm box, and security cameras.

4. **672 S. Bronson Avenue (non-contributor)**

Built in 1914 for R. F. Kavanaugh; J. J. Kerr contractor. This single-family, two-story residence is Craftsman style but the exterior has been completely altered, including stucco covering the original wood siding, vinyl replacement windows in resized openings, and new stone facing applied at the first floor level.

5. **673 S. Bronson Avenue**

Built in 1923 for William J. Doran; J. J. Verplank, architect and contractor. This single-family, two-story residence is Spanish Colonial Revival in style. The exterior, including two chimneys, is finished in stucco. The roof is a medium pitch, symmetrical hipped roof with little overhang and exposed rafter tails, clad in oxidized copper-green clay tile. The front entrance, on the southernmost of the main façade's three bays, is approached by a concrete flight of steps with thick side walls. The entrance is framed in a false ashlar effect in the stucco surrounding an arched opening with a pronounced keystone. The wood, single-light front door is set within a small vestibule. Most fenestration consists of inward opening wood multilight casement sash with paired French multilight doors that open to the front yard, each set within an arched reveal in the stucco. Other features include a side-gabled porte-cochère on the south side with an arched opening, original iron balconet over the entrance, threshold mosaic tile, quoins around the porch entry.

6. **676 S. Bronson Avenue**

Built in 1913 for George Williams Smith. This Craftsman style single-family residence is two stories in height and in very good condition. The cladding is alternating wide and narrow wood clapboard. The front-gabled roof is of medium pitch with an offset gable and intersecting gable roof covered in composition shingle. The eaves have deep overhang and exposed rafter tails, and the gable fronts are marked by purlins and knee brackets. The entrance bay is marked by a front-facing gable on the porch and approached by broad concrete steps. The wood, single-panel front door is flanked by sidelights. The chimney and the piers supporting the full-width porch are clad in brick, as is the low wall of the porch (which also has concrete coping). The primary window is a picture window with a decorative leaded glass transom. Other fenestration consists of wood frame, double-hung, three-over-one sash, some arranged in threes. A front-gabled porte-cochère marks the driveway on the south side. The house was rehabilitated in 1996.

7. **677 S. Bronson Avenue**

Built in 1923 for Mrs. James Pauley; R. F. Buntz contractor. This is a single-family, two-story residence in the Mediterranean style and in fair to good condition. The exterior is finished in stucco. The roof is a medium-pitch, symmetrical, flat-topped hip roof with little overhang covered in red, orange and brown variegated clay tile. The entrance is located in the center and approached by small concrete steps. Fenestration consists of paired and single vertically-sliding aluminum replacement sash. Paired full-length windows occupy the ground floor at the two bays on each side of the entrance. Each pair is capped with an arched reveal in the stucco. Many windows are replaced but the openings are intact. The heavily textured stucco, metal awning, and metal handrails at the entrance are not historic features. The house is in good condition.

8. **680 S. Bronson Avenue**
Built in 1926 for Margaret McKeever; Lawrence Ott, architect and contractor. This two-story, single-family residence is Mediterranean in style and in very good condition. The exterior is finished in stucco, including a chimney on the south side. Second floor windows sit on a stucco belt course that encircles the exterior. The roof is a medium pitch, symmetrical flat-topped hip roof covered in red clay tile. The open eaves have exposed rafter tails. The entrance is an arched opening with a raised stucco frame recessed into the main wall in the northernmost of three bays on the primary façade. This opening frames an original wood multipanel front door with a small opening. Most fenestration is double-hung six-over-six wood sash. On the ground floor on the main façade are vertical picture windows that probably replaced original pairs of glazed doors. Windows on the primary façade are flanked by wood shutters.
9. **681 S. Bronson Avenue (non-contributor)**
Built in 1920 for Anna L. Doran; C. C. Durkee, architect and contractor. This two-story single-family residence was heavily remodeled with exterior alterations that include vinyl replacement windows throughout in altered openings with new and heavier frames, addition of ornamental shelves below second-floor windows, and a non-original front porch overhang and front door. The roofline appears to be altered as well to accommodate a third story.
10. **686 S. Bronson Avenue**
Built in 1914 for John Berrian; George Williams Smith, contractor. This two-story, Craftsman style single-family residence is in very good condition. The cladding is alternating wide and narrow wood clapboard. The roof is a medium pitch, side-gable roof covered in composition shingle. A front-facing gable over the entrance bay projects toward the front and a hipped portion crosses the main gable at the rear. The projecting eaves have exposed rafter tails. The chimney is clad in brick. The three-quarter-width front porch has a hipped roof supported by brick piers. The primary fenestration is double-hung one-over-one wood sash, arranged in pairs. A picture window with a plain transom is located within the porch.
11. **689 S. Bronson Avenue**
Built in 1920 for Nellie Doran; C. C. Durkee, architect and contractor. This two-story, single-family residence is Mediterranean in style and in very good condition. The exterior is finished in stucco and the low-pitched, flat-topped hipped roof is covered in composition shingle. The roof has closed eaves with plain brackets grouped in twos at the corners and threes in the center. The entrance is a small concrete landing with a semi-cone shaped metal and glass marquee affixed to the wall and supported by wrought iron brackets. Several second-story windows have been replaced with vinyl false divided light windows within the original openings. The apparently original wood front door has beveled glass lights with semicircular-arched headers. Alterations include replacement of windows within original openings and a wood porch railing not in keeping with the style or period.
12. **690 S. Bronson Avenue**
Built in 1919 for Floretta Estes; R. D. Jones, architect; S. M. Cooper, contractor. This two-story, single-family residence is Dutch Colonial Revival in style and in very good condition. The symmetrical volume is covered by a side gambrel roof with the second story within the gambrel. The roof has little overhang. The exterior cladding is original stucco on the first story with narrow clapboard on the second-story gambrel side ends and composition shingle on the gambrel's vertical face and top. The chimney is clad with stucco. The open front porch spans the front of the residence, with the entrance called out by a portico with a pediment carried on wood columns. The entrance within is slightly recessed and features a fan light over the door and sidelights. Most fenestration is double-hung six-over-six wood sash. A series of four pairs of non-original multilight French doors gives access to the front porch from the front rooms of the interior. The front door is obscured by a metal security door. The French doors to the sides of the entrance are not historic but are compatible with the style of the residence. The residence is in good condition.
13. **691 S. Bronson Avenue**
Built in 1920 for Nellie (approximation: name over-struck on permit) Doran, contractor listed as "Day work," C. C. Durkee permit applicant. This single-family residence is two stories high, Mediterranean in style, and in good condition. The exterior is finished in stucco, including the chimney which also features some decorative banding. The front façade and massing are symmetrical and covered by a medium pitch, flat-topped, hipped roof covered in composition shingle. The projecting eaves are closed with a soffit and have closely spaced ornamental brackets. The fenestration on the primary façade is double-hung four-over-one wood frame sash, arranged in pairs, with nearly full-length windows on the ground floor; other windows are similar but single light sash. A shallow portico-like frame in the center of the main façade marks the entrance with a flat top crested with ironwork and carried on heavy, square columns with a dentil molding at the top and projecting banding forming capitals. Similar ironwork spans the lower part of the second-floor windows on the main façade. The door is recessed and obscured by a security screen; this and the security bars obscure some historic features. The residence is in good condition.

14. **696 S. Bronson Avenue**

Built in 1916 by Fred K. Colby, owner, architect and contractor. This Craftsman style, two-story, single-family residence is in good condition. The exterior is clad in wood shingle on the second story and narrow clapboard on the first. The side-gable roof has a medium pitch and is covered in composition shingle. The projecting eaves have exposed rafter tails and the gable ends have extended purlins with knee brackets. A brick chimney rises on the south side. The open concrete porch is approached by the original concrete steps and front walk and has a front wall of brick with concrete coping. A small front gable with shaped barge boards and supported by knee brackets shelters the front door on the northernmost bay. A wide, horizontal picture window lies south of the entrance. Most fenestration is double-hung, single light, wood frame sash grouped in threes on the primary façade and spanned below by wood window boxed supported by wood brackets. The wood, single panel front door has one sidelight to the south.

15. **697 S. Bronson Avenue**

This Craftsman style, two-story, single-family residence is in good condition. The primary façade is symmetrical and covered by a side gabled roof covered in composition shingle. A secondary porch roof creates a strong horizontal line across the primary façade, sheltering the porch and extending south of the house to create a side-gabled porte-cochère. The porch is supported by rusticated stone (possible cast stone) piers. The exterior is clad in medium-width clapboard throughout and the chimney is brick. Picture windows with transoms flank the front door. Other fenestration is double-hung, wood frame, single-light sash with a larger window and smaller flanking windows separated by mullions. The central entrance is approached through the porch by original concrete stairs and walk and has a wide, wood door with a rectangular beveled glass light. Alterations include iron railing across the porch and metal awnings on the second-story windows.

16. **702 S. Bronson Avenue (non-contributor)**

Built in 1918 for Marie Hilmes, S. M. Cooper architect and contractor. This two story, single-family residence has been extensively altered, including expansion of the front bays and alteration of the windows openings at the first floor, vinyl replacement windows, altered front steps, a non-original iron balustrade across the second floor, and multiple non-original light fixtures mounted on the front.

17. **703 S. Bronson Avenue**

Built in 1918 by S. M. Cooper, owner, architect and contractor. This Dutch Colonial style single-family residence is two stories and has a symmetrical primary façade. It is in good condition. The roof is a side-facing gambrel covered with composition shingle and the second story is within the front and rear slopes of the roof. The three second-story windows are set within a dormer and there is a brick chimney on the south side. The exterior of the residence is covered in non-historic asbestos shingle that probably dates to the 1930s and covers the original wood siding. The raised concrete front porch spans the width of the front. Two main windows at the porch level, flanking the entrance, are arched openings with fixed picture windows that may have replaced original pairs of French doors. Most fenestration is double-hung, three-over-one wood sash. The front door is framed by a small pediment with an arch below it; slender, square columns carry the superimposed gable and wider entablature. The painted wood six-panel door is flanked by twelve-light sidelights and has a low-relief garland and hanging lantern over it within the arch.

18. **706 S. Bronson Avenue**

This two-story, single-family residence is English Revival in style and in fair to good condition. The steeply pitched roof is an asymmetrical clipped gable with very little overhang. Two gabled wall dormers face the street over the central and southern bays of the primary façade with a chimney capped by three chimney pots rising on the façade between the dormers. The northernmost bay contains a partially enclosed entrance vestibule with a barrel-shaped roof and front archway. This porch appears to be altered. French doors open to a front entrance court that is surrounded by low wall. Most fenestration is double-hung, ten-over-ten wood sash. Original iron balconets are fixed below the second-story windows on the main façade. Alterations to the residence include the altered front entrance, expanded width of the driveway and front walk, and security bars on first-floor windows.

19. **707 S. Bronson Avenue**

This is a Craftsman style, two-story, single-family residence. The cladding is wide clapboard on the first story, and wood shingle on the second story, with stucco and curvilinear wood half-timbering within the gable ends. The complex roof has a side-facing gable whose eaves extend to the first floor level in front to cover the porch. The main gable that faces the main façade is a crossing gable with half-timbering within the gable end. Smaller, additional front gables mark the second-floor, three-sided bay on the south end of the primary façade and also the porch steps at the entrance. All gable ends have triangular knee braces and shaped barge boards. The projecting eaves are flared and have shaped, exposed rafter tails. The chimney on the south side is clad in brick. Fenestration consists of multilight with a lozenge motif in the muntins over single-light wood sash. A picture window with a leaded glass transom is located south of the entrance. A grouping of three windows over the porch has a built-in wood window box. The wide, slab wood front door has a beveled glass light. The residence is in very good condition.

20. **710 S. Bronson Avenue**

Built in 1918 for William A. Quinlan, owner and contractor; Herald Bowles, architect. This single-family residence is two stories and Colonial Revival in style. Its primary façade and massing are symmetrical and covered with a hipped roof of medium pitch with a flat top in the center clad in composition shingle and with slightly projecting closed eaves. The exterior is clad in wood clapboard siding. The shallow entrance portico has a pediment supported by wood columns and square pilasters. Most fenestration is double-hung, six-light over single-light sash arranged in pairs. Single picture windows flank the entrance. The wood door is capped by a fan light transom and flanked by multi-light sidelights. The residence is in very good condition.

21. **713 S. Bronson Avenue**

Built in 1922 by Leon Melikov, owner, architect and contractor. This two-story single-family residence has elements of the Colonial Revival and Craftsman styles. The primary façade is symmetrical with the entrance porch in the center. The roof is hipped with a central gabled dormer venting the attic. Two front-facing gables with shaped knee brackets mark the outer bays of the façade. The projecting eaves have shaped, exposed rafter tails. The exterior is clad in narrow wood clapboard and the chimney is clad in brick. The central porch is the main feature of the primary façade and consists of a three-sided projecting flat entablature with a dentil molding carried on wood columns with ionic capitals and a simple curved (in plan) wood stick railing. At the second story, the wood railing encircles a balcony where two full-length multilight windows provide access to the porch roof. This second-floor railing is punctuated by four small turned wood finials. The porch is approached by an original concrete walk and steps. Most fenestration is double-hung, single-light sash, arranged in pairs. Picture windows also flank the front door at the first story. The residence is in very good condition.

22. **716 S. Bronson Avenue (non-contributor)**

Built in 1922 by Clyde Gould, owner and contractor, Frank M. Tyler, architect. The exterior of this two-story residence, originally Mediterranean in style, has been heavily altered, with new window shapes and sizes with vinyl replacement windows, a non-original second-story balustrade, and new and heavier frames around doors and windows. Wrought iron gates and fencing installed c. 2010 also detract from integrity of design and historic feeling.

23. **717 S. Bronson Avenue**

Built in 1922 by Leon Melikov, owner and contractor, J. J. Donnellan, architect. This two-story, single-family residence is Colonial Revival in style. The primary façade and massing are symmetrical and covered by a medium-pitch hipped roof covered in composition shingle. The moderately projecting eaves are closed and punctuated by decorative brackets arranged singly and a fascia with dentil molding at the roof/wall juncture. The exterior of the residence is clad in narrow clapboard siding. The entrance portico is a half-circle in plan and approached by the original steps and central walkway. The cladding of the exterior is narrow clapboard. Most fenestration consists of single-light, double-hung wood sash. It is not clear whether the narrow shutters on the windows are historic features or later additions. The central bay on the second floor, over the portico, has a larger central multilight door flanked by additional windows that leads to a small balcony with a turned spindle railing on the roof of the portico. The front door is obscured by a security screen and flanked by narrow beveled glass sidelights. The residence is in good condition.

24. **722 S. Bronson Avenue**

Built in 1918 by S. M. Cooper, owner, architect and contractor. This single-family, two-story residence is Colonial Revival in style. The roof is a medium pitch, symmetrical flat-topped hipped roof covered in composition shingle with the projecting eaves closed with a soffit. The exterior walls and chimney are finished in stucco. A front porch covers the central and southern bays of the street façade. At the central bay the entrance is marked by a segmental arched pediment. The porch continues with a flat roof to the south end of the façade, where it continues over the driveway to form a simple flat-roofed porte-cochère. The slender wood columns of the porch and porte-cochère, most arranged in pairs, have ionic capitals and are connected by a turned spindle railing. Most fenestration consists of single-light, double-hung wood sash, paired with a central mullion. The single-panel wood door is painted and flanked by sidelights. The residence is in good condition.

