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United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form

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

.

1. Nan	ne			
historic AL	VARADO TERRACE HIST	ORIC DISTRICT		
and/or commor	n Same			
2. Loc	ation	9		and
street & numbe	Irregular, 1317- 1866 W. 14th Str	1421 Alvarado Terr a eet, Torrace Park, I	ce, 1314 S . Bonnie Cowers Place N	Brae Street /A not for publication
city, town L	_os Angeles	N/Avicinity of	·	
state Califo	ornia co	de 06 county	Los Angeles	code 037
3. Clas	ssification		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Category X district building(s) structure site object	Ownership public private both Public Acquisition in process being considered N/A	Status X occupied unoccupied work in progress Accessible yes: restricted X yes: unrestricted no	Present Use agriculture commercial educational entertainment government industrial military	museum _X_ park _X_ private residence religious scientific transportation other:
4. Owi	ner of Prope	rty		
name Mult	tiple Ownership (see	list)		
street & numbe	r			
city, town		vicinity of	state	
5. Loc	ation of Leg	al Descriptio	on	

Los Angeles County Assessor's Office courthouse, registry of deeds, etc.

500 West Temple Street street & number

city, town	os Ar	ngel	es
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city, town

state California

Representation in Existing Surveys 6.

title	Community Redevelo	pment Agency	has this proper	y been dete	rmined eligi	ible? ye	s <u>X</u> no
date	10/79			federal	state	county	<u> X local</u>
depos	itory for survey records	Community Red	evelopment Agen	су			
city, to	Los Angeles				state	California	ì

California state

7. Description

Con	dition
<u> X </u>	excellent

_ good

_ fair

Check one deteriorated ____ unaltered <u>X</u> altered _ ruins __ unexposed

Check one _X_ original site

____ moved date

N/A

Describe the present and original (if known) physical appearance

The Alvarado Terrace Historic District is comprised of 15 buildings (12 contributors. 3 non-contributors) which surround a landscaped park and historic brick-payed street. The major houses are sited prominently on a hillslope above the park, with Alvarado Terrace forming a sweeping curve at its base. These large-scaled houses with their generous setbacks were designed and built between 1902-06 and represent the work of a number of influential local architects for some of the most prominent citizens of Los Angeles at the time. The district is a cohesive historic neighborhood which retains a high degree of overall integrity; the major intrusion occurred in 1928 with the construction of a large apartment house on the site of an earlier home, breaking up the continuity of the row near its western end. One house (No. 14) has been altered on the exterior by application of stucco over original fabric, but still contributes to the district. Other houses have been altered only minimally over the years and the integrity of the ensemble of homes and their relationship to the park has survived virtually intact. Although in a few cases single family houses have been divided into multiple dwelling units, the exterior appearance and integrity has not been affected.

Buildings and Sites Contributing to the Character of the District

- 1. 1314 S. Bonnie Brae Street: c. 1907, Craftsman, 2-story clinker brick, shingle, recessed porch, salt-box facade gable. This house has been in the ownership of one family since 1924.
- Boyle-Barmore House, 1317 Alvarado Terrace: 1905, Charles E. Shattuck, 2. Tudor-influenced Craftsman, 2-1/2 story, granite, buff brick, decorative half-timber with stucco, recessed porch, porte cochere, three-gabled dormer. Originally built for Calvin A. Boyle, who was active in the founding of the Hollywood Board of Trade. Charles E. Shattuck, the architect, pioneered in the design of country clubs, and prepared plans for the City's first produce market. By 1908, Edmund H. Barmore purchased the house. He was president and general manager of the Los Angeles Transfer Company.
- Cohn House, 1325 Alvarado Terrace: 1902, Hudson and Munsell, Swiss 3. Chalet-influenced Shingle Style, 2-1/2 story, rock-faced sandstone (coated with Portland cement), porch, symmetrical facade, three dormers, carved eave backets. In 1897, Morris R. Cohn became the first textile manufacturer in Los Angeles, making overalls and shirts. Cohn's son, Frederick, later changed his name to Cole and founded his own company, Cole of California, manufacturers of swimsuits. Frank D. Hudson and William A. O. Munsell designed the California Museum of Science and Industry (1912) and the now-lost old Hall of Records (1912).
- Gilbert House, 1333 Alvarado Terrace: 1903, Queen Anne/Shingle Style transitional. 4. 2-1/2 story, alternating smooth and rock-faced sandstone, shingle, wrap-around porch, plaster-work lintels, round bay with conical roof, facade gambrel. Wilbur F. Gilbert was a successful investor and operator of Texas oil fields. He purchased the house from Ida and Pomeroy Powers, who, with their son, Ben N. Powers, built it on speculation. Gilbert's daughter, Carolyn McCulloch, still resides in the house and acts as neighborhood historian.

