



# City of West Hollywood

## R2, R3, R4 Multi-Family Survey Report



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*prepared for*  
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Community Development Department  
West Hollywood, CA

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### Introduction

This report is a component of a larger survey effort. As presented in the initial City of West Hollywood Request for Proposal (RFP), this project was intended as Phase I of a multi-phased, intensive level citywide historic resources survey of structures built before 1961. The current survey effort consists of four main components: a context statement of multifamily housing in West Hollywood; a reconnaissance level survey of all parcels zoned R2, R3, and R4; some intensive level evaluations of buildings on these parcels; and reconnaissance level review of buildings that appeared to have characteristics of garden court multifamily housing. However, at the time of the publication of this report, the West Hollywood City Council had not completed discussion of garden court evaluation criteria.

This survey is a synthesis of field work and historical research and is intended to be used as information only in larger planning processes. It does not result in the designation of any properties. Designation is a separate process. Further, since the majority of the properties evaluated were reviewed at the reconnaissance level, this survey provides limited information about how any properties either meet or do not meet federal, state or local historical register criteria. Additionally, given the reconnaissance nature of the work completed, limited conclusions are put forward.

Primary investigation was completed by Bridget Maley, Katie Wollan, and Jeni Rohlin. Additional project assistance was provided by Jennifer Trotoux, Jody Stock, Shayne Watson and Anny Su. All members of the survey team meet or exceed the Secretary of the Interior's Professional Qualifications for Architectural Historians (36 CFR Part 61). Fieldwork and reconnaissance-level evaluation was conducted between September 2005 and April 2006. Intensive-level evaluation and documentation was completed between September 2006 and Fall 2007.

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### Project Background

The City of West Hollywood's existing historic resources survey was conducted in 1986-87 and focused on pre-1942 buildings. This initial citywide survey included approximately 1,750 sites. Out of this reconnaissance survey, the City compiled and adopted an official historic resources inventory totaling 118 properties. An inventory form was prepared for each of these 118 properties. As of October 2004, the City had reviewed 151 properties and designated 75 properties as local Cultural Resources; most, but not all, of these properties were identified as part of the 1986-87 survey.

The California Office of Historic Preservation recommends that any city update a historic resources survey every five years so that change in the built environment as well as changes in the understanding of historic resources and significance can be considered. The West Hollywood Historic Preservation Plan and General Plan Element adopted in 1998 states that the Historic Resources Survey should be revised and updated at least every five years. Due to budget constraints in recent years, the City of West Hollywood has not had sufficient funding available to undertake expansive survey efforts.<sup>2</sup>

The City of West Hollywood is a corridor community organized along two of greater Los Angeles's major east-west arterials: Santa Monica Boulevard and Sunset Boulevard. Comprising 1,216 acres (1.9 square miles), the City is developed with a mix of residential and commercial uses, as well as limited institutional and parkland use. West Hollywood is fully developed, with only 1.3 percent of total city land comprised of vacant lots. As a result, new development is almost entirely adaptive reuse, intensifications and replacement.

Due to high market demand for new residential development, most residential areas have been converted to higher density, multi-family units. The City of West Hollywood is among the most densely populated districts in the greater Los Angeles metropolitan area. Seventy percent of net developed property is devoted to housing, two-thirds of which is comprised of



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high density units. Of the remaining residential development, nineteen percent is devoted to single-family housing and eleven percent to duplex structures.<sup>3</sup>

In response to this intense demand for development, the City of West Hollywood released a request for proposals (RFP) for *Phase I, Citywide Historic Survey: Intensive Survey of R4 Zoning District* in March 2005. Architectural Resources Group was contracted in July 2005 to conduct a historic resource survey of R2, R3 and R4 zoned parcels in the city.

### Survey Area

The survey area identified in the City's original Request for Proposal was the R4 zoning districts citywide. During the contracting period, the City expanded the survey to include the City's entire R2, R3, and R4 zoning districts. These zoning districts do not necessarily represent historical development patterns and include some remaining single-family housing. All properties previously designated or denied local cultural resource designation at the local level, as well as all properties constructed after 1960 are not included in this current survey effort.

### Multi-Family Context Statement Summary

West Hollywood's historical development pattern reflects the importance of multi-family housing in the history of the Los Angeles region. The city's historic building stock exemplifies the broad range of property types and architectural stylistic trends from 1920-1960 and continued into the contemporary period. Its collection of multi-family housing represents among the best and most varied in the region. In addition, the multi-family housing is associated with the city's cultural history in its provision of temporary and long-term housing to the significant populations in the community's history including, entertainment industry workers, gays and lesbians, and Russian Jewish immigrants. In the city's recent history, tenants of multi-



family housing units provided much of the force behind the successful political campaign for cityhood.



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### Endnotes

<sup>1</sup> City of West Hollywood Request for Proposals. Phase I, Citywide Historic Survey: Intensive Survey of R4 Zoning District Summarized and paraphrased from “City of West Hollywood City Council Unfinished Business. Subject: Request for Approval of a Contract to Conduct the Historic Resources Inventory Update.” July 18, 2005. Approved as part of City Council Consent Calendar.

<sup>2</sup> Paraphrased from “City of West Hollywood City Council Consent Calendar. Subject: Update of the West Hollywood Historic Resources Survey.” October 4, 2004.

<sup>3</sup> City of West Hollywood Request for Proposals. Phase I, Citywide Historic Survey: Intensive Survey of R4 Zoning District.

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