25. **723 S. Bronson Avenue**

This is a two-story, single-family, Arts and Crafts style residence. The cross-gabled roof is covered in composition shingle, with a front-facing gable and sub-gable on the main façade and a side-gable whose front eaves extend down to form the roof of the porch at the first story. The porch continues to the south to form a porte-cochère marked by an additional gable front, as is the entrance in the northernmost bay of the street façade. The gable ends all have shaped barge boards and knee brackets and half-timbering that incorporates a quatrefoil design. The porch spans the front of the residence with the roof carried on tapered wood columns mounted on heavy square piers finished in stucco. A picture window is located next to the entrance, with most fenestration consisting of double-hung wood sash with a multilight pattern over single-light sash. The painted wood slab door has a large oval light and is flanked by beveled glass sidelights. A flower box runs under the north second floor window. The residence is in good condition.

26. **726 S. Bronson Avenue**

Built in 1921 by H. A. Church, owner and contractor; H. J. Knauer, architect. This is a two-story, single-family residence with elements of the Mediterranean and Colonial Revival styles. The primary façade and massing are symmetrical and covered by a hipped roof with a flat top in the center covered by composition shingle and boxed eaves. The exterior, including chimney, is finished in stucco. The concrete entrance porch and steps mark the central bay. The porch has slim proportions and a flat roof carried on square posts at the corners with additional round columns flanking the top step. A small stick railing runs around the top of the porch. The single panel wood door has been painted and is flanked by narrow sidelights. The residence is in fair to good condition.

27. **729 S. Bronson Avenue (moved)**

Moved to this location in 1925 from 539 S. Western Avenue for J. D. Hayes. This two-story, single-family residence is Arts and Crafts in style. The medium-pitch, cross-gabled roof is covered in composition shingle. The projecting eaves have shaped bargeboards and triangular knee brackets in the gable ends, along with rough-cast stucco and curvilinear half-timbering in the gable ends. The top of the main gable has an arched opening to an attic window. The chimney is faced in ashlar block. The porch spans the front of the house with a broad, low-pitched gable carried on heavy, square rusticated ashlar block piers with cast egg-and-dart capitals. The porch continues over the driveway to the south where it forms a side-gabled porte-cochère. Most fenestration consists of double-hung wood sash windows arranged in threes on the primary facade, with a grid pattern in the muntins of the upper sash over single sash. A picture window with art glass transom is located next to the front door. The entrance is on axis with the original concrete front steps in the northernmost bay through a wide wood and glass door with a large oval light and leaded and beveled glass sidelights. The residence is in good condition.

28. **732 S. Bronson Avenue**

Built in 1913 by C. P. St. Clair, owner, architect and contractor. This is a two-story, single-family, Craftsman style residence. The roof is a medium-pitch side gable punctuated by a front gable over the porch and one over the northernmost bay. The roof is covered with composition shingle. The roof features projecting eaves with exposed rafter tails and triangular knee braces in the gable ends. A brick chimney rises on the south façade. The porch is covered with a broad, low-pitched gable carried on brick piers. Most windows are single light, wood frame casement sash flanking fixed sash on the primary façade, second story. A picture window is located in the southern bay next to the front door. The second story slightly overhangs the first. The wood slab front door has a six-light window and is flanked by multilight sidelights. The residence is in fair to good condition.

29. **733 S. Bronson Avenue**

Built in 1921 for Mary E. Foss; J. T. Edwards, architect; Charles A Paulson, contractor. This two-story, single-family residence has simplified elements of the Mediterranean/Italian Renaissance Revival styles. The primary façade and massing are symmetrical, with the front door in the center of three bays. The house is capped by a medium-pitch hipped roof covered in composition shingle. The eaves are boxed with a soffit and punctuated with small, paired brackets. The exterior, including the chimney, is finished in stucco. The entrance is a concrete landing with three steps sheltered by a small metal awning fixed to the wall. Most fenestration is single-light vinyl replacement windows arranged in pairs. Other windows are single-light wood casement sash. The painted wood single-panel door is flanked by narrow five-light sidelights. Other features include: original ironwork balconets, scroll sawn corbels arranged in pairs, original hardscape. Alterations include a security door and security bars (all reversible) on main façade and some window replacements, which have lessened its integrity of design somewhat. The residence is in good condition.

30. **736 S. Bronson Avenue (non-contributor)**

Built in 1919 for Jimmie B. Wilcox; R. D. Jones, architect; S. M. Cooper, contractor. Alterations to this symmetrical, hip roofed, two-story residence include replacement of the front porch and balustrade, a non-original variegated brick skirt and front steps and walk, vinyl replacement windows throughout, and non-original bay windows added to ground floor flanking the porch, lessening the integrity of design, workmanship, materials, and historic feeling.

31. **737 S. Bronson Avenue (moved)**

Moved to this location in 1922 from 936 S. Norton Avenue for William Rokham.² This two-story single-family residence is Colonial Revival in style. The roof is a low pitch, symmetrical hipped roof covered in composition shingle. The slightly projecting eaves are closed with a soffit and punctuated by tightly spaced decorative brackets. The exterior is clad in narrow clapboard and the chimney is finished in stucco. The small entrance porch is a landing accessed by stairs to the side under a flat portico supported by wood columns with simple capitals. The primary windows are double-hung windows, nine-over-one, arranged in pairs, with wood frames and plain multiple lights. Paired sets of multilight French doors are located to either side of the entrance. The entrance is in the recessed central bay, where the door is obscured by a security screen. A nonfunctioning balcony above the. The residence is in good condition and has good integrity, but appears to be missing the railing over the entrance porch.

² Name on permit illegible. Verified by address in 1930 census, 908 Beverly Drive, William and Edith Rokham.

32. **742 S. Bronson Avenue** (non-contributor)
This is a two-story, single-family residence in the Dutch Colonial Revival style. Exterior alterations include replacement of the front door and sidelights and the second-floor windows and stucco on the front slope of the gambrel roof. Consistent with the style, more of the exterior walls were most likely historically covered in wood siding (shingle and/or board siding). The alterations leave it with compromised integrity of materials, workmanship, and historic feeling.
33. **743 S. Bronson Avenue**
Built in 1920 for William H. Vatcher; Larralde and Barber, architect; Harry T. Reid, contractor. This is two-story, single-family residence in Mediterranean/Italian Renaissance Revival style. The front façade and massing are symmetrical. The low-pitched, symmetrical hipped roof is covered in composition shingle. The projecting eaves are closed with a soffit and have decorative brackets arranged in pairs with a small cast stucco ornament directly below each pair. The exterior walls and the chimney are finished in stucco. The porch spans the façade with steps at the end by the porte-cochère (which echoes the features of the portico) on the south side and in the center at the end of the walk (which has an altered surface). The recessed entry is located under a shallow portico carried on simple wood columns. A turned spindle railing above the portico is matched by similar ones on the second-story balconets and the top of the porte-cochère. Most fenestration consists of double-hung, single-light, wood sash windows, arranged in pairs. Two small windows are placed over the portico and picture windows flank the entrance bay. The six-panel wood door is flanked by sidelights. The residence is in good condition and has good integrity, though it is compromised by the coatings and new finishes on the front walk and porch steps and floor.
34. **746 S. Bronson Avenue**
Built in 1919 for E. L. Roberts; R. D. Jones, architect; S. M. Cooper, contractor. This two-story, single-family residence is Colonial Revival in style. The overall landscaping consists of mature planting with roses, topiary, vines specimen plants, many additional species. The exterior is finished in stucco. The roof is a medium pitch, symmetrical cross-gable roof covered in composition shingle. The eaves are narrow. The entrance is marked by a shallow portico with pilasters at the wall and wood columns at the open corners. Most fenestration is double-hung, single light sash, with windows on the main façade grouped in pairs divided by a mullion. The ground floor at the full-width, shallow, concrete front porch has fenestration of non-original French doors. The front door has a segmental arched fan light that spans the multipanel wood door and narrow sidelights. An additional feature of the primary façade is a wood trellis that is supported by pilasters and brackets attached to the front wall. Alterations: stucco over siding. The residence is in fair to good condition and has fair to good integrity, compromised by window replacement and an added bay on the north side.
35. **747 S. Bronson Avenue** (non-contributor)
This single-family residence is two stories and Dutch Colonial Revival in style. The many exterior alterations include covering of the front slope of the gambrel roof in stucco, stucco covering the remainder of the formerly wood-sided exterior, vinyl replacement windows throughout, non-original and heavier frames on the windows, and a non-original porch and front door assembly.
36. **751 S. Bronson Avenue** (non-contributor)
Built in 1922 by Henry W. O'Fallman, owner architect and contractor. This single-family residence is two stories and Mediterranean/Italian Renaissance Revival in style. The exterior alterations include vinyl replacement windows throughout. Extensive concrete in the front yard and high concrete block and iron fencing at the sidewalk also lessen the residence's integrity of materials and feeling.
37. **752 S. Bronson Avenue**
This two-story, single-family residence is Spanish Colonial Revival in style. The side gabled roof is covered in red clay tile and has little overhang. The entrance is recessed with an archway framed by false ashlar decoration in the stucco with a pronounced keystone. Fenestration consists of multilight casement windows and large multilight windows with arched headers on the first floor. A pair of arched windows over the entrance is divided by a mullion with a twisted colonette, and another second-floor window has a balconet across the front. One alteration that compromises its integrity slightly is the addition of variegated, bull-nosed brick that was added to porch and landscape in 2007. The residence is in very good condition and has good integrity.
38. **757 S. Bronson Avenue** (non-contributor)
Built in 1920 for M. M. Torosian; L. A. Smith, architect; R. H. Heath, contractor. This single-family residence is two stories, and Mediterranean/Italian Renaissance Revival style in fair to poor condition. The major exterior alteration is the addition of a large amount of ornamental wrought iron added to expand and screen the second floor of the front porch, spanning the front façade, resulting in a loss of integrity of design.
39. **760 S. Bronson Avenue** (non-contributor)
Built prior to 1921 for John H. Dunn, owner architect and contractor. The residence burned in the 1990s and was substantially rebuilt. The historic appearance is no longer apparent.

40. **800 S. Bronson Avenue** (non-contributor)
This two-story, single-family residence was completed outside of the period of significance.
41. **801 S. Bronson Avenue** (non-contributor)
This two-story, single-family residence was completed outside of the period of significance.
42. **806 S. Bronson Avenue**
Built in 1923 by Bert Milton Dale, owner, architect and contractor. This single-family residence is two stories and Mediterranean in style. The side-gabled roof has a medium pitch and very little overhang and is clad in red clay tile. The entrance is located in the northernmost bay of the primary façade and marked by a front-gabled porch roof also clad in clay tile. The entry has a cast ornament on the gable end and rounded corners in the openings producing an arched effect (but a flat header). The door is obscured by a security screen. Fenestration consists mostly of multilight wood casement sash. An arched window over the porch and the main window adjacent to the entrance have arched headers. The main window is a Palladian three-arched window framed by twisted colonettes. The residence is in good condition and its integrity of design is compromised only by the reversible security bars and screens.
43. **807 S. Bronson Avenue**
This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing are symmetrical, with the center of three bays marked by a portico carried on columns. The side-gable roof has a medium pitch and is covered in composition shingle. The projecting eaves are boxed. The exterior is clad in narrow clapboard. The primary fenestration is double-hung wood sash, six-over-one, arranged singly. The front windows flanking the entrance are picture windows with transoms. The front door and sidelights are obscured by security screens, and security bars obscure the front picture windows flanking the portico. The residence is in fair condition (much of the siding appears loose).
44. **810 S. Bronson Avenue**
Built in 1922 for G. W. Friberg. This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing are symmetrical. The hipped roof with a flat top in the center has a medium pitch and is covered in composition shingle. The projecting eaves are boxed. The exterior walls and the chimney are finished in stucco. The shallow, arched portico has a hanging lantern over the door and an extended entablature to each side, carried on paired wood columns. Most fenestration is double-hung, single-light wood sash paired with a mullion in between. French doors flank the front door. The single-panel wood front door is flanked by multilight sidelights. The residence is in good condition.
45. **811 S. Bronson Avenue**
Built in 1920 for P. J. Moran, F. H. Winkler, contractor. This is a two-story, single-family residence in the Mediterranean style with elements of the Prairie Style. The porch is a colonnade three bays wide with the third, northernmost bay extending over the driveway to create a porte-cochère, with heavy squared columns and broad, flat arches. Most fenestration is wood frame casement windows, arranged in horizontal groups, with three small lights over one large light in each sash. A picture window lies to the south of the front door. The front door is in the central bay of the colonnade. The wood front door has three-quarter, single-light sidelights. The residence is in good condition.
46. **816 S. Bronson Avenue** (non-contributor)
Built in 1922 for Clyde Gould; H. J. Knauer, architect; Joseph H. Kuhl, contractor. This two-story, single-family residence has been altered, including changes to the design of the front porch, expansion of the ground floor in front, new stucco, and new windows throughout leaving it with compromised integrity of design, materials, and historic feeling.
47. **817 S. Bronson Avenue**
Built in 1924 for William Cox and William Quinlan; Janns, architect; William A. Quinlan, contractor. This single-family residence is two stories high and Mediterranean in style. The low-pitched, symmetrical, hipped roof with no overhang is covered in red clay tile. The exterior walls are finished in stucco with a non-original texture, and the chimney is clad with stucco with decorative band at the top. The porch is covered by a flat portico with a parapet and clay-tiled hoods over each opening. The portico extends to the north over the driveway to form a porte-cochère. A large window grouping south of the portico has a segmental arched header. The door is obscured by a security screen. The integrity is compromised by window replacement throughout, but the essential style and form are still apparent.

48. **820 S. Bronson Avenue**

Built in 1924 for Bayard W. Byrne; Glen Oakley, architect; Charles Snyder, contractor. This two-story, single-family residence is Spanish Colonial Revival in style. The roof is a side gable of medium pitch covered in red clay tile and with little overhang. The southernmost bay of the front of the residence extends over the driveway to form a porte-cochere. Two crossing gables are on the north side, with the entrance bay set in the forward-most bay. This bay contains an arched opening with a false ashlar surround and pronounced keystone. The single panel, wood entrance door is recessed within this arch, which is screened with a wrought iron gate. Full length multilight windows over the entrance have small iron balconets across the bottom. Fenestration throughout consists of multilight, wood frame casements. The main window south of the entrance bay has a segmental arched header, incorporates a large fixed pane and multilight sidelights and has an iron balconet. The residence is in good condition.

49. **821 S. Bronson Avenue**

Built in 1918 for T. P. Tupman; J. R. King, architect; G. H. Borden, contractor. This two-story, single-family residence is Colonial Revival in style. The primary façade is symmetrical except for the portico, which spans the central and southern bays and is carried on wood columns with simple capitals. The cladding is narrow clapboard and the chimney on the south side is finished in stucco. The low-pitched, symmetrical, hipped roof is covered in composition shingle and has boxed eaves. Most fenestration is double-hung multilight over single-light sash with two smaller windows flanking a larger one separated by mullions. The central bay on the second floor has a grouping of two very small double-hung windows with a central panel with a raised decorative molding. A large picture window is located south of the front door. The residence is in good condition.

50. **826 S. Bronson Avenue (moved)**

This two-story, single-family residence is French Eclectic in style. The roof is a medium-pitch, intersecting hipped roof covered in composition shingle. The projecting eaves are boxed. The exterior walls and the chimney below the eave line are finished in stucco; the upper part of the chimney is clad in brick. The entrance is on a corner of the forward wing, entered through a square opening past which the wood front door with its arched header is recessed. Most fenestration is multilight steel sash casement windows flanked by narrow shutters. The residence was relocated in 1983 from 444 S. Commonwealth, a corner lot. This presented two street façades, allowing the owner to rotate the building 90 degrees to fit its current location. The permit states that a "portion" of the original building was moved and restored, and Sanborn Maps from 1954 indicate that there was originally a single-story section that was not moved. The residence is in very good condition.