8. Significance



Statement of Significance (in one paragraph)

The Alvarado Terrace Historic District is one of the finest early 20th century residential districts in Los Angeles. This development of large-scaled exclusive homes remains almost totally intact from the period of development in the first decade of the 20th century. The district and its structures have been recognized by the City of Los Angeles Cultural Heritage Board, as well as numerous surveys and architectural publications. The district is remarkable for its architectural quality, integrity, historical associations, and site plan on a curving street. This grouping of houses and its landscaped setting constitutes an oasis of the past within contemporary Los Angeles.

The Alvarado Terrace Historic District lies within the original four square leagues decreed in 1781 under Spanish law as the Pueblo of Los Angeles. The land was first deeded to vineyardist Matthew "Don Mateo" Keller in 1864. After a series of ownership changes, the land was deeded to Doria Deighton Jones, one of the founding officers of the Ladies Hebrew Benevolent Society. Her daugheter, Caroline, married Colonel James B. Lankershim, who, with his father, Isaac Lankershim, developed much of the San Fernando Valley. Her son, Mark Gordon Jones, was at one time president of the Merchants Bank and Trust, which later became Security Pacific Bank.

In 1902, Doria Jones had the Alvarado Terrace Tract subdivided. She sold the lots for only \$10 each, but required that certain homes be erected that cost not less than \$4,000, insuring that the quality of the development be upheld. It was to be what we now call a luxury "bedroom" community: "The only exclusive Residence Tract in the city. A Second Chester Place. Beautiful Parks. Shade Trees Planted. High Class building restrictions. No flats, cottages, or stores. Wide streets conforming to the contour of land with cement sidewalks, curbs, and gutters. Perfect sewer system, water, gas, electric lights. Excellent car sevice, four lines only 12 minutes from City Hall." (1903 real estate sales brochure). The early 1900s was still the "horse and carriage era". All of the homes on Alvarado Terrace had hitching posts in front; one remains at 1333.

Terrace Park was originally subdivided as building lots in 1902. In 1904, through the efforts of Pomeroy W. Powers, resident of the Terrace and president of the City Council at the time, the city purchased the 1.17 acres for park purposes for \$7,000. For a brief period, the park was known as Summerland Park, named for Theodore J. Summerland, who served on the City Council. In the center of the park a fish pond was constructed, rosebeds were planted, and the parkway surrounding the park was filled with pink geraniums. There was a subterranean toolshed and the park had a full-time gardener. On November 7, 1904, the name was changed to Terrace Park by action of the City Council. In 1921, the park was remodeled, leaving only grass and trees. The small strip of street paved in red brick, just to the north of Terrace Park, was named for Pomeroy W. Powers in 1911. The brick paving recalls the era when horse power was prevalent in the city. Together, Powers Place and Terrace Park are recognized as Cultural Heritage Board Monument Number 210.

