



R2, R3, R4 Multi-Family Survey Report

Methodology

The research design and methodology for the survey was outlined by the consultant during the course of the project and incorporated guidelines recommended by *The Secretary of the Interior's Standards for Preservation Planning and Developing Historic Contexts*. In addition, *National Register Bulletin 24: Guidelines for Local Surveys: a Basis for Preservation Planning* was consulted while developing the research design. ARG has approached this project in its best attempt to conform to the methodologies outlined in *The Secretary of the Interior's Standards for Preservation Planning and Identification, Evaluation and Registration of Historic Resources*, given the constraints of the scope of work.

The survey evaluates resources using the criteria of the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) as well as the City of West Hollywood's Cultural Resource criteria. ARG worked with the City of West Hollywood Planning Department staff, the HRB, and the City Council to develop criteria to evaluate Garden Court apartment buildings (see Appendix L for criteria).

For this project ARG conducted a reconnaissance survey of 2,160 properties and documented 250 properties using State of California Department of Parks and Recreation (DPR) forms. Upon consultation with City, it was determined that properties previously documented extensively would not be included in the survey. This included properties previously reviewed at the local level that received a formal action, whether designated or denied.

In addition, a Context Statement was formulated to provide a historical overview of the community's development and an understanding of multi-family housing development, property types, and associated architectural styles in West Hollywood.

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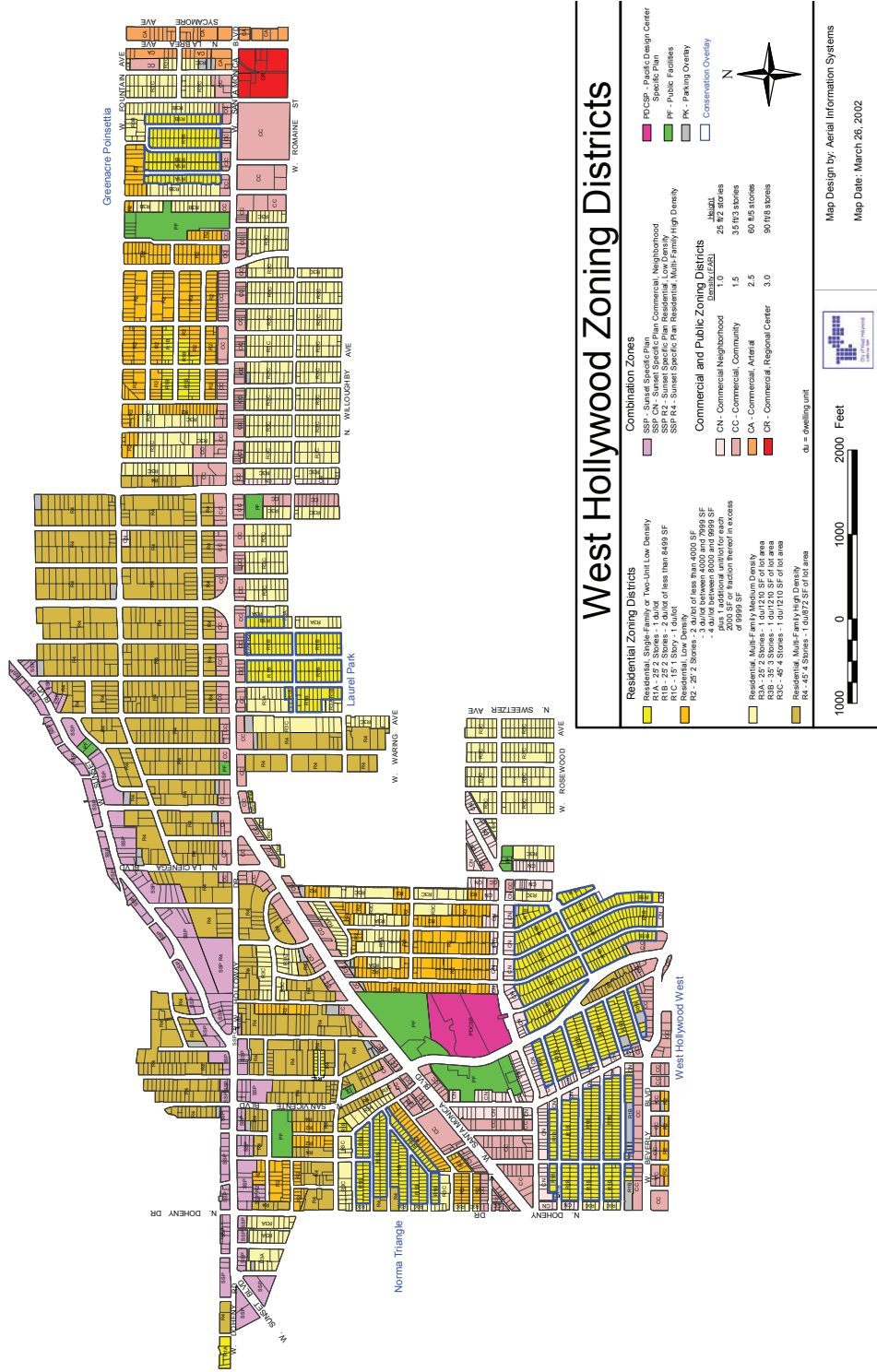
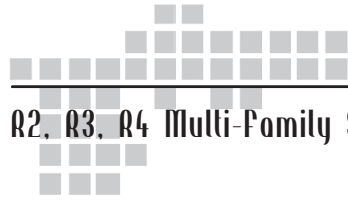
Determining Properties for Inclusion in Field Investigation