51. **827 S. Bronson Avenue**

Built in 1922 for W. B. Norman; A. B. Crist, architect and contractor. This two-story, single-family residence is Colonial Revival in style. The three-bay primary façade and the massing are symmetrical; it is covered by a hipped roof with a flat central portion and covered with composition shingle. The cladding is narrow clapboard and the chimney on the south side is clad with stucco. The projecting eaves are boxed with open wood grill soffits and punctuated with paired decorative brackets. The portico in the center of the façade is carried on classical fluted columns with composite capitals. Most fenestration is paired wood casement sash with three small lights across the top of the sash. The residence is in fair to good condition.

52. **830 S. Bronson Avenue (non-contributor)**

Built in 1921 for Jack Tanner, Berger-Morlan Co., contractor. This is a single-family, two story residence in the Mediterranean/Italian Renaissance Revival style. The exterior alterations include design changes and enclosure of the portico, addition of decorative ornamental wrought iron, and other non-historic decorative material added to front façade.

53. **831 S. Bronson Avenue (moved; non-contributor)**

Moved to this location in 1920 from 831 East 41st Street for N. N. Moordigian. This single-family, two-story residence is Mediterranean/Italian Renaissance Revival in style. The exterior alterations include expansion of the interior into the front porch at the entrance, new porch columns and front door, and new windows throughout.

54. **836 S. Bronson Avenue**

Built in 1924 for T. C. DeMille, G. W. Friberg, contractor. This two-story, single-family residence has elements of the Spanish Colonial Revival style. The exterior finish of the walls and of the chimney on the north side is stucco. The entrance with its painted wood slab style door is on the north side marked by only a porch light. The large, multilight, three-part front window faces the street, as does an incorporated single-car garage to the south that appears to be original. The residence is in very good condition.

55. **837 S. Bronson Avenue**

Built in 1921 for Benjamin F. Webber; E. A. Pedersen, architect; Roland Stern and E. A. Pedersen, contractor. This two-story, single-family residence is Dutch Colonial Revival in style. The primary façade and the massing are symmetrical and covered by a gambrel roof clad in composition shingle. The shallow central portico has a pediment carried on two pairs of columns with ornamental capitals. The fenestration is multilight, double-hung wood frame sash. Three-quarter length windows are paired to either side of the entrance and grouped in threes on the second floor, with a smaller arched-header window in the center over the portico. The front door is capped by a segmental-arched fan light. The residence is in good condition.

56. **840 S. Bronson Avenue**

Built in 1920 for Mrs. Stanley A. Visel, A. O' McGuinniss, contractor. This two-story, single-family residence is Mediterranean/Italian Renaissance Revival in style. The primary façade and the massing are symmetrical. The cladding is heavily textured stucco over original stucco. The mostly flat roof has a small amount of overhang from the clay-tiled skirt of the parapet that surrounds it. The front door is recessed within a segmental arched entry with light ornament around the top. The painted slab door has a small window. Most fenestration is single light wood casement sash. The first floor windows flanking the front door have iron balconets. The residence is in good condition.

57. **841 S. Bronson Avenue**

This two-story, single-family residence is in the Mediterranean/Italian Renaissance Revival style in good condition. The low-pitched, hipped roof is covered in red clay tile. The primary façade and massing are symmetrical, with the entrance in the center bay. The exterior, including the chimney on the south side, is finished in stucco. A projecting belt course lines the cornice, and a smaller one passes around the exterior at the sill of the second-floor windows. The primary fenestration is multilight, paired wood casement sash. French doors are located to either side of the entrance. A concrete front porch spans the primary façade. The low, concrete steps are flanked by cast volutes at the central break in the low, stuccoed porch wall. The painted wood six-panel front door is located within a slightly projecting bay, has a cast plaster (or similar material) surround surmounted by a low-relief plaster panel and flanked by wall-mounted lights. Atop the belt course at the projecting portion of the bay, small plaster finials mark the corners. The residence is in good condition but its integrity of design and historic feeling are compromised by the non-historic heavy texture of the stucco.

58. **844 S. Bronson Avenue (moved)**

This two-story, single-family residence is Mediterranean/Italian Renaissance Revival in style and was moved to this location in 1959. The primary façade is symmetrical and has a central entrance with an arched ornamental frame of painted cast stone or similar, within which the front door is recessed. The hipped roof is low in pitch covered in composition shingle. The projecting eaves are punctuated with spaced block brackets. The exterior is finished in stucco and the chimney on the north side is clad in brick. Small rectangular plaques are located halfway up the walls on the side bays of the primary façade. Most fenestration is double-hung, six-over-one wood sash arranged in pairs. The original shutters have vertical slats and a crescent moon motif. Full-length multilight windows are grouped in threes to either side of the entrance. The wood front door has multilight sidelights. The residence is in good condition.

59. **847 S. Bronson Avenue**

Built in 1933 for L. T. Shelton. This two-story, single-family residence is French Eclectic in style. The primary façade and massing are symmetrical and covered by a high-pitched hipped roof covered in composition shingle. The roof has a dentilled cornice at the eaves, with the second-story windows treated as dormers that break through the eave line. The exterior walls, quoins at the corners, and the chimney (on the south slope of the roof) are finished in stucco. The entrance is in the center and capped by a segmental arched pediment with scrolled brackets below it. The painted wood fifteen-panel front door is approached by small brick steps with a small landing at the door. The fenestration consists of multilight, eight-over-eight double-hung wood sash with segmental arched headers. First-floor windows are three-quarter length with their headers marked by keystones. The residence is in very good condition.

60. **850 S. Bronson Avenue**

Built in 1922 for Harry McClean; Earl Hamber, architect; G.E. Fickett, contractor. This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing of the front are symmetrical and capped by a hipped roof clad in composition shingle. The exterior is clad in wide clapboard siding. The projecting eaves have a narrow, sloping tongue and groove soffit. The central portico is approached by low concrete steps and has a segmental arched pediment with the flat side wings of the entablature carried on wood columns with simple capitals. The wood front door is flanked by full-length, multilight sidelights. Most fenestration is single-light, double-hung, wood frame sash. Wide picture windows flank the front door, and a pair of small windows is located over the portico. The fanlight area of the portico appears to have been altered. The residence is in good condition.

61. **851 S. Bronson Avenue (non-contributor)**
Built in 1920 for C. P. Hewitt, Buck O'Neal, contractor. This two-story, single-family residence is Mediterranean/Italian Renaissance Revival in style but has been altered. Second floor windows on the primary façade were replaced and the proportions of the openings were altered. The variegated brick cladding of the piers on the portico and the tile on the front steps also detracts from integrity of design.
62. **856 S. Bronson Avenue**
Built in 1923 by Clyde Gould, owner, architect and contractor. This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing are symmetrical and it is covered by a side-gable, medium-pitched roof clad in composition shingle with little overhang. A brick chimney rises on the south facade. Fenestration is non-historic vinyl false divided light replacement windows, but within the original openings. A portico in the center bay has a pediment with a segmental arched underside and a fan light that follows the same arch. Wood columns with simple capitals support the open corners of the portico. The painted wood, six-panel front door is obscured by a security screen. The residence is in good condition though its integrity is compromised by the window replacements.
63. **857 S. Bronson Avenue**
Built in 1919 for Bertha Straub; D. C. Messenger, architect; John Straub, contractor. This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing are symmetrical and it is covered by a hipped roof of medium pitch and clad in composition shingle. The overhang of the eaves is closed with a soffit and punctuated by paired decorative brackets. The exterior is finished in stucco. The entrance portico is semicircular in plan, and this shape is echoed in the front steps that lead to the full-width front porch in the center. Most fenestration consists of double-hung, six-over-one wood sash grouped in pairs with a dividing mullion. Picture windows flank the portico. The six-panel painted wood front door has single-light beveled glass sidelights. Three arches, two fenestrated and the central one with a plaster ornament, occupy the area over the portico at the second floor. The portico may be missing a top railing. The residence is in good condition.
64. **860 S. Bronson Avenue**
Built in 1919 for Paul Edwards; Frank M. Tyler, architect. This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing are symmetrical and it is covered by a hipped roof of medium pitch with a flat portion in the center and clad in composition shingle. The overhang of the eaves is closed with a soffit and punctuated by paired decorative brackets. The exterior is clad in narrow clapboard siding. A semicircular pediment marks the entrance, with the entablature extended to the sides carried on wood pilasters. The multipanel, painted wood front door is capped by a fan light. Most fenestration is six-over-one, double-hung wood sash. Multilight three-quarter length casements open to the front yard to either side of the entrance. The shutters do not appear to be historic features. The residence is in good condition.
65. **861 S. Bronson Avenue**
Built in 1919 for Bertha Straub; D. C. Messenger, architect; John Straub, contractor. This two-story, single-family residence is Spanish Colonial Revival/Mediterranean in style. The roof is a medium pitch, symmetrical hipped roof with little overhang and closed eaves, covered in red clay tile with raised ridge tiles. The exterior, including the chimney on the south façade, is finished in stucco. The northernmost bay is recessed with a clay tiled hood over the wide opening and contains the entrance, where an arched-header, fully glazed front door is flanked by multilight sidelights. The main window to the south of the porch is a group of three arched windows. The center window is a fixed single pane and the side windows incorporate an "x" motif in the muntins, as is found throughout the other windows on the primary façade, including the front door. The decorative tile on the front steps does not appear to be original. The residence is in good condition.
66. **866 S. Bronson Avenue**
This single-family residence is two stories high with one-story portions on the south side. Its style combines Spanish Colonial Revival with elements of the Italian Renaissance Revival. The roof is flat and surrounded by a parapet and the exterior is finished in stucco. A clay tiled hood is attached to the parapet at the second floor over the northernmost bays of the primary façade. The recessed entrance is located in the center of the primary façade in a painted, ornamental cast stone or plaster surround with engaged, twisted colonettes and finials. The painted wood door has an arched header and a small, screened peep window. A Palladian window on the southernmost bay is the main feature of the façade, with a cast plaster surround with twisted rope molding around the three arched headers. Most fenestration is multilight, wood casement sash with flat headers on the openings and balconets across the three-quarter length windows of the northernmost bays of the second floor. Other features include: original exterior lighting, original clay tile hood over upstairs window, very fine stucco ornamentation including rope motifs, rosettes, trefoil attic vent, finials, label molding, and arch over driveway, contoured parapet wall, round tile roof drains. The residence is in good condition.

67. **867 S. Bronson Avenue**

Built in 1914 for George Bennett; J. T. Zeller, architect; Les R. Armstrong, contractor. This single-family residence is two stories high and Mediterranean/Italian Renaissance Revival in style. A side-gable roof covered in red clay tile and with one center gabled dormer with a small pair of windows. The projecting eaves are closed with a soffit and punctuated with decorative brackets. The exterior, including the chimney on the south side, is finished in stucco. The primary façade is spanned by a full-width covered porch carried on paired wood columns with composite capitals. The single panel, wood front door is flanked by twelve-light sidelights. All fenestration is replaced with vinyl false divided light windows, but the configuration, openings and frames appear to be original. The residence is in good condition but its integrity of design, materials, and historic feeling have been compromised by the replacement windows and upper porch railing.

68. **870 S. Bronson Avenue**

Built in 1922 for Mary Coleman; Walker and Eisen, architect; Warren Ewrick, contractor. This two-story, single-family residence is Italian Renaissance Revival in style. The primary façade and massing are symmetrical and covered by a low-pitched, hipped roof clad in composition shingle. The projecting eaves are boxed with a plain soffit. The central entrance is arched and surrounded by false ashlar relief with a volute keystone. The front door is presumably recessed, but the archway is filled completely by a metal security screen and features behind it are not visible. A concrete porch spans the width of the primary façade and incorporates a very low front wall which breaks in the center for a single concrete step. Fenestration consists of paired, wood-frame, multilight casement sash. On the second floor, their sills sit on the belt molding that encircles the exterior. On the first floor, three-quarter length windows are placed to either side of the entrance archway. The residence is in good condition.

69. **871 S. Bronson Avenue**

Built in 1922 for H. F. Keenan; Cyril Bennett, architect; George Beer, contractor. This two-story, single-family residence is Colonial Revival in style with a symmetrical primary façade and massing. The hipped roof has a medium pitch and is covered by composition shingle with open eaves and exposed rafter tails. The exterior, including the chimney on the south façade, is finished in stucco. The front door is accessed from the driveway by a strip of concrete and brick that runs parallel to the front of the residence (this may have replaced a central front walk). The recessed entrance is framed by a segmental arched pediment carried on freestanding wood columns with composite capitals. The single-panel wood front door is flanked by five-light sidelights. Most fenestration is double-hung, six-over-six wood sash. To either side of the entrance, tripartite windows have a central, fixed light flanked by double-hung, four-over-four sash. The residence is in good condition.

70. **876 S. Bronson Avenue**

Built in 1918 for R. W. Poindexter, DeLuxe Building Co., contractor. This two-story, single-family residence is Mediterranean/Italian Renaissance Revival in style with a symmetrical primary façade and massing. The hipped roof has a medium pitch and is covered by heavy composition shingle. The projecting eaves boxed with a soffit that is articulated with paired brackets. The exterior, including the chimney, is finished in stucco. The concrete porch spans the primary façade and is surrounded by a low wall with concrete coping. The wall breaks in the center at the entrance for an approach of three wide, concrete steps with side walls. In the center bay, the entrance is recessed within a projecting surround with pilasters and a segmental arched detail above the flat lintel. The decorative metal gate or screen is not original. The painted, single-panel wood front door is recessed within this opening. Picture windows flank the front entrance. Other fenestration in the second floor side bays of the primary façade consists of double-hung, single-light wood sash windows grouped in threes with a larger central portion, separated by mullions. Projecting window boxes with brackets line the space beneath these groupings. The residence is in very good condition.

71. **877 S. Bronson Avenue**

Built in 1920 for C. W. Reynolds, Otto Kraut, contractor. This two-story, single-family residence is Colonial Revival in style. Its primary façade is symmetrical with an additional second-floor bay over the driveway that forms a porte-cochère. A low-pitched, flat-topped, hipped roof covered in composition shingle covers the residence. Its projecting eaves are closed with a soffit and articulated with paired brackets. The exterior is clad in narrow clapboard and the chimney is finished in stucco. The large portico, carried on wood columns with simple capitals, is the width of the central bay and extends to the front edge of the porch. The concrete front porch spans the primary façade and is lined by a cast stone (or similar material) balustrade. The windows have all been replaced with vinyl, false divided light windows but are in their original configuration and retain the original frames. The residence is in good condition but its integrity of design and materials is lessened by the replacement windows.

72. **880 S. Bronson Avenue**

Built in 1920 for Lois W. Rumley; L. A. Smith, architect; Lilly-Fletcher Company, contractor. This two-story, single-family residence is Colonial Revival in style. The exterior is finished in stucco and the chimney on the north façade is clad in painted brick. Its symmetrical, hipped roof of medium pitch is covered in composition shingle and the narrow, projecting eaves are boxed and punctuated by vents. The entrance is framed by an applied pediment and pilasters. Within this frame, a painted wood front door and five-light, full-length sidelights have security screens or bars on them, as do all first-floor windows. Most fenestration consists of paired, multilight, wood-frame casement sash. Wood shutters on the primary façade may be original. The clay tile or brick on the front steps is not original, and the yard may have had a linear front walk. The residence is in good condition.

73. **881 S. Bronson Avenue**

Built in 1923 by Sterling Jeffers, owner, architect and contractor. This two-story, single-family residence is French Eclectic in style. The primary façade is defined by crossing side-hip and front-gable roof forms with high pitch and very little overhang. A prominent chimney finished in stucco rises on the face of the southernmost, larger front-gable and the smaller front gable is located in the center and contains a recessed entrance vestibule with a gated, arched opening. Three plaster crests are affixed to the wall over the entrance with a small, circular opening above them. The roof is clad in composition shingle and the exterior walls are finished in stucco. Fenestration consists of diamond-light wood sash arranged singly and in threes. The brick veneer around the entrance, steps, and planters is not a historic feature. The residence is in good condition.