9. Major Bibliographical References

See continuation sheet for Bibliography

10. Geographic	al Data		·	
Acreage of nominated property <u>Ap</u> Quadrangle name <u>Hollywood</u> ,	proximately 8 CA	acres	Quadrangle sci	ale 1:24000
JT M References		• ¹ 4		
111 3 8 1 8 0 0 3 7 Zone Easting North	6177ρ10 ing	B Zone Eas	ting Nor	thing
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		H L L		
Verbai boundary description an were drawn to include buil historically, to the integ	dings which si	gnificantly cont	ribute, both an	ries of the distric rchitecturally and g Terrace Park.
List all states and counties for	properties overlag	oping state or count	y boundaries	
state N/A	code	county N/A		code
tate	code	county		code
11. Form Prepa	rod By	<u> </u>		
ame/title Robert Jay Chatt organization Los Angeles Cons		istant to the Di date	rector August 23, 198	33
treet & number 849 S. Broad	dway, Suite M22	teleph	one (213) 623-	-2489
ity or town Los Angeles		state	CA 90014	
2. State Histor	ric Prese	rvation Of	ficer Cer	tification
he evaluated significance of this pr	operty within the sta	ite is:		
national	stateX	_ locai		
As the designated State Historic Pre 655), I hereby nominate this property according to the criteria and procedu	for inclusion in the	National Register and	certify that it has be	
tate Historic Preservation Officer s	gnature Mai	in niche	el Willon)
the Descuty SH	00		date 3	30/84
For NPS use only I hereby certify that this proper Allorets Weeper of the National Register		National Register Entered in the National Regist,	ç . date	5/17/84
Attest:			data	
Chief of Registration	C. C. S. C.	The second of the second second second		

Chief of Registration

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PROPERTY OWNERS:

- Raymond J. and Jane F. Scott 1314 S. Bonnie Brae St. Los Angeles, CA 90006 (Resubdivision of Jones Tract, Block G, Lot 4)
- 2. Union Rescue Mission 226 S. Main St. Los Angeles, CA 90012 Attn: Gordon Tressel (Alvarado Terrace Tract, Block B, Lot 9)
- 3. Union Rescue Mission 226 S. Main St. Los Angeles, CA 90012 Attn: Gordon Tressel (Alvarado Terrace Tract, Block B, Lot 10)
- 4. Carolyn McCulloch
 1333 Alvarado Terrace
 Los Angeles, CA 90006
 (Alvarado Terrace Tract, Block B, Lot 15)
- 5. Dru Ann Gutierrez 1345 Alvarado Terrace Los Angeles, CA 90006 (Alvarado Terrace Tract, Block B, Lot 13)
- William Whitworth
 1353 Alvarado Terrace
 Los Angeles, CA 90006
 (Alvarado Terrace Tract, Block B, Lot 14)
- 7. David M. and Colleen Sheiman 1401 Alvarado Terrace Los Angeles, CA 90006 (Alvarado Terrace Tract, Block B, Lot 8)
- Melencio P. and Florence C. Alipio 13236 Rutgers Ave. Downey, CA 90242 (Alvarado Terrace Tract, Block B, Lot 9)

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PROPERTY OWNERS, continued.

- 9. Kenneth L. Hogue 353 S. Crescent Dr. Beverly Hills, CA 90210 (Alvarado Terrace Tract, Block B, Lot 10)
- 10. Sabino Marco 1421 Alvarado Terrace Los Angeles, CA 90006 (Alvarado Terrace Tract, Block B, Lot 11)
- 11. F. Otto Rada 815 S. New Hampshire Los Angeles, CA 90005 (Alvarado Terrace Tract, Block C, Lot 3)
- 12. Fred Fernendez 9447 Dicky St. Pico Rivera, CA 90660 (Alvarado Terrace Tract, Block C, Lot 11)
- 13. Lidia Mitchell 1406 Alvarado Terrace Los Angeles, CA 90006 (Alvarado Terrace Tract, Block C, Lot 12)
- 14. Lupe Aguilar 1400 Alvarado Terrace Los Angeles, CA 90006 (Alvarado Terrace Tract, Block C, Lot 13)
- 15. Richard Gaines 1866 W. 14th St. Los Angeles, CA 90006 (Alvarado Terrace Tract, Block D, Lot 1)
- 16. City of Los Angeles Department of Parks and Recreation Planning and Land Acquisitions 200 N. Main St., Room 1330 Los Angeles, CA 90012 (Alvarado Terrace Tract, Block E, Lots 1-7)