A comprehensive list of properties constructed prior to 1970 and located within R2, R3, R4 zones was generated by the City's Planning Division with assistance from the City's GIS specialist. The preliminary list consisted of a total of 3,553 parcels. After reviewing this property list, 1,097 properties zoned as R1.1 – R1.3 that had inadvertently been included in the list were removed. All properties with a "year built" date of 1970 or later, totaling 296, were removed. Properties with no situs address or no year built were searched, by APN, on the Los Angeles County Assessor's database. Properties listed as vacant were removed. Properties with no situs address and no APN match in the Assessor's system were removed from the reconnaissance survey list. Multiple parcel numbers associated with a single structure or historic parcel (e.g., when a building has been re-parceled for condominium use) were represented with a single parcel, consistent with a resource-based review.

The total number of properties included on the reconnaissance field survey matrix totaled 2,160 (see Appendix A). This included properties previously reviewed and those properties constructed between 1961-1969 which were included in the field survey for contextual purposes (see Appendix B for photographs of properties). All properties located within the R2, R3, R4 zones that were previously designated or denied local cultural resource designation at the local level were excluded from the survey and were not reevaluated. Photographs of those properties were taken in the reconnaissance phase to provide contextual information only.

Properties with no APN match in the system but with a situs address in the City's GIS system were cross-checked in the field; those that were vacant or non-residential were noted as such in the matrix.

Properties with no date of construction were cross-checked in assessor's database. Dates of improvement from the Assessor's office were included in estimated date of construction field for confirmation in the field.



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Reconnaissance Survey

The National Park Service provides guidelines for conducting a reconnaissance-level survey in *National Register Bulletin 24 Guidelines for Local Surveys: A Basis for Preservation Planning*. Traditionally, reconnaissance-level surveys were conducted as “windshield” surveys. The windshield survey is a common method of reconnaissance when historic buildings and structures are the subjects of interest. The City of West Hollywood 1987 survey conducted its reconnaissance-level review in this manner.

In a windshield survey, surveyors literally drive the streets and roads of the community and make notes on the buildings, structures, and landscape characteristics that they see, and on the general character of the areas that they drive. Closer inspections are made on foot as needed, but the basic purpose of the reconnaissance is not to gain detailed information on particular structures or sites, but to get a general picture of the distribution of different types and style, and of the character of the different neighborhoods. Records taken on individual structures are usually abbreviated, but more detailed information may be collected on the general organization of the area being surveyed—its streetscapes, the general character of its building stock, representative buildings and structures, the layout of its spaces in general, the social, economic and ethnic makeup of its residence. One of the important functions of a reconnaissance is to identify the boundaries of the areas that may become the objects of intensive survey—that is, potential historic districts.

Field Work for Reconnaissance Survey

Due to the dearth of archival information on West Hollywood and in order to develop a complete picture of the city’s historic building stock, it was determined that a more comprehensive approach to reconnaissance was appropriate for the goals of this survey effort. ARG staff members conducted fieldwork for the reconnaissance survey between August 2005 and January 2006. This included both walking the entire survey area and driving the R1 areas of the City of West Hollywood, to provide a basic understanding of the styles and types of resources located in those areas. During the reconnaissance survey a list of



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over 2,100 buildings and structures within the area was developed, to include all properties within the R2, R3, and R4 zones that were constructed prior to 1970. (Properties constructed after 1960 were examined primarily to provide a contextual understanding of historic styles and types.) A matrix of information including parcel number, street address, zoning information, number of stories, previous historic designation, and field notes was developed.