74. **886 S. Bronson Avenue (non-contributor)**

Built in 1915 for P. B. Reggius; J. T. Zeller, architect; L. W. Lawske, contractor. This is a two-story, single-family residence. The exterior alterations include new bay windows on the ground floor, a new porch (non-historic columns, entablature and balustrade), vinyl replacement windows throughout, and new stucco c. 2010.

75. **887 S. Bronson Avenue**

Built in 1916 by Gilbert L. Bennett, owner and contractor; J. T. Zeller, architect. This two-story, single-family residence is Colonial Revival in style. The primary façade and the massing are symmetrical and it is covered by a hipped roof of medium pitch clad in composition shingle. The overhang of the eaves is closed with a soffit and punctuated by decorative brackets. The exterior is finished in stucco. A low-walled concrete porch spans the primary façade and a portico in the center marks the entrance, carried on non-historic brick piers that may replace columns. The porch has been altered with the addition of fencing to enclose it. The primary fenestration is wood frame, double-hung, twelve-over-one wood sash windows in wood frames. Large, fixed windows with multilight transoms and flanked by casements are located to either side of the portico. The residence is in good condition but the porch fencing and the brickwork on the porch steps, planters, and portico have lessened its integrity of design and historic feeling.

76. **889 S. Bronson Avenue (non-contributor)**

Built in 1920 for George R. Hamilton, address listed as 891 S. Bronson on permit. This two-story, single-family residence was heavily altered in a neo-Craftsman style with many exterior features and style elements added and other materials replaced.

77. **890 S. Bronson Avenue**

Built in 1925 for J. W. Whitmore; Dunlap and Crosby, architect; E. L. Jones, contractor. This two-story, single-family residence is Spanish Colonial Revival in style. The roof is mostly flat but has sloping clay tile-covered surfaces facing the street. The exterior, including the chimney, is finished in stucco. The original configuration of the entrance was a simple door with an arched header set into the façade, but the area was altered with a gabled portico and low wall to enclose space in front of the entrance. This front court was enclosed by non-historic glass solariums with white metal frames. The primary fenestration is multilight, double-hung wood frame windows. The main window on the primary façade is a large multilight double door with an arched header in the southernmost bay. The second story projects slightly over the first in this bay with corbels below. Some windows have been replaced and some no longer have their original frames. While its integrity is somewhat compromised, the residence is in good condition.

78. **894 S. Bronson Avenue**

Built in 1920 for Clyde Gould; Frank M. Tyler, architect. This two-story, single-family residence is Spanish Colonial Revival in style with some Moorish elements. The primary façade is symmetrical with the entrance in the center. The medium-pitched, hipped roof is symmetrical and covered in red clay tile. A molding runs along the shallow cornice line. The exterior, including the chimney, is finished with stucco. The entrance is set slightly away from the façade and has an unusual surround consisting of a foliated arch around the door flanked by engaged turned posts with finials atop them. Batchelder tile is inset in the stucco between these posts. The multipanel, painted, wood front door and its frame have concave cut-outs at the upper corners. Most fenestration is multilight paired casement sash with some vertical fixed windows at the first floor in front. Other features include: porte-cochere, highly ornamental stucco work, original Batchelder tile insets between decorative stucco features, and original hardscape. Front walk and steps to the sidewalk appear to be original but not the posts mounted with lamps flanking the steps at the sidewalk. The residence is in good condition.

79. **895 S. Bronson Avenue** (non-contributor)

Built in 1918 by J. R. King, owner and contractor; H. J. Knauer, architect. This is a single-family residence, two story, in the Dutch Colonial Revival style. The exterior alterations include stucco on the exterior walls replacing wood siding as well as on the front slope of the gambrel roof, vinyl replacement windows throughout, and heavy new window frames.

80. **898 S. Bronson Avenue** (non-contributor)

Built in 1919 for W. R. Fabling; Frank M. Tyler, architect; Edwards and Wildey, contractor. This two-story, single-family residence is Colonial Revival in style. The major exterior alteration is the expansion of the ground floor on the main façade to either side of the front porch, where the original windows appear to have been reinstalled in the new front wall, which is faced in vertical wood siding. Though much of the rest of the residence's design and materials are intact, this is a major addition to the front façade and greatly affects its appearance from the street.

81. **899 S. Bronson Avenue**

Built in 1920 for Harry H. Belden; Frank M. Tyler, architect. This two-story, single-family residence is Mediterranean/Italian Renaissance Revival in style. The exterior is finished in stucco, including the chimney on the north side. The low-pitched, symmetrical hipped roof is covered in red clay tile. The eaves have a cornice molding. The porch is a low-walled concrete veranda with a shallow portico at the entrance carried on paired wood columns and square pilasters. The primary fenestration is double-hung wood frame nine-over-one sash grouped in pairs and divided by a mullion. Large fixed windows flanked by casement sash flank the entrance on the first floor. A round bay projects on the 9th Street (south side) façade. The roof of the portico may be missing a railing. The residence is in good condition.

8. Statement of Significance

Applicable National Register Criteria

- 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

Property is:

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

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT:
Residential Development and Suburbanization

ARCHITECTURE

Period of Significance

1905-1926

Significant Dates

1905: subdivision of Boulevard Heights.

1908: first residence constructed (697 S. Bronson Ave.)

1909: Annexation to Los Angeles of the Colegrove
Addition (includes Boulevard Heights District).

1926: 96% of residences completed.

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

(see continuation sheet)

Period of Significance (justification)

The period of significance begins with McGarvin and Bronson's establishment of the Boulevard Heights subdivision in 1905 and extends through 1926, by which time all but three of the houses had been constructed. The three buildings in question were built in 1933, 1979 and 1985, and do not reflect the consistent historic feeling and association, nor patterns of development exemplified by the rest of Boulevard Heights.

Criteria Considerations (explanation, if necessary)

The district meets the requirements of Criteria Consideration B for moved properties. The small number of properties (less than ten percent) that were moved to the district contribute to its significance. They were constructed during the period of significance and in some cases moved to their present locations during the period of significance, and they are consistent with the style, size, massing, orientation, and other characteristics of the residences in the district.

Statement of Significance

Summary Paragraph

The Boulevard Heights Historic District is eligible for the National Register under Criteria A and C at the local level of significance. As an intact residential tract with a period of significance of 1905-1926, the district illustrates many of the trends that are significant to the development of Los Angeles from the turn of the century through the 1920s: strong attraction for entrepreneurs, massive and sudden expansion through development and annexations, migration of families from the Midwest and East Coast, the expansion of the streetcar system and the personal automobile, and enthusiastic speculation causing extreme boom-and-bust real estate cycles. Residences in the Boulevard Heights Historic District share many common elements, and were custom-designed for upper-middle-class residents seeking property accessible to downtown Los Angeles along the upscale Wilshire corridor, but separate from the commercial area of downtown. The Boulevard Heights Historic District is eligible under Criterion C for its representation of an intact cross-section of residential styles popular during the period of its development. These styles, from the Craftsman through several period revival styles, define the streetscapes of Mid-Wilshire. The Boulevard Heights Historic District was developed in a more uniform and cohesive manner and has retained a higher level of historic integrity than many surrounding tracts, leaving it as one of the best representations of the architecture that was characteristic of the area and of this period in Los Angeles's history. Many of the homes represent the early or minor works of significant architects who went on to build major residences, theaters, churches, and commercial buildings later in their careers. The Boulevard Heights Historic District is a portion of Wilshire Park, a locally-designated Historic Preservation Overlay Zone, which is the program for designating historic districts in the City of Los Angeles. Several of the contributing buildings were moved to their current location in Boulevard Heights during the period of significance. The relocation of residences due to financial, social, and commercial changes is part of the overall pattern of development of Los Angeles, and are therefore eligible under Criterion Consideration B.

Narrative Statement of Significance

Significance under Criterion A

The Boulevard Heights Historic District is significant under Criterion A at the local level of significance in the area of Community Planning and Development. It represents the type of development that was a result of the expansion of the city's boundaries to keep up with the tremendous population growth of Los Angeles in the early twentieth century. The area encompassing the Boulevard Heights Historic District was an early participant in the annexation movement. The entire process took four years from the filing of its earliest petitions in 1905 to completion in 1909.

The Boulevard Heights Tract was laid out by land developers Robert McGarvin (1841-1912) and Marcus Alonzo Bronson (1841-1907) in 1905. At that time, the City of Los Angeles was in the midst of a massive self-promotion and expansion campaign through annexation and consolidation of outlying undeveloped land.

In the 14 years between October of 1895 and October of 1909 when the area that included Boulevard Heights was annexed to the City of Los Angeles, the city increased its area 300% from the original 28 square miles to 85 square miles.³ Between 1890 and 1920, the population of Los Angeles grew from 50,395 to 319,198⁴, fueled by an aggressive advertising campaign in the East and Midwest by railroad companies, increasing automobile ownership and the resulting demand for petroleum, and the emerging movie industry. Los Angeles annexed San Pedro to acquire a deep water harbor. The San Fernando Valley was added in anticipation of an aqueduct. Streetcars made outlying areas convenient to Downtown. Older residential neighborhoods were being swallowed by the downtown business district, and homeowners seeking a more exclusively residential environment moved west to the West Adams area and to the Wilshire Boulevard corridor.

As undeveloped agricultural land between large oil fields, the unincorporated area called Colegrove, which contained the Boulevard Heights Historic District, offered advantages to local real estate speculators who had come to California. These entrepreneurs were able to profit from the City's annexation actions and saw the value of their land increase greatly as its status changed to more valuable property that could be subdivided and sold for housing with the support of City services.

As prices rose and demand for housing in good locations exceeded supply, McGarvin and Bronson created their subdivision, offering "ground floor" appreciation in value, expanded street car service,⁵ and the anticipated City services associated with annexation.⁶ Lots

³ Annexation Map, 2004. navigatela.lacity.org/common/mapgallery/pdf/annex34x44.pdf. Accessed 3/27/2012.

⁴ Population growth table, July 2009. http://globalgeography.aag.org/PopulationandNaturalResources1e/CS_US_July09/CS_US_july094.html. Accessed 3/31/2012.

⁵ McGarvin and Bronson advertisement. *Los Angeles Times*, 10 Dec 1905. "Several street car lines are projected through the tract."

sold slowly at first, with the earliest home being constructed in 1908. Homes began appearing, a few every year, until World War I halted all construction. The post-War boom created a rush of activity, and between 1919 and 1922, almost every lot was occupied.

Among those to appreciate the possibilities for success were Robert McGarvin (1841-1912) and Marcus Alonzo Bronson (1841-1907), for whom Bronson Avenue is named. Already successful in Los Angeles real estate, the two partners bought a strip of land between Pico and Wilshire Boulevards, anticipating that the already assertive demand for residential property was going to continue for some time. In 1905, McGarvin and Bronson began to market their lots, with streets already paved, to the waves of transplants from the East and Midwest. Among the selling points: healthful weather, improving transportation (trains and streetcars), proximity to both Downtown and the "millionaires' row" along Wilshire, with magnificent mansions owned by the oil-rich Getty family and Harrison Gray Otis of the Los Angeles Times, among many others, and the relatively modest price when compared to tony West Adams. Restrictions on the tract dictated that all homes had to be two stories and cost at least \$3000, ensuring that the area would remain upscale and also setting the tone and pattern of building on the street.⁷

Census records from 1920 and 1930 show that most of the new transplants in the Boulevard Heights Historic District area had come from the Midwest states and were more likely to be in business than in agriculture. In general, the first homeowners did not have servants unless there were small children in the home, and the average head-of-household was the sole support of five or six other people, often non-working adults - members of extended family, such as siblings, older relatives, aunts and uncles, in-laws, and grown children. Frequently the older sons living at home worked in the same business as the head-of-household. This places them in the "upper middle-class" demographic with a certain amount of financial security. Occupations were in general white-collar professionals such as doctors, accountants, stock brokers, lawyers, and salesmen, particularly auto-related sales, real estate sales, and developers.

As auto ownership became more prevalent and new roads were appearing in formerly inaccessible areas, the appearance of Los Angeles homes changed to reflect the coming revolution in transportation. In the 1900s, most homes had a carriage house or barn, but in Boulevard Heights, the garage became an architectural feature. While still tucked behind the main house at the very back of the property, a variation on the stable, the garage was a structure clearly dedicated to the car, not the horse. Driveways became part of the landscape, and many of the homes in the Boulevard Heights Historic District have porte-cocheres, a development that proved the car played a significant part in the lives of the residents.

In 1907, the voters of Los Angeles authorized a \$23,000,000 bond issue to buy up land and fund the construction of a 225 mile long aqueduct from the Owens Valley (carried out under the direction of William Mulholland, the founder of the Los Angeles Department of Water and Power). The aqueduct brought a steady water supply to the city to support a vastly larger population, making the explosive growth of Los Angeles possible. The land-owning members of the Chamber of Commerce profited tremendously, since land value and populations inevitably soared as a result.

The Boulevard Heights Historic District is an intact example of the type of development that resulted from the efforts of entrepreneurs like McGarvin and his son, D. C. McGarvin, whose energetic and optimistic participation in City affairs not only made their own personal fortunes, but shaped the City into the metropolis it is today. McGarvin's vision for his tract reflected the attitude and expectations of the first residents of Boulevard Heights.

Boulevard Heights represents the patterns of real estate speculation and development in early twentieth century Los Angeles. The pattern of development seen in the Boulevard Heights Historic District is shared by many Los Angeles neighborhoods to some degree, what sets the district apart is the fact that it was built out during a relatively short period of time and has a high number of contributors intact despite multiple subsequent waves of boom and bust, demolition and redevelopment, zoning changes, earthquakes, civil unrest, poverty and prosperity. While many similar neighborhoods nearby are a much less consistent mix of other building types mixed with one-story houses or later apartment buildings or contemporary housing, this two-block area continues to reflect the aspirations of the people who subdivided the land and the first owners who populated it with their custom-built (or moved) residences. The original deed covenants that affected building patterns in the tract are still apparent, where two-story residences of height and massing similar to each other line the streets with consistent set-backs, patterns of access (front walks and driveways), and a harmonious mix of architectural styles (discussed under Criterion C).

⁶ McGarvin and Bronson/Barry Brothers advertisement, *Los Angeles Times*, 1905. "Only a short time ago, those who watch the development of the best residence districts of the City were buying the first lots offered for sale on the West Adams mesa. In the Wilshire Boulevard district a similar opportunity is offered. Wilshire Boulevard, one hundred feet wide, is to be improved from Vermont Avenue to the western City Limits. Every lot adjacent to Wilshire will be carefully restricted. Boulevard Heights is surrounded by highly restricted residence tracts, which will in the near future repeat the development of the recent past in the beautiful tracts on the mesa intersected by West Adams and Washington streets."

⁷ A. W. Ross advertisement, *Los Angeles Herald*, 4 Feb 1906. "These are all large lots and lie higher and two miles nearer business center than West Adams Street, with building restrictions of from \$3000 to \$3500, two-story houses only."

Significance under Criterion C

The Boulevard Heights Historic District is also eligible for the National Register under Criterion C at the local level of significance for its representation of the typical middle class house in early 20th century Los Angeles. The houses in the district are in a variety of architectural styles and most were custom-designed. Many architects and contractors designed several houses in the district. Several well-known architects who attained prominence in their later careers took these relatively small residential commissions during the period that the district was being developed. Others of these works were simply the staple commissions that kept the offices profitable. Many of the houses in the district were built during the era before the period revival styles of the 1920s were fully developed.

Boulevard Heights' earliest homes reflect the growing need for quality residential property as pre-existing subdivisions such as West Adams reached capacity and the City Center expanded, crowding out earlier suburban neighborhoods. The homes reflect the taste and requirements of upper-middle-class families, mostly new arrivals from the East Coast and Mid-West. Many first owners reinvented themselves in the oil industry, real estate, banking and finance, auto sales and as professionals: lawyers, stock brokers, doctors. The eclectic style and variety of design reflects the aspirations of its first residents.