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REPRESENTATION IN EXISTING SURVEYS:

Title: California Historic Resources Inventory Date: September 1981 Depository for Survey Records: State Office of Historic Preservation, P. O. Box 2390 City: Sacramento, CA 95811

Title: Los Angeles Cultural Heritage Board Historic-Cultural Monument Declaration

> Number 83. Residence, 1317 Alvarado Terrace, 7/7/71 Number 84. Residence, 1325 Alvarado Terrace, 7/7/71 Number 85. Residence, 1333 Alvarado Terrace, 7/7/71 Number 86. Residence, 1345 Alvarado Terrace, 7/7/71 Number 87. Residence, 1353 Alvarado Terrace, 7/7/71 Number 88. Residence, 1401 Alvarado Terrace, 7/7/71 Number 210. Terrace Park and Powers Place, 2/21/79 Number 244. Residence, 1866 W. 14th St., 4/30/81

Depository of Survey Records: Los Angeles Cultural Heritage Board , City Hall City: Los Angeles, CA Continuation sheet

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6. Raphael House, 1353 Alvarado Terrace: 1903, Hunt and Eager, Tudor-influenced Craftsman, 2-1/2 story, sandstone, decorative half-timber with stucco, recessed porch, two prominent gables, terra cotta roof. The house was built for Robert H. Raphael, a glass manufacturer who owned the Raphael Glass Company. In addition, Raphael was president of the Southern California Hardwood and Manufacturing Company, the Central and Pacific Improvement Association, director of the Moreland Truck Company, and had several real estate holdings. The architects were Sumner P. Hunt and Wesley A. Eager, partners from 1899-1910. Among their notable buildings are the now-lost Raymond Hotel (Pasadena, 1910) and the Automobile Club of Southern California (1923).

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7. Kinney-Everhardy House, 1401 Alvarado Terrace: 1902, Hunt and Eager, Queen Anne/ Craftsman transitional, 2-1/2 story, stucco, shingle, round-corner bay, sandstone window enframement, facade gambrel, coverted into apartments. The first owner of the house was Arthur W. Kinney, a receiver for the United States Land Office, director of Oceanic Oil Company, and Deputy Los Angeles County Recorder, 1895-97. He served two terms as Los Angeles High School Alumni President, 1892-1906 and 1908-13; and, after 1923, was owner of the Kinney Iron Works. By 1906, Matthew William Everhardy was the owner of the house, Everhardy was active in the wholesale and retail grocery business and president of the Palace Market Meat and Provision Company.

10. Henderson House, 1421 Alvarado Terrace: c. 1905, Craftsman, 2-1/2 story, clapboard, gabled portico, facade gable with decorative half-timber with stucco, converted into apartments. The Henry Henderson family originally occupied the residence.

11. 1414-16-18 Alvarado Terrace: 1910, R. R. Wilcox, Japanese-influenced Craftsman, clapboard, decorative beams, Japanese-influenced window muntin pattern, originally built as three apartments. R. R. Wilcox is listed on the building permit as both the architect and contractor.

13. Riveroll House, 1406 Alvarado Terrace: c. 1906, Colonial Revival, 2-1/2 story, clapboard, symmetrical, columned portico, giant Corinthian columns supporting facade gable, dentiled and bracketed cornices, gabled dormers. The house was built on speculation and sold to Manuel Riveroll, father of the current resident, who continues to live there. Manuel Riveroll was a friend of Emperor Maximilian during the French occupation of Mexico. He was the son of Teodoro Riveroll, the first governor of Lower California to be elected by popular vote. Manuel's son, Elfego Riveroll, owner of E. Riveroll Company, a large contracting firm, built the Olympic Auditorium.