The survey team carried 1950 Sanborn Maps of the Los Angeles area, that include most the community of West Hollywood covered in this survey effort, to compare with present day configurations of streetscapes. Data collected and recorded in the field for each property included: architectural style, building type, and number of stories. Field notes indicated whether the current property was represented on the 1950 Sanborn map, if original windows were intact on the primary façade, presence or absence of significant alterations or additions, and the presence or absence of secondary building on the site (other than a garage.) Color photographs were taken of each building and site within the survey area. Great effort was made to photographically capture as much information as possible from the public right-of-way; however, in many cases, landscaping and fencing visually obscured most or all of the property's façade. A complete list of surveyed properties is contained in matrix form in Appendix A.

Archival Research

West Hollywood presents unique archival research challenges. As a relatively recently incorporated City, very few historical records from the County period are available. In addition, West Hollywood shares historical influences with its neighboring municipalities but nonetheless remains discrete in its own development. Limited scholarly study has been devoted exclusively to West Hollywood, its history generally subsumed in works focusing on Hollywood or Los Angeles as a whole. For the purposes of this project the collections of the Los Angeles Public Library; the University of California, Los Angeles; and the Californiana Collection of the Los Angeles County Library (Rosemead branch) and a number of on-line research collections were consulted.

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Virtually no archival records are readily available for site-specific research. Detailed maps of the survey area are especially helpful to the surveyor. The Sanborn Map Company produced maps of municipalities for fire insurance purposes from the 1860s through American involvement in World War II with some mapping continuing to the present. The importance of the Sanborn Map Company dwindled during the 1950s and 1960s for numerous reasons, including new, less expensive methods to document properties. However, Sanborn Maps have become valuable resources for researching and documenting historic properties. Several Sanborn Maps exist for the geographic area included in West Hollywood including the years 1920, 1944, 1950. In addition, Sanborn maps of Hollywood, dating from 1910, and Colegrove, dating from 1919, provided additional context. Digital copies of these maps were obtained from the Los Angeles Public Library on-line data base collections.

Primary source research was undertaken in an attempt to establish a fuller understanding of the impact of zoning regulations on West Hollywood's development. Limited materials were available from the Los Angeles Public Library and the Los Angeles County Californiana collection. Available records were limited to the initial years of County zoning regulation in the 1920s and early 1930s. Additional research in County archives may yield better information concerning the changes to community character in the mid-twentieth century.

City directories for the City of Los Angeles (which generally included the area now known as West Hollywood) were initially consulted at the Los Angeles Public Library. In early years and in most cities, these directories provide a street guide listing each building and its resident or business, as well as an alphabetical listing of residents with occupation noted in many cases. However, none of the available directories have a reverse look-up (i.e., listing by street address rather than resident) and were thus of little use to the survey effort. Original ownership information was identified through labor-intensive research in the County archives for a small sample of evaluations. This research was ultimately deemed cost-ineffective



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because it did not generally identify significant persons, given the nature of the housing stock, nor could it address the issue of tenants and tenancy, which is more significant to the history of West Hollywood's multi-family housing. Census data research currently available through 1930, may yield better data related to the historical population and demographics of West Hollywood. However, that research is beyond the scope of this reconnaissance-level effort.

DPR Forms

Following review of reconnaissance findings with City staff, ARG conducted an intensive-level evaluation of potentially eligible individual structures, including all properties with a recorded construction date prior to 1920. In addition, expedited reviews of individual buildings were undertaken in association with project-specific requirements by the City. In accordance with the Office of Historic Resources' Instructions for Recording Historical Resources, all properties were recorded on State of California Department of Parks and Recreation inventory forms and assigned a California Historical Resource status code. Lastly, Primary Record DPR forms only were completed for buildings identified in the field as a type of courtyard housing.

Oral Histories

ARG was initially contracted to assist City staff with preparing interview questions for oral histories. This portion of the project was removed from the scope of work by agreement with the City.

Maps

Mapping exercises were completed in collaboration with City staff and the City's GIS specialist.

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