The Boulevard Heights Historic District contains a collection of houses that are highly consistent in their size, style, orientation, and massing. Because of these common characteristics and despite some diversity of styles, they exhibit the "distinctive characteristics" of a type: the middle class house of a period revival style, but before the revival styles reached their apex of design development and craftsmanship in the mid to later 1920s. Examples of such residences, built for much wealthier clients, are represented in the tracts north of Wilshire Boulevard, and the difference in demographics and era of design and construction are evident in comparison. The residences of the Boulevard Heights Historic District are typical of the boom years of annexation as Los Angeles grew to produce new neighborhoods and fill the demands of an expanding population.

While the majority of the houses are not individually significant works of residential architecture, as a group they are a typical and representative illustration of the values of middle-class families building custom-built houses in the early 20th century in Los Angeles, exhibiting the characteristic elements of Los Angeles residential architecture in the period. The primary façade is the one facing the street, and a porch is provided to emphasize the entrance and give it a prominent place in the streetscape. The front door of most of the houses is located in the center of the façade, generally at the end of a straight concrete path from the sidewalk. Parallel to this, in all cases, is the concrete driveway at the edge of the property, which was most often the means through which the owners would leave and approach their houses (a common alteration in the landscape of the houses is the elimination of this front path in favor of a perpendicular approach along the front of the house from the driveway). Garages were located at the rear of the lot, accommodating the automobile that families of this level of means would have.

Architectural Styles Represented in the District

Most of the styles employed in the district gain their style characteristics from the styling of the primary façade, and to some extent, from the materials and roof forms used. With the exception of the more distinctive Craftsman and Spanish Colonial Revival styles, they all can be adapted to a basically similar plan behind a symmetrical façade with a central entrance. It is significant that the Craftsman and the Spanish Colonial Revival came at the beginning and end of the period of significance for the district. Those houses built in the intervening years, especially around World War I, were not the styles on which the architectural reputation of Los Angeles was built, but they were appropriate to a city in which growth was occurring with sometimes alarming rapidity and where there was great demand for architects and builders to supply plans for houses to fill newly developing neighborhoods. These clients demanded dignified houses that spoke to their prosperity and the success of their move to California. The contributing residences in the Boulevard Heights Historic District are good examples of many of these distinctly Los Angeles architectural styles developed during the 1910s and 1920s. The major styles of the district, discussed below, include:

- Craftsman
- Colonial Revival
- Dutch Colonial Revival
- Mediterranean
- Spanish Colonial Revival

Craftsman: There are eleven good examples of the Craftsman style in the Boulevard Heights Historic District. All display the characteristic asymmetrical façades, wood shingle facing and wood articulation (particularly in gable ends and porches), ample front porches sometimes with battered-profile square columns, complex gabled roofs with exposed beams and rafter tails, deep roof overhangs with wood brackets, and broad, sheltered concrete porches and concrete front walks. The prominent and most classic example of the Craftsman style is 658 S. Bronson Ave. (Los Angeles Historic-Cultural Monument #803, 1913). Other excellent Craftsman style houses in Boulevard Heights include 676, 686, 696 S. Bronson Ave., all built between 1913 and 1914, and the oldest

home in Boulevard Heights, 697 S. Bronson Ave. (1908). The Craftsman style residence at 729 S. Bronson Avenue was moved to its current location in 1925 from 539 Western Avenue. No permits exist for 703 or 707, and as examples of an earlier style and being somewhat taller than the surrounding buildings, it is possible that they too were relocated from neighborhoods to the east (neither house appears on the 1921 Sanborn Maps).

Colonial Revival: Colonial Revival style is a broad category with many variations all drawing from the simple lines and utilitarian values of early American architecture. The Los Angeles version from this time period typically embraces a variety of stylistic elements, but the Colonial Revival residences in this district are of a narrowly-defined type and they dominate the district in numbers. The basic Colonial Revival residence in the district is two stories, symmetrical in the primary façade and the massing, capped by a hipped roof. They have a central entrance defined by a portico, some carried on columns with a railing above and others simplified to a pedimented frame around the front door. They often have picture windows to either side of the entrance and most have double-hung, multilight windows often grouped in twos on the second story. Exteriors are finished in narrow clapboard or in stucco. Good examples are 710 S. Bronson Avenue (1918), 827 S. Bronson Avenue, (1922), and 860 and 880 S. Bronson Avenue (both designed by L.A. Smith, 1920 and 1919 respectively).

Dutch Colonial Revival: Another variation on the Colonial Revival style is the Dutch Colonial Revival, differentiated from other sub-genres of Colonial by its side-facing gambrel roof. The gambrel roof encloses the maximum volume with the least building materials, with the second story within the roofline. Dutch Colonial Revival houses have small porches with sometimes paired columns. Simple front doors usually have sidelights. The second floor features windows in pairs or in threes. The Boulevard Heights Historic District has six examples, one of which, 690 S. Bronson Ave., was designed by R. D. Jones. Several of the gambrel roofs have had the front-facing lower roof section stuccoed, a reversible modification.

Mediterranean: Another conservative style represented in Boulevard Heights is the more formal Mediterranean, which was in use before the full development of the more expressive Spanish Colonial Revival. The examples in Boulevard Heights are symmetrical, with windows in pairs, medium pitched hip roofs with flat tops, wide eaves with brackets varying from very simple to elaborately carved, often arranged in pairs. Like the Colonial variants, the Mediterranean homes often display a wide variety of architectural elements, and lend themselves easily to California eclecticism, with variations in porch style, scale, and decoration. All examples have a similar box-like massing, often relieved by porches and balconies of variable emphasis. Good examples include the houses at 743 (1920), 844 (not known), and 899 (1920) S. Bronson. One variant of the Mediterranean is the Italian Renaissance Revival style, which exhibits greater symmetry, a higher level of ornamentation, such as cast floral elements at the entrances and over the windows, and twisted colonettes flanking openings. An especially appealing example is 866 S. Bronson, with its arched window grouping and entrance flanked by colonettes with engaged finials.

Spanish Colonial Revival: Fueled by the 1884 romance *Ramona* by Helen Hunt Jackson and the search for regional identity inspired by the era of the Ranchoes from which Los Angeles was carved, the Spanish Colonial Revival style has been a very popular residential style throughout the Southwest, with many of its best examples in Los Angeles. The style was one of the dominant revival styles of the 1920s in particular. The Boulevard Heights Historic District has ten examples of the Spanish Colonial Revival style. Character-defining features of the style are planar, plastered or stucco wall surfaces; clay tile roofs with little overhang; multilight windows, often casement sash; usually asymmetrical massing (though many examples here are symmetrical as is the dominant pattern on the street); arched or rounded forms and openings, and occasional exotic motifs. One of the best examples is 894 S. Bronson, designed in 1920 by Frank M. Tyler for Clyde Gould, a prominent developer; this home has Batchelder tile accents and a Moorish-style sculptural frame at its entry.

Architects Represented in the District

Boulevard Heights Historic District is a showcase for the early residential projects of leading architects of the period, as well as for the early works of architects who, later in their careers, accepted more ambitious projects: large commercial buildings, multi-story apartments, churches, and movie palaces.

Frank M. Tyler (1877-1961)

Frank M. Tyler is known as one of the most prolific residential architects in Los Angeles during this period. His popularity rested on his reliable talent for producing substantial Craftsman style homes in the period before World War I, many of which were built in the more mature West Adams district (where Tyler lived) and other nearby neighborhoods. By 1920 he had moved to Los Feliz. Working in a variety of period revival styles after the war, he designed five residences in the Boulevard Heights Historic District in a short period from 1919 to 1922, two of which were for speculator and contractor Clyde Gould. Residences by Frank Tyler in the district are 716, 860, 894, 898 and 899 S. Bronson Avenue.

L. A. Smith (1869-1958)

Born in 1869 in Ohio, L(ewis). A. Smith became a prolific designer of large apartments and grand movie theaters, often in cooperation with the Lilly and Fletcher Company. Working for Bard's Theaters and Fox West Coast, Smith designed at least twenty movie theaters around Southern California. Smith retired in 1929 at age 60. Two examples of Smith's residential work are in the Boulevard Heights Historic District: 757 and 880 S. Bronson Avenue.

G. Lawrence Ott (1895-1975)

The son of a German born builder and developer, Lawrence Ott was a practicing architect with his own office by 1920, at age 25. Later in his career he specialized in ecclesiastical architecture, designing many of Los Angeles' finest Catholic churches, including St. Gregory's Church and School on S. Norton, directly adjacent to the Boulevard Heights tract. He adopted in his residential work an understated Italian style of simple solids, restrained ornamentation, and low-pitched hip or gable roofs of red tile, all elements present in the one example of his work in the Boulevard Heights Historic District, 680 S. Bronson Ave. (1926). Ott's brother, Francis, was pastor at St. Agnes Church on nearby S. Vermont Ave.

J. T. Zeller (1866-1956)

A transplant from Missouri, Julius T. Zeller, built three Mediterranean style homes in the Boulevard Heights Historic District at 867 (1914), 886 (1915) and 887 (1916) S. Bronson Ave. Later in his career, he designed much larger projects including the Hollywood Mineral Springs Sanatorium at Melrose and Larchmont, the Alcazar Theater in Bell (both 1924), and other large-scale commercial buildings.

H. J. Knauer (1885-1955)

H. J. Knauer was the favorite architect of H. A. Church, the president of First National Bank of Burbank. Knauer designed many commercial buildings, including the Montebello State Bank for Church in 1912 and a combination store/theater/apartment building on Vermont Avenue in 1914, and a clothing store prominently located on Hollywood Boulevard. Knauer designed the houses at 726, 816 and 895 S. Bronson Ave. in the Boulevard Heights Historic District. The original owner of 895, John R. King, later commissioned Knauer to build a one-story store for him at 1728 Sunset Boulevard. in 1936.

Under Criteria A and C, the district derives some of its significance from the relative rarity of intact neighborhoods in this area of Los Angeles. Another quality that distinguishes the Boulevard Heights Historic District from surrounding neighborhoods is the short span of time in which nearly all (96%) of the houses were completed. Three lots were built upon in the 1980s. As noted elsewhere, the two houses that were moved here after the period of significance are not contributors under Criterion A, but they are consistent with the contributors to the district in period of construction, size, scale, two-story height, and style with the contributors to the district and so keep the appearance of the neighborhood consistent. In many other middle class neighborhoods in the surroundings, there were vacant lots remaining for many years that were eventually filled with apartment buildings in the 1920s, breaking down the single-family quality of those streets. In more recent decades, zoning changes have taken a toll on many neighborhoods, where examples of quintessential Los Angeles residential architecture from before World War I alternate with apartment buildings from the 1950s and 1960s. There are only a small number of other comparable areas with a consistent streetscape of two-story houses from this era, a fact which gives these neighborhoods, including the Boulevard Heights Historic District, a distinct appearance, and a high level of integrity of historic feeling and association.

Criteria Consideration B: Moved Properties

Criteria Consideration B for Moved Properties applies in the following situations when the resource in question is a historic district:

A district in which a significant number of resources have been moved from their original location.

A district which has one moved building that makes an especially significant contribution to the district.

Neither is the case in Boulevard Heights Historic District since only five of the residences were moved here from their original locations during the period of significance. Further, none of the buildings in the district is more significant, historically, than any other due to the nature of the district as a tract composed solely of custom-designed houses of comparable size, massing, and siting. However, particular properties within the tract meet the requirements of Criteria Consideration B for Moved Properties which would normally be considered non-contributors. Three of these residences were moved to the neighborhood during the period of significance and the fact of their having been relocated to a new neighborhood is a characteristic of the district's significance under Criterion A. Two others (826 S. Bronson, #50, and 844 S. Bronson, #58) were moved after the period of significance, but they retain high integrity and were constructed in nearby neighborhoods during the period of significance.

When the lots in the tract were sold, most were built out with new residences but others became populated through the practice of house moving. These properties are contributors to the district due to the fact that house moving was a common practice in Los

Angeles during the period. Understanding this phenomenon helps to define the patterns of development and explain the presence of slightly older residences in many annexation neighborhoods.

As neighborhoods were quickly being added to increase the geographical area of Los Angeles through annexation, the allure of a new neighborhood and profits on the sale of their land became a prospect too great for many residents to ignore. Since during this boom period most residents were newcomers living in newly developed areas of the city, they were not attached to established neighborhoods and institutions. Change was rapidly occurring around them and commercial development was overtaking what had originally been residential boulevards. Homeowners were able to sell their properties for large profits to commercial developers and move the houses to new neighborhoods with more desirable surroundings. The deterioration of residential neighborhoods was in some cases so swift that owners would opt to relocate buildings, especially finer and more expensive homes and apartment buildings, that were only ten to fifteen years old.

Mechanical advances in hydraulics and horsepower, the result of the development of the aviation industry and the military mechanization that accompanied World War I, coupled with rising costs of building material, made it possible and profitable to move large buildings intact to new locations. Sizable buildings were moved blocks or even miles away, to locations more suitable for the scale and use for which the residential buildings were designed. Larger buildings could be moved in pieces, but many single-family residences were moved intact.

A 1925 Los Angeles Times article about the Kress House Moving Company was entitled, "Lots Sold and Homes are Moved: Angelenos prosper as Growth of Business Encroaches on Residence Area." Kress himself identified the trend of relocating residences that was increasing his business, with the article explaining that "Angelenos who were fortunate enough to buy residence sites in the fields now being devoted to commerce...are finding this procedure not only profitable but advantageous. It permits them to locate in a more suitable surrounding at a profit, and still retain the house that has been designed to the exact desires."⁸ Even mansions, such as the Higgins Mansion (John C. Austin, 1899) and the residence of prominent attorney Henry O'Melveny, were moved to the west and north to neighboring Fremont Place, Hancock Park, and Windsor Square. The smaller lots of the Boulevard Heights tract were the new locations for homes from as close as Norton and Western Avenues and as far as East 41st Street.⁹ All of the identified relocated homes were originally built within Boulevard Heights Historic District's period of significance (1905-1926). Three were moved here in the early 1920s and the other two were moved after the period of significance. This was a time of major population gain, and therefore the greatest time of flux in the city's fabric, and consequently the most popular era for house moving. Two additional residences were relocated to the last two vacant lots in Boulevard Heights as recently as 1959 (844 N. Bronson, #58) and 1983 (826 N. Bronson, #50). Despite their much later dates of relocation to the district, their original dates of construction are within the period of significance and they are contributors under Criterion C, lacking only integrity of location. Due to the prevalence of this practice and its role in the development of neighborhoods in this part of Los Angeles during this time period, the houses that were relocated to the district or constructed elsewhere during the period of significance meet Criteria Consideration B.

Developmental history/additional historic context information

Building Los Angeles through Land Annexation

The Chamber of Commerce had been so successful in attracting immigrants from the Midwest that the population of Los Angeles was soaring, but the City's infrastructure was not yet mature. Los Angeles had no reliable source of water and was struggling to keep ahead of demand while still encouraging population growth. All of these new residents increased the demand not only for housing, but for services of all types: fire departments, schools, roads, sewer hook-ups, and public transportation. As the city center expanded in all directions, Los Angeles embarked on a series of annexations and consolidations. The benefits were mutual to the City itself and to the prospective new annexations: the City would broaden its tax base to fund ambitious public projects, and the new stakeholders would have the benefits of being included in the City.

Annexation was most often instigated by residents of the area seeking to be annexed. Several areas west of downtown joined together to seek annexation under the name of the Colegrove Addition: Colegrove, Arlington (which encompassed the Boulevard Heights tract),

⁸ "Lots Sold And Homes Are Moved: Angelenos Prosper as Growth of Business Encroaches." *Los Angeles Times* 18 Jan 1925, ProQuest Historical Newspapers: Los Angeles Times (1881-1988) E2.