14. Hannas House, 1400 Alvarado Terrace: c. 1905, Craftsman, 2-story, stucco, brick, granite. M. H. Hannas married Grace Powers, daughter of Pomeroy Powers, who was said to have built this house as their honeymoon cottage. While the exterior cladding of the house has been altered from shingle or clapboard siding to stucco, the overall configuration of the house has not been affected. The strong association with the Powers family links the house significantly to the entire Historic District.

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OMB No 1024-0018

- 5. Powers House, 1345 Alvarado Terrace: 1904, Arthur L. Haley, stucco plasterwork ornament, arcaded porch about three sides, curved parapet walls, four corner towers. Pomeroy Wells Powers and his wife, Ida M. Powers were among the developers of the Alvarado Terrace Tract. A lawyer who had mining and real estate interests, Powers was president of the Juanity Mining Company of Arizona, and vice-president of the Short Line Beach Company, developers of Venice, California. A member of the City Council from 1900-04, Powers served two years as its president. Arthur L. Haley, a noted architect, was commissioned to design the residence.
- 15. Beyrle House, 1866 W. 14th Street (originally 1402 Malvern Avenue): 1906, Hunt and Eager, Craftsman, 2-story, sandstone base, clapboard and shingle, entrance door changed to front on the park instead of Malvern Avenue. The house was designed by Hunt and Eager for Andrew and Laura Beyrle. Beyrle, a native of the Alsace-Lorraine province of France, was president of the California Planing Mill and Lumber Company and later the California Fire-Proof Door Company.
- 16. Terrace Park and Powers Place: 1904, 1.17 acres of park, central circular asphalt and concrete paths, vintage palm trees; includes section of brick paved street known as Powers Place, and parkway north to Pico Boulevard. Terrace Park was originally subdivided as building lots in 1902. In 1904, through the efforts of Pomeroy Powers, resident of the Terrace and president of the City Council at the time, the City purchased the land for park purposes. For a brief period the park was known as Summerland Park, named for Theodore J. Summerland, who served on the City Council, later the name was changed to Terrace Park. The small strip of street paved in red brick, just to the north of Terrace Park, was named for Pomeroy Powers in 1911. Powers Place has been called the "shortest street in Los Angeles".

Nonconforming Intrusions Detracting From the Integrity of the District

- 8. 1407 Alvarado Terrace: c. 1960, 2-story, apartment house, stucco.
- 9. Milner Apartments, 1415 Alvarado Terrace: 1928, William Allen, Gothic/Chateau-influenced, 5-story, reinforced concrete frame, brick, stucco, slate Mansard roof.
- 12. 1410 Alvarado Terrace: c. 1920, Spanish Colonial Revival, 2-story, stucco.



Seven of the stately historic homes are designated Los Angeles Historic-Cultural Monuments. Many of the homes have been featured in motion picture and television productions. Architecturally, these homes read as a textbook of the Craftsman and Period Revival modes prevalent during the first decade of the 20th century including a variety of architectural style and detail which ranges from Queen Anne and Tudor Craftsman to Mission Revival. The homes retain their unique relationship to Terrace Park through the use of uniform proportions and setbacks. Historically, Alvarado Terrace played a key role in the civic, cultural, and economic development of Los Angeles, through both the persons associated with the development of the land, and the prominent residents who lived there, many of whom still do. The work of the distinguished architects of Alvarado Terrace is representative of the highest quality design and craftsmanship in Los Angeles during this period. This group of homes, in their setting surrounding Terrace Park and Powers Place, creates a complete historic neighborhood ensemble unique to the City of Los Angeles.

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Boundary map on reverse side



ALVARADO TERRACE HISTORIC DISTRICT LOS ANGELES, LOS ANGELES COUNTY, CA.



MAP