⁹ Records are difficult to research, as addresses and parcel numbers change, and in many cases the necessary pairs of permits have not been retained by Department of Building and Safety. There are pairs of records (noting original construction date and the date of relocation) for five homes relocated to the Boulevard Heights tract. For other houses, only the permit for the destination is available and the permit for its original construction is either destroyed or incorrectly indexed.

East Hollywood, Ballona, and Cienega.¹⁰ Part of the impetus for this annexation to Los Angeles was to free themselves from the exorbitant water rates charged by the Hollywood Water Company.¹¹ Arlington, which was already close to total build-out and densely populated, felt that the rates were unfair, and that a municipally owned water utility would solve the problem. Many developers, including McGarvin and Bronson, realized that annexation was to their advantage as a selling point. Local community groups united and gathered signatures in support of annexation. The target area hugged the 1896 Southern & Western Addition, stretching from Prospect to Jefferson, from the City's western boundary to an as-yet-unnamed street west of Seward. The Colegrove Addition was the seventh annexation in the history of Los Angeles and added 10 square miles, 1,200 new voters, and approximately \$12,000,000 to the City's tax base.

An article in the *Los Angeles Herald* on May 6, 1906 noted the following:

To the residents of the Cahuenga valley, say city officials, is due the praise for the movement toward the establishment of a Greater Los Angeles. That the petition which was filed yesterday will be granted almost immediately is the opinion of every city official and public-spirited resident of Los Angeles. The people that are back of this movement want all the metropolitan improvements. They realize they cannot obtain these unless their cities become incorporated with the City of Los Angeles...The Members of the annexation committee of the Cahuenga Valley Improvement Association was to share the advantages of the city. They are willing to pay for the benefits thus derived and have expressed themselves to that effect.¹²

It is significant to note that the Boulevard Heights tract was subdivided in 1905, and yet no residences were constructed there until 1908, the year prior to its annexation to Los Angeles. By that time, it was probably clear that the annexation would go through and the slow initial years of the tract's development had passed.

Annexation in early 1900s Los Angeles was a complex undertaking.¹³ The process of annexation involved the mutual agreement of the residents of the target area and the City itself. It was decided by two sets of votes in a special election, one polling the residents of the area to be annexed, another polling of the residents and the City Council of the City of Los Angeles. Annexation would finally be approved by the State. If all entities agreed, the area would be added, the city limits expanded, and the new residents would be added to the list of recipients of city services and to the tax rolls. As predicted in the *Herald*, the Colegrove Addition passed with very little opposition: within the annexed areas, 517 to 95; within Los Angeles City, 5762 to 319¹⁴.

Part of the municipal support for the 1909 Colegrove Addition can be attributed to the need for Los Angeles to continue to fund its most ambitious of all the public works projects, and the one without which the City could not continue to grow, the Los Angeles Aqueduct. Before 1905, many small and privately owned water companies served the area, drawing from artesian wells. Many independent municipalities had their own sources of water. One of the considerations in moving forward with any annexation was the ability of the newly incorporated area to provide its own water. Colegrove Water Company served the area soon to become Boulevard Heights.

Developers of the Tract

Robert McGarvin arrived in Los Angeles in about 1880. He was a successful carriage manufacturer with a large wooden factory located on Spring Street, and by 1887 McGarvin and White Carriage Factory had twenty employees. By 1901 he had replaced his carriage business with a two story brick real estate office¹⁵, which in turn was swept away in 1902, replaced by a six-story office block, the McGarvin White Block. McGarvin's old carriage factory is now the location of the California Department of Transportation.

Robert McGarvin was a well-connected insider, positioned to have access to early information about lucrative developments and projected growth in Los Angeles. His son D. C. McGarvin was arguable even more influential: not only a member of the Chamber of Commerce, but a well-respected attorney who was appointed Public Administrator and served as Chairman of the local Republican Party Caucus.

¹⁰ "Los Angeles Fifth In Area If Annexation Is Voted." *Los Angeles Times*, 17 Oct 1909 II2; ProQuest Historical Newspapers: Los Angeles Times (1881-1988).

¹¹ "To Take Hand In Water War: Residents West Of City Go After Company." *Los Angeles Times*, 20 Aug 1909 III1; ProQuest Historical Newspapers: Los Angeles Times (1881-1988).

¹² *Los Angeles Herald*, 6 May 1906, Page 4, Image 4.

¹³ "Vexing Problems Before The City: Twenty-three Square Miles of Suburbs Are Clamoring." *Los Angeles Times*, 26 May 1906 III. ProQuest Historical Newspapers: Los Angeles Times (1881-1988).

¹⁴ "Big West End In City Fold: Annexation Carries Easily in Every Section. Ten Thousand Population." *Los Angeles Times*, 20 Oct 1909 III1; ProQuest Historical Newspapers: Los Angeles Times (1881-1988).

¹⁵ "House and Lot - The Times' Weekly Review of Real Estate and Building." *Los Angeles Times*, 18 Aug 1901 A1. ProQuest Historical Newspapers: *Los Angeles Times* (1881-1988).

Robert McGarvin was elected to the Chamber of Commerce in 1890. At that time, the Chamber of Commerce was a very important body whose members controlled two-thirds of the property in the city.¹⁶ The Chamber engaged in promoting the business environment of Los Angeles in every way possible.¹⁷ The Chamber of Commerce influenced the City Council on major issues, and Robert McGarvin served as committee member or chairman on virtually all of the most influential committees: transportation, water distribution, acquiring a deep-water harbor, annexation, sewage systems, streets and paving, promotion of tourism, immigration, and manufacturing. All of these issues were dependent upon one another, but the most important and interdependent issues were annexation and water distribution.

Always an optimistic booster of the benefits of Los Angeles, proud of his personal successes and civic contributions, and aware that his own bright vision of the future of Los Angeles was coming true as he had predicted, McGarvin wrote of himself in a 1906 article on McGarvin and Bronson:

The man who will today predict correctly the future of Los Angeles and put it in print the public will call, in the common parlance, "Looney." In the past, men who advised our people to prepare for a great city were ridiculed for their foresight.

In 1880 the writer, an owner of a property on Spring Street north of First, tried to persuade property owners to widen the thoroughfare fifteen feet. There were no buildings of any consequence south of First Street, and yet little or no interest was manifested in the proposed plan. Most owners declared that the town would never be great enough to require a wider street. All the conditions that have been responsible for the tremendous growth of the city are still with us and new ones being added each year.

For the purpose of bringing ship and train together, we will soon have one of the best harbors on the coast. With three transcontinental railroads and splendid shipping facilities our commerce will naturally increase. Our interurban car service brings all Southern California towns into close touch. The immense quantity of crude oil furnishes our factories with very cheap and convenient fuel. The products of the soil of Southern California bring an immense revenue into Los Angeles, the producers gaining a handsome profit on their crops of walnuts, oranges and lemons as competition is not too keen.¹⁸

As an insider and voting member of the Chamber of Commerce, McGarvin was unusually well positioned to identify profitable investments. Legal restrictions and ethical objections to possible conflicts of interest were not a part of the ethos of this period of governance in Los Angeles, and what could be construed as self-dealing today would not have raised notice. McGarvin's investments were well-timed. He spearheaded the "Better City Government" movement that eventually rewrote the City Charter, granting more power to the mayor and making Los Angeles elections non-partisan. He formed the Springdale Water Company in 1905 with his real estate partner, M. A. Bronson, at a time when the City was buying up independent water companies, with huge profits to the stock holders. He created the Elysian Park Tract with the advance knowledge that the paving of Solana Avenue was funded and would provide access. He offered property for sale to the City for schools, jails, libraries, and courthouses. He and Bronson created the Boulevard Heights tract in anticipation of annexation and improved public transportation.¹⁹

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_____. *Silent Traces: Discovering Early Hollywood through the Films of Charlie Chaplin*. Santa Monica, California: Santa Monica Press, 2006.

¹⁶ "Quietly Waiting: No Change at the Closed Banks. Ready to Reopen as Soon as Permission." *Los Angeles Times*, 6 July 1893 4. ProQuest Historical Newspapers: *Los Angeles Times* (1881-1988).

¹⁷ Charles River, ed., *Los Angeles: A Brief History* (Vook, Inc., 2001).

¹⁸ *Los Angeles Herald*, 29 July 1906.

¹⁹ "Real Estate, Investment and Mining.: L.A. Investment Co. Largest Co-operative Building Company." *Los Angeles Times* 11 May 1907 III14. ProQuest Historical Newspapers: *Los Angeles Times* (1881-1988).

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Boulevard Heights Historic District
Name of Property

Los Angeles, CA
County and State

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 # _____
Historic Resources Survey Number (if assigned): N/A

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Los Angeles Department of City Planning

10. Geographical Data

Acreeage of Property 15.26 acres

UTM References

(UTM coordinates for the four corners of the Boulevard Heights boundary)

1	11	378327	3769726	3	11	378123	3769149
	Zone	Easting	Northing		Zone	Easting	Northing
2	11	378068	3769174	4	11	378386	3769719
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

Boulevard Heights is a two block long section of S. Bronson Avenue, both sides, bounded on the north by Wilshire Boulevard. and on the south by 9th Street.

Boundary Justification

This specific section of the original Boulevard Heights was selected for the following reasons:

1. Homes share similar characteristics in size, setback, massing, use and design
2. Homes were constructed within a very narrow period of time for a culturally similar group of residents
3. The district remains largely intact as envisioned by the original tract subdividers, McGarvin and Bronson, and the architects who designed the homes

11. Form Prepared By

name/title Roberta M. O'Donnell |
organization Wilshire Park Association date 4/21/2011; Revised May 2012
street & number 666 S. Bronson Avenue telephone (213) 739 7898
city or town Los Angeles state CA zip code 90005
e-mail robbyo@pacbell.net

AND

name/title Jennifer Trotoux , Associate | Architectural Historian and Historic Preservation Planner
organization ARCHITECTURAL RESOURCES GROUP date 4/21/2011; Revised May 2012
street & number 65 N. Raymond Avenue, No. 220 telephone (626) 583 1401 x102
city or town Pasadena state CA zip code 91103
e-mail jennifert@arg-la.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Boulevard Heights Historic District
City or Vicinity: Los Angeles
County: Los Angeles **State:** California
Photographer: Roberta M. O'Donnell

Date Photographed: April 2011, with the exception of numbers 1, 5, and 8 photographed May 2012

Description of Photograph(s) and number: See Additional Documentation 2: Map Key/Photograph Log

1 of 81.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name See Additional Documentation 3: Current Owner (pages 32 and 33)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

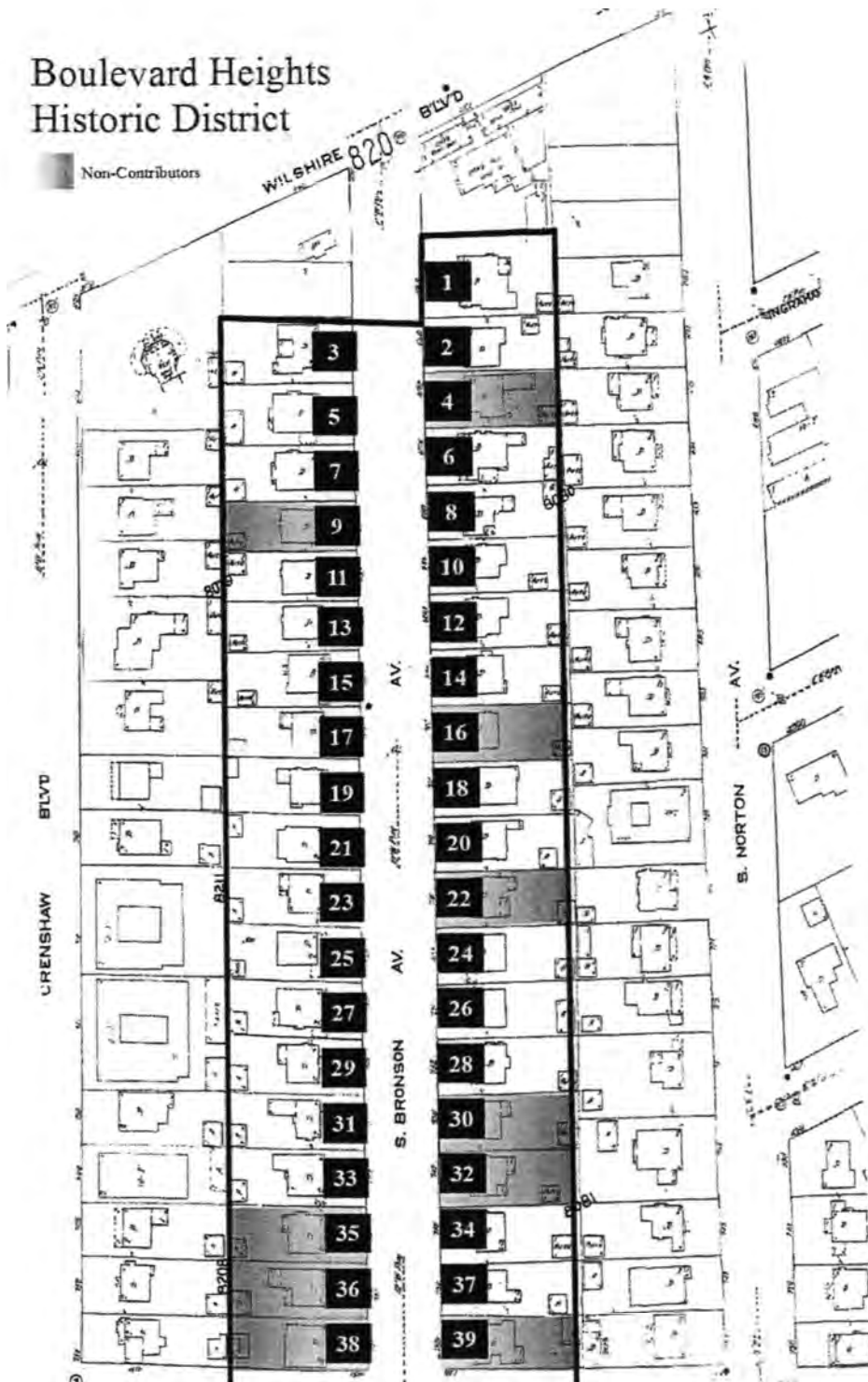
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 18 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.

Boulevard Heights Historic District
Name of Property

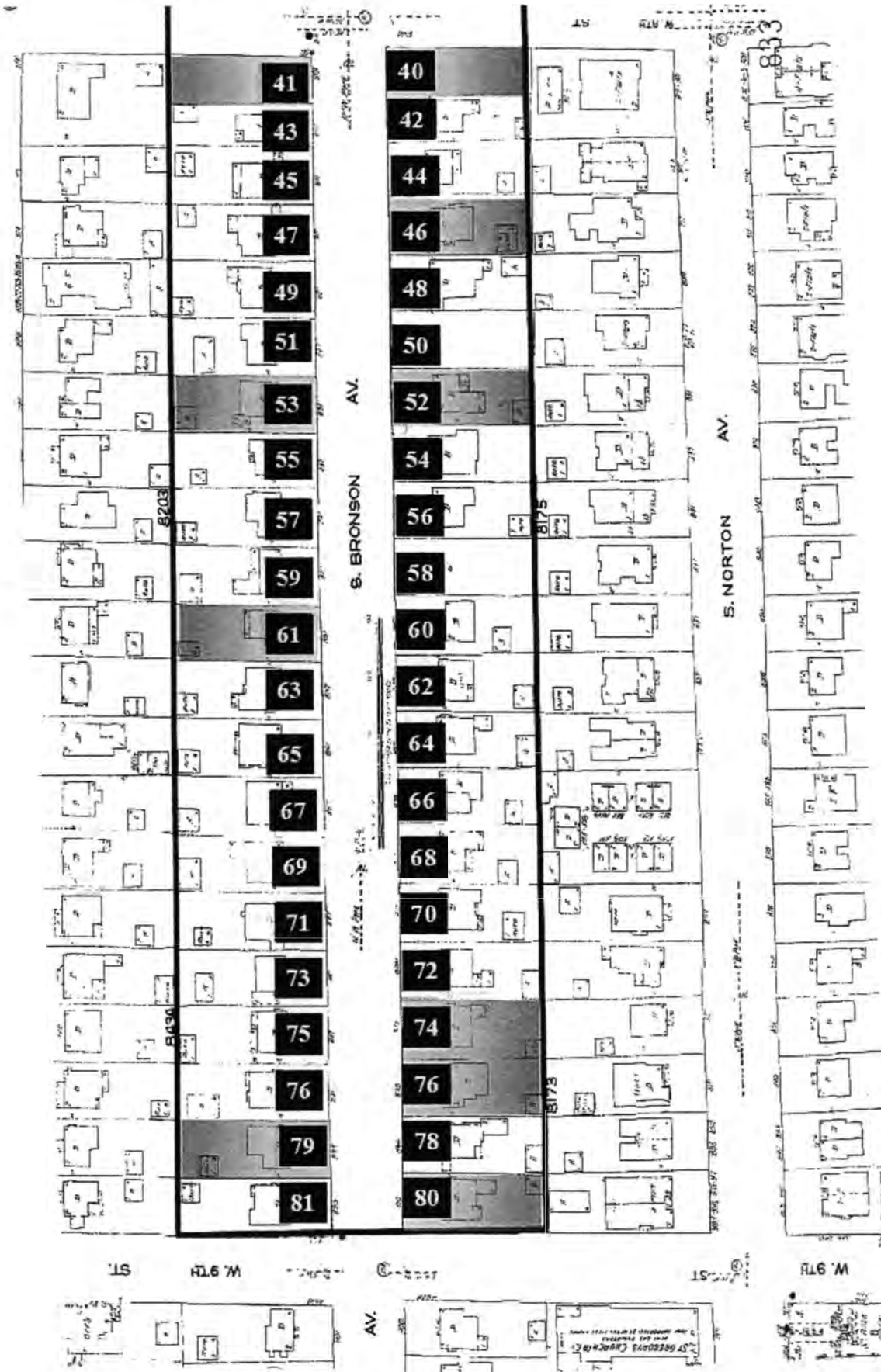
Los Angeles, CA
County and State

Additional Documentation 1: Sketch Maps



Boulevard Heights Historic District
Name of Property

Los Angeles, CA
County and State



Boulevard Heights Historic District
Name of Property

Los Angeles, CA
County and State

Additional Documentation 2: Map Key/Photograph Log (* = Non-contributor)

1: 658 S. Bronson Ave. Front Elevation, Facing east	28: 732 S. Bronson Ave. Front Elevation, Facing east	55: 837 S. Bronson Ave. Front Elevation, Facing west
2: 666 S. Bronson Ave. Front Elevation, Facing east	29: 733 S. Bronson Ave. Front Elevation, Facing west	56: 840 S. Bronson Ave. Front Elevation, Facing east
3: 667 S. Bronson Ave. Front Elevation, Facing west	30*: 736 S. Bronson Ave. Front Elevation, Facing east	57: 841 S. Bronson Ave. Front Elevation, Facing west
4*: 672 S. Bronson Ave. Front Elevation, Facing east	31: 737 S. Bronson Ave. Front Elevation, Facing west	58: 844 S. Bronson Ave. Front Elevation, Facing east
5: 673 S. Bronson Ave. Front Elevation, Facing west	32*: 742 S. Bronson Ave. Front Elevation, Facing east	59: 847 S. Bronson Ave. Front Elevation, Facing west
6: 676 S. Bronson Ave. Front Elevation, Facing east	33: 743 S. Bronson Ave. Front Elevation, Facing west	60: 850 S. Bronson Ave. Front Elevation, Facing east
7: 677 S. Bronson Ave. Front Elevation, Facing west	34: 746 S. Bronson Ave. Front Elevation, Facing east	61*: 851 S. Bronson Ave. Front Elevation, Facing west
8: 680 S. Bronson Ave. Front Elevation, Facing east	35*: 747 S. Bronson Ave. Front Elevation, Facing west	62: 856 S. Bronson Ave. Front Elevation, Facing east
9*: 681 S. Bronson Ave. Front Elevation, Facing west	36*: 751 S. Bronson Ave. Front Elevation, Facing west	63: 857 S. Bronson Ave. Front Elevation, Facing west
10: 686 S. Bronson Ave. Front Elevation, Facing east	37: 752 S. Bronson Ave. Front Elevation, Facing east	64: 860 S. Bronson Ave. Front Elevation, Facing east
11: 689 S. Bronson Ave. Front Elevation, Facing west	38*: 757 S. Bronson Ave. Front Elevation, Facing west	65: 861 S. Bronson Ave. Front Elevation, Facing west
12: 690 S. Bronson Ave. Front Elevation, Facing east	39*: 760 S. Bronson Ave. Front Elevation, Facing east	66: 866 S. Bronson Ave. Front Elevation, Facing east
13: 691 S. Bronson Ave. Front Elevation, Facing west	40*: 800 S. Bronson Ave. Front Elevation, Facing east	67: 867 S. Bronson Ave. Front Elevation, Facing west
14: 696 S. Bronson Ave. Front Elevation, Facing east	41*: 801 S. Bronson Ave. Front Elevation, Facing west	68: 870 S. Bronson Ave. Front Elevation, Facing east
15: 697 S. Bronson Ave. Front Elevation, Facing west	42: 806 S. Bronson Ave. Front Elevation, Facing east	69: 871 S. Bronson Ave. Front Elevation, Facing west
16*: 702 S. Bronson Ave. Front Elevation, Facing east	43: 807 S. Bronson Ave. Front Elevation, Facing west	70: 876 S. Bronson Ave. Front Elevation, Facing east
17: 703 S. Bronson Ave. Front Elevation, Facing west	44: 810 S. Bronson Ave. Front Elevation, Facing east	71: 877 S. Bronson Ave. Front Elevation, Facing west
18: 706 S. Bronson Ave. Front Elevation, Facing east	45: 811 S. Bronson Ave. Front Elevation, Facing west	72: 880 S. Bronson Ave. Front Elevation, Facing east
19: 707 S. Bronson Ave. Front Elevation, Facing west	46*: 816 S. Bronson Ave. Front Elevation, Facing east	73: 881 S. Bronson Ave. Front Elevation, Facing west
20: 710 S. Bronson Ave. Front Elevation, Facing east	47: 817 S. Bronson Ave. Front Elevation, Facing west	74*: 886 S. Bronson Ave. Front Elevation, Facing east
21: 713 S. Bronson Ave. Front Elevation, Facing west	48: 820 S. Bronson Ave. Front Elevation, Facing east	75: 887 S. Bronson Ave. Front Elevation, Facing west
22*: 716 S. Bronson Ave. Front Elevation, Facing east	49: 821 S. Bronson Ave. Front Elevation, Facing west	76*: 889 S. Bronson Ave. Front Elevation, Facing west
23: 717 S. Bronson Ave. Front Elevation, Facing west	50: 826 S. Bronson Ave. Front Elevation, Facing east	77: 890 S. Bronson Ave. Front Elevation, Facing east
24: 722 S. Bronson Ave. Front Elevation, Facing east	51: 827 S. Bronson Ave. Front Elevation, Facing west	78: 894 S. Bronson Ave. Front Elevation, Facing east
25: 723 S. Bronson Ave. Front Elevation, Facing west	52*: 830 S. Bronson Ave. Front Elevation, Facing east	79*: 895 S. Bronson Ave. Front Elevation, Facing west
26: 726 S. Bronson Ave. Front Elevation, Facing east	53*: 831 S. Bronson Ave. Front Elevation, Facing west	80*: 898 S. Bronson Ave. Front Elevation, Facing east
27: 729 S. Bronson Ave. Front Elevation, Facing west	54: 836 S. Bronson Ave. Front Elevation, Facing east	81: 899 S. Bronson Ave. Front Elevation, Facing west

Boulevard Heights Historic District
 Name of Property

Los Angeles, CA
 County and State

Additional Documentation 3: Current Owner

Map Key	Property Address	First Owner Full Name	Mailing Address (if different from Property Address)	Mailing City	Mailing State	Mailing Zip
1	658 S. Bronson Ave	Bronson Investment LLC		Los Angeles	CA	90005-3601
2	666 S. Bronson Ave	Guy B Shaw		Los Angeles	CA	90005-3601
3	667 S. Bronson Ave	Chae P Weinberger		Los Angeles	CA	90005-3602
4	672 S. Bronson Ave	Monica S An		Los Angeles	CA	90005-3601
5	673 S. Bronson Ave	Margaret and Chris Jacquemin		Los Angeles	CA	90005-3602
6	676 S. Bronson Ave	Reynold L Siemens		Los Angeles	CA	90005-3601
7	677 S. Bronson Ave	Chung M Kim		Los Angeles	CA	90005-3602
8	680 S. Bronson Ave	Brian Finney		Los Angeles	CA	90005-3601
9	681 S. Bronson Ave	Stacey K Lee		Los Angeles	CA	90005-3602
10	686 S. Bronson Ave	Benjamin Handzo and Kimberly Nortman		Los Angeles	CA	90005-3601
11	689 S. Bronson Ave	In & Hyun Whang		Los Angeles	CA	90005-3602
12	690 S. Bronson Ave	Steve Kramer		Los Angeles	CA	90005-3601
13	691 S. Bronson Ave	Maximina A Aguiluz		Los Angeles	CA	90005-3602
14	696 S. Bronson Ave	John Gresham		Los Angeles	CA	90005-3601
15	697 S. Bronson Ave	Jimmy Kang		Los Angeles	CA	90005-3602
16	702 S. Bronson Ave	Marshall L & Lorna Hennington	9454 Wilshire Boulevard 1105	Beverly Hills	CA	90212-3603
17	703 S. Bronson Ave	Thomas J & A Bauer	1730 Woodacre Ct	Carmichael	CA	95608-5944
18	706 S. Bronson Ave	Consuelo M Ayon		Los Angeles	CA	90005-3603
19	707 S. Bronson Ave	Carolina Ramirez		Los Angeles	CA	90005-3604
20	710 S. Bronson Ave	Ji H Shin		Los Angeles	CA	90005-3603
21	713 S. Bronson Ave	Matthew D & Barbara Meiers	305 S. Westgate Ave	Los Angeles	CA	90049-4207
22	716 S. Bronson Ave	Rovi Tolentino		Los Angeles	CA	90005-3603
23	717 S. Bronson Ave	Beverly F Dillard		Los Angeles	CA	90005-3604
24	722 S. Bronson Ave	Ernest Lee		Los Angeles	CA	90005-3603
25	723 S. Bronson Ave	Margaret Choe		Los Angeles	CA	90005-3604
26	726 S. Bronson Ave	Ae Meung		Los Angeles	CA	90005-3603
27	729 S. Bronson Ave	James L & Michele Wolfe		Los Angeles	CA	90005-3604
28	732 S. Bronson Ave	Marlene Boisselkottle		Los Angeles	CA	90005-3603
29	733 S. Bronson Ave	Luis P & Guadalupe Garcia		Los Angeles	CA	90005-3604
30	736 S. Bronson Ave	Cindy T Baek		Los Angeles	CA	90005-3603
31	737 S. Bronson Ave	Rodney Y & Janette Kim		Los Angeles	CA	90005-3604
32	742 S. Bronson Ave	Ruben Albizures		Los Angeles	CA	90005-3603
33	743 S. Bronson Ave	De Meiers		Los Angeles	CA	90005-3604
34	746 S. Bronson Ave	Lehman C & Kathy Brackett		Los Angeles	CA	90005-3603
35	747 S. Bronson Ave	Duk M Woo		Los Angeles	CA	90005-3604
36	751 S. Bronson Ave	Delia B De Leon		Los Angeles	CA	90005-3604
37	752 S. Bronson Ave	Lee Flicker		Los Angeles	CA	90005-3603
38	757 S. Bronson Ave	Ruby & George Adams		Los Angeles	CA	90005-3604
39	760 S. Bronson Ave	Hyun J Chong		Los Angeles	CA	90005-3603
40	800 S. Bronson Ave	Kwan S Park		Los Angeles	CA	90005-3605
41	801 S. Bronson Ave	Elizabeth Jung		Los Angeles	CA	90005-3606
42	806 S. Bronson Ave	Ock S Kim		Los Angeles	CA	90005-3605
43	807 S. Bronson Ave	Gill C & Mi Lee		Los Angeles	CA	90005-3606

Boulevard Heights Historic District
 Name of Property

Los Angeles, CA
 County and State

44	810 S. Bronson Ave	Helen L & Helen Sperber		Los Angeles	CA	90005-3605
45	811 S. Bronson Ave	Elmo Powers		Los Angeles	CA	90005-3606
46	816 S. Bronson Ave	Hee Seung		Los Angeles	CA	90005-3605
47	817 S. Bronson Ave	Elmer & Marie McClenton		Los Angeles	CA	90005-3606
48	820 S. Bronson Ave	Hae Lee		Los Angeles	CA	90005-3605
49	821 S. Bronson Ave	Tsering Y Namgyal		Los Angeles	CA	90005-3680
50	826 S. Bronson Ave	Richard Cohn		Los Angeles	CA	90005-3605
51	827 S. Bronson Ave	Chong M & Joo Lee		Los Angeles	CA	90005-3606
52	830 S. Bronson Ave	Fernandico & Grace Gonong		Los Angeles	CA	90005-3605
53	831 S. Bronson Ave	Paul & Tami Pflug		Los Angeles	CA	90005-3606
54	836 S. Bronson Ave	Cynthia D Salisbury	324 S. Medio Dr	Los Angeles	CA	90049-3914
55	837 S. Bronson Ave	Robert H & Marie Whiter		Los Angeles	CA	90005-3606
56	840 S. Bronson Ave	Bennett Graebner		Los Angeles	CA	90005-3605
57	841 S. Bronson Ave	Bailey E Greene		Los Angeles	CA	90005-3606
58	844 S. Bronson Ave	David H Gere		Los Angeles	CA	90005-3605
59	847 S. Bronson Ave	Biniam and Amanda Kibreab		Los Angeles	CA	90005-3606
60	850 S. Bronson Ave	Martin A Hilton		Los Angeles	CA	90005-3605
61	851 S. Bronson Ave	Dolores C San Diego		Los Angeles	CA	90005-3606
62	856 S. Bronson Ave	Jong S Han		Los Angeles	CA	90005-3605
63	857 S. Bronson Ave	K Kiely		Los Angeles	CA	90005-3606
64	860 S. Bronson Ave	Jessica Kim		Los Angeles	CA	90005-3605
65	861 S. Bronson Ave	Robert J & Hillary Garland		Los Angeles	CA	90005-3606
66	866 S. Bronson Ave	Jennifer Nairn Smith		Los Angeles	CA	90005-3605
67	867 S. Bronson Ave	Myung K Lee		Los Angeles	CA	90005-3606
68	870 S. Bronson Ave	Soo K & Chan Kim		Los Angeles	CA	90005-3605
69	871 S. Bronson Ave	Ward E D & A C	1427 E 124Th St	Los Angeles	CA	90059-5704
70	876 S. Bronson Ave	Steven J & Sheila Novak		Los Angeles	CA	90005-3605
71	877 S. Bronson Ave	Wah Jeong		Los Angeles	CA	90005-3606
72	880 S. Bronson Ave	Laura J Jaramillo		Los Angeles	CA	90005-3605
73	881 S. Bronson Ave	Camilo V & Laura Jaramillo		Los Angeles	CA	90005-3606
74	886 S. Bronson Ave	Soo Y & Song Chung		Los Angeles	CA	90005-3605
75	887 S. Bronson Ave	Jeong S Park		Los Angeles	CA	90005-3606
76	890 S. Bronson Ave	Michal J Kerestes		Los Angeles	CA	90005-3605
77	891 S. Bronson Ave	Emil & Pennie De Piero		Los Angeles	CA	90005-3606
78	894 S. Bronson Ave	Brian & Stephanie Morehouse		Los Angeles	CA	90005-3605
79	895 S. Bronson Ave	Sang C & Kwang Han		Los Angeles	CA	90005-3606
80	898 S. Bronson Ave	Leo J Sanderson		Los Angeles	CA	90005-3605
81	899 S. Bronson Ave	Carmi C & Maria Sagun		Los Angeles	CA	90005-3606

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Boulevard Heights Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 8/10/12 DATE OF PENDING LIST: 9/07/12
DATE OF 16TH DAY: 9/24/12 DATE OF 45TH DAY: 9/26/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000809

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9-25-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



CA_LosAngeles_BoulevardHeights_0001



CA_LosAngeles_BoulevardHeights_0002



CA_LosAngeles_BoulevardHeights_0003



CA_LosAngeles_BoulevardHeights_0004



CA_LosAngeles_BoulevardHeights_0005



CA_LosAngeles_BoulevardHeights_0006



CA_LosAngeles_BoulevardHeights_0007



CA_LosAngeles_BoulevardHeights_0008



CA_LosAngeles_BoulevardHeights_0009



CA_LosAngeles_BoulevardHeights_0010



CA_LosAngeles_BoulevardHeights_0011



CA_LosAngeles_BoulevardHeights_0012



CA_LosAngeles_BoulevardHeights_0013



CA_LosAngeles_BoulevardHeights_0014



CA_LosAngeles_BoulevardHeights_0015



CA_LosAngeles_BoulevardHeights_0016



CA_LosAngeles_BoulevardHeights_0017



CA_LosAngeles_BoulevardHeights_0018



CA_LosAngeles_BoulevardHeights_0019



CA_LosAngeles_BoulevardHeights_0020



CA_LosAngeles_BoulevardHeights_0021



CA_LosAngeles_BoulevardHeights_0022



CA_LosAngeles_BoulevardHeights_0023



CA_LosAngeles_BoulevardHeights_0024



CA_LosAngeles_BoulevardHeights_0025



CA_LosAngeles_BoulevardHeights_0026



CA_LosAngeles_BoulevardHeights_0027



CA_LosAngeles_BoulevardHeights_0028



CA_LosAngeles_BoulevardHeights_0029



CA_LosAngeles_BoulevardHeights_0030



CA_LosAngeles_BoulevardHeights_0031



CA_LosAngeles_BoulevardHeights_0032



CA_LosAngeles_BoulevardHeights_0033



CA_LosAngeles_BoulevardHeights_0034



CA_LosAngeles_BoulevardHeights_0035



CA_LosAngeles_BoulevardHeights_0036



CA_LosAngeles_BoulevardHeights_0037



CA_LosAngeles_BoulevardHeights_0038



CA_LosAngeles_BoulevardHeights_0039



CA_LosAngeles_BoulevardHeights_0040



CA_LosAngeles_BoulevardHeights_0041



CA_LosAngeles_BoulevardHeights_0042



CA_LosAngeles_BoulevardHeights_0043



CA_LosAngeles_BoulevardHeights_0044



CA_LosAngeles_BoulevardHeights_0045



CA_LosAngeles_BoulevardHeights_0046



CA_LosAngeles_BoulevardHeights_0047



CA_LosAngeles_BoulevardHeights_0048



CA_LosAngeles_BoulevardHeights_0049



CA_LosAngeles_BoulevardHeights_0050



CA_LosAngeles_BoulevardHeights_0051



CA_LosAngeles_BoulevardHeights_0052



CA_LosAngeles_BoulevardHeights_0053



CA_LosAngeles_BoulevardHeights_0054



CA_LosAngeles_BoulevardHeights_0055



CA_LosAngeles_BoulevardHeights_0056



CA_LosAngeles_BoulevardHeights_0057



CA_LosAngeles_BoulevardHeights_0058



CA_LosAngeles_BoulevardHeights_0059



CA_LosAngeles_BoulevardHeights_0060



CA_LosAngeles_BoulevardHeights_0061



CA_LosAngeles_BoulevardHeights_0062



CA_LosAngeles_BoulevardHeights_0063



CA_LosAngeles_BoulevardHeights_0064



CA_LosAngeles_BoulevardHeights_0065



CA_LosAngeles_BoulevardHeights_0066



CA_LosAngeles_BoulevardHeights_0067



CA_LosAngeles_BoulevardHeights_0068



CA_LosAngeles_BoulevardHeights_0069



CA_LosAngeles_BoulevardHeights_0070



CA_LosAngeles_BoulevardHeights_0071



CA_LosAngeles_BoulevardHeights_0072



CA_LosAngeles_BoulevardHeights_0073



CA_LosAngeles_BoulevardHeights_0074



CA_LosAngeles_BoulevardHeights_0075



CA_LosAngeles_BoulevardHeights_0076



CA_LosAngeles_BoulevardHeights_0077



CA_LosAngeles_BoulevardHeights_0078



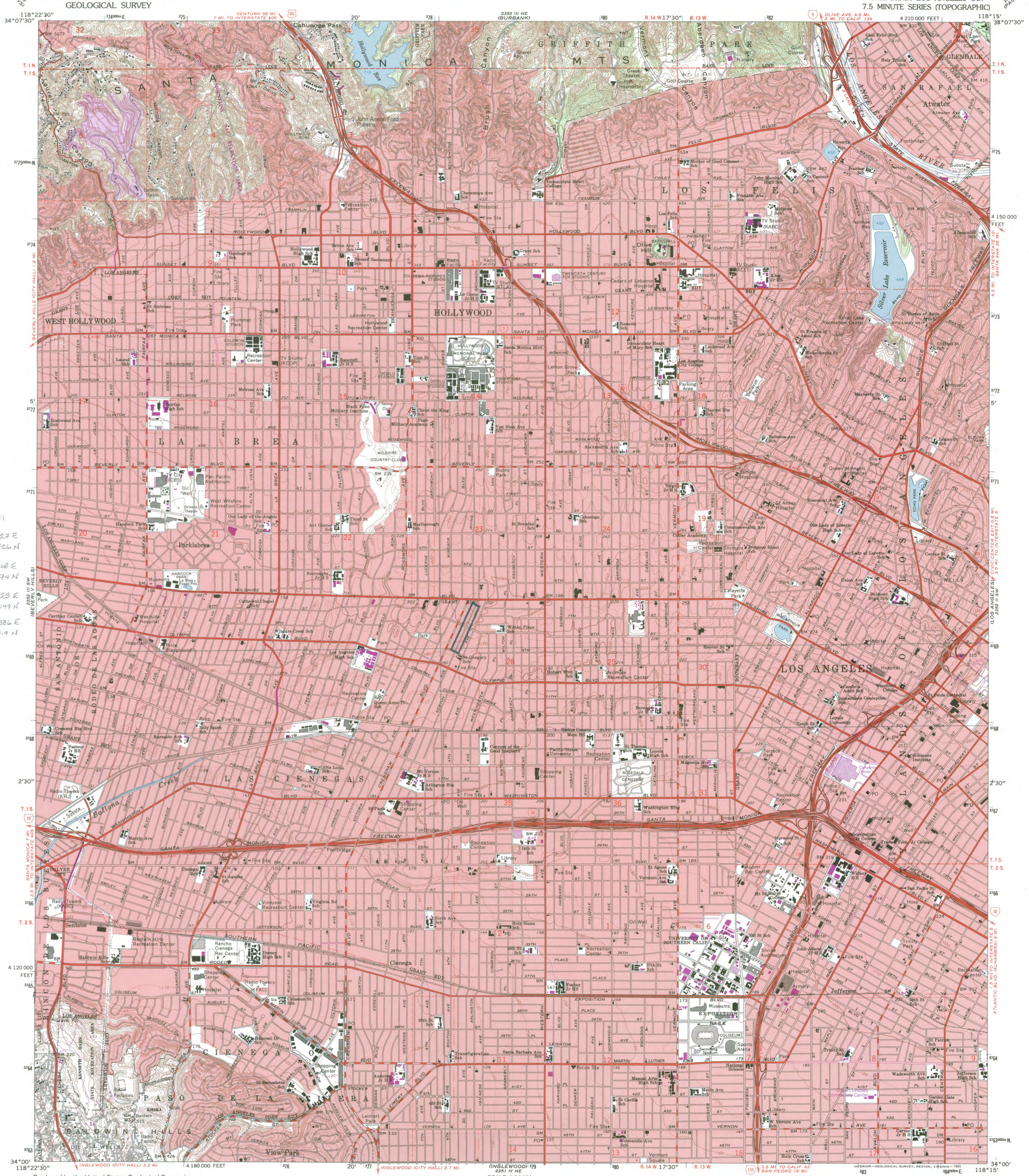
CA_LosAngeles_BoulevardHeights_0079



CA_LosAngeles_BoulevardHeights_0080

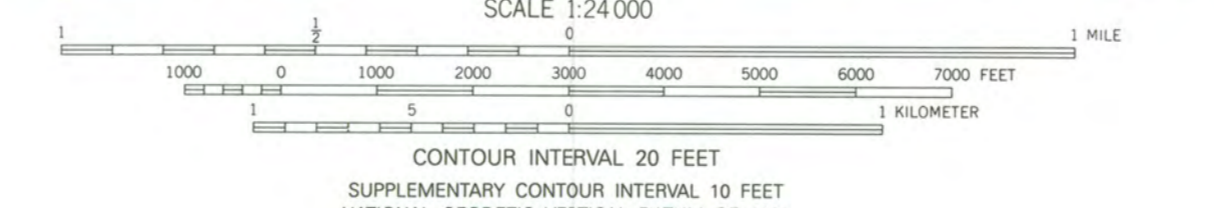
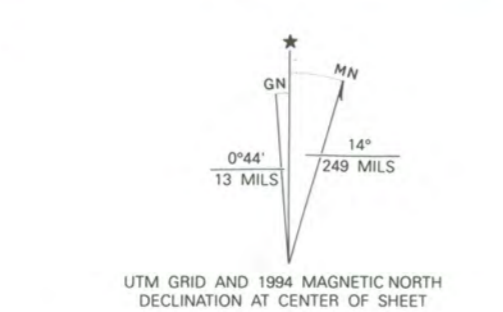


CA_LosAngeles_BoulevardHeights_0081



Zone 11
1. 378 327 E
3769 726 N
2. 378 068 E
3769 174 N
3. 378 123 E
3769 149 N
4. 378 386 E
3769 719 N

Produced by the United States Geological Survey in cooperation with California Department of Water Resources Control by USGS, NOS/NOAA and Los Angeles City and County. Compiled from aerial photographs taken 1964. Field checked 1966. North American Datum of 1927 (NAD 27). Projection and 10000-foot ticks: California Coordinate System, zone 7 (Lambert Conformal Conic). Blue 1000-meter Universal Transverse Mercator ticks, zone 11. North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software. There may be private inholdings within the boundaries of the National or State reservations shown on this map. Red tint indicates areas in which only landmark buildings are shown. A portion of the south half of this map lies within a subsidence area. Vertical control based on latest available adjustment.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225. A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

QUADRANGLE LOCATION

HOLLYWOOD, CA
34118-A3-TF-024
1966
PHOTOREVISED 1981
MINOR REVISION 1994
DMA 2352 III SE-SERIES V895

Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other source data. This information not field checked. Map edited 1981. Purple tint indicates extension of urban areas.

**Boulevard Heights Historic District
Los Angeles, Los Angeles County
Staff Report**

Boulevard Heights is a two-block section of South Bronson Avenue, an intact residential tract from the early twentieth century in Wilshire Park, a Los Angeles-designated Historic Preservation Overlay Zone located approximately five miles west of downtown Los Angeles. The district includes 61 contributing buildings, all two-story, single family residences of wood frame construction. They share similar massing, and are closely spaced. Architectural styles include Arts and Crafts and revivals such as Colonial, Mediterranean, Spanish Colonial, and Tudor. Boulevard Heights is on a low summit, at an elevation of 202 feet at its highest point at Wilshire Boulevard and South Bronson Avenue. The downtown Los Angeles skyline and the Hollywood sign are landmarks visible from most homes in Boulevard Heights.

The neighborhood was laid out by land developers Robert McGarvin and Marcus Alonzo Bronson in 1905, claiming undeveloped agricultural land between large oil fields. The period of significance extends through 1926, by which time all but three of the houses had been constructed. The district represents the type of development that was a result of the expansion of the city's boundaries to keep up with the tremendous population growth of Los Angeles in the early twentieth century.

Boulevard Heights Historic District is eligible for the National Register under Criteria A and C at the local level of significance. Under Criterion A in the area of Community Planning and Development the district illustrates several trends significant to the development of Los Angeles from the turn of the century through the 1920s: strong attraction for entrepreneurs, massive and sudden expansion through development and annexations, migration of families from the Midwest and East Coast, the expansion of the streetcar system and the personal automobile, and enthusiastic speculation causing extreme boom-and-bust real estate cycles. Residences in the Boulevard Heights Historic District share many common elements, and were custom-designed for upper-middle-class residents seeking property accessible to downtown Los Angeles along the upscale Wilshire corridor, and separate from the commercial area of downtown.

The district is eligible under Criterion C in the area of Architecture for its representation of an intact cross-section of residential styles popular during the period of its development. Boulevard Heights Historic District was developed in a more uniform and cohesive manner and has retained a higher level of historic integrity than many surrounding tracts, leaving it as one of the best representations of the architecture that was characteristic of the area and of this period in Los Angeles's history. Many of the homes represent the early or minor works of significant architects who went on to build major residences, theaters, churches, and commercial buildings later in their careers. Four contributing properties were moved to their present location. All were constructed during the period of significance, and two were moved during the period of significance. The relocation of residences due to financial, social, and commercial changes is part of the overall pattern of development of Los Angeles, and these resources are therefore eligible under Criteria Consideration B.

The property is nominated on behalf of the Wilshire Park Association neighborhood group with support from the Greater Wilshire Neighborhood Council. In its role as representative of a Certified Local Government, the Los Angeles Cultural Heritage Commission authorized Los Angeles Office of Historic Resources staff to transmit a supportive draft resolution to the Los Angeles City Council for their approval. No letters of support or objection have been received to date. Staff supports the nomination as written and recommends the State Historical Resources Commission determine that Boulevard Heights Historic District meets National Register Criteria A and C at the local level of significance and satisfies Criteria Consideration B. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Amy H. Crain
Historian II
July 6, 2012

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

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 9, 2012

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Boulevard Heights Historic District
Los Angeles County, California
National Register of Historic Places Nomination**

Dear Ms. Shull:


Enclosed please find the **Boulevard Heights Historic District** nomination to the National Register of Historic Places. On August 3, 2012 in Beverly Hills, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register of Historic Places under Criteria A and C at the local level of significance.

Boulevard Heights is a two-block section of South Bronson Avenue, an intact residential tract from the early twentieth century in Wilshire Park, a Los Angeles-designated Historic Preservation Overlay Zone located approximately five miles west of downtown Los Angeles. The district is eligible for the National Register under Criteria A and C at the local level of significance: under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture for its representation of an intact cross-section of residential styles popular during the period of its development.

The property is nominated on behalf of the Wilshire Park Association neighborhood group with support from the Greater Wilshire Neighborhood Council. In its role as representative of a Certified Local Government, the Los Angeles Cultural Heritage Commission authorized Los Angeles Office of Historic Resources staff to transmit a supportive draft resolution to the Los Angeles City Council for their approval.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,



Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures