



Primary Address: 32 E ROSE AVE
 Type: Non-Contributor
 Year built: 1968
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 36 E ROSE AVE
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 38 E ROSE AVE
 Type: Non-Contributor
 Year built: 1921
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Vernacular



Primary Address: 40 E ROSE AVE
 Type: Non-Contributor
 Year built: 1909
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 44 E ROSE AVE
 Type: Contributor
 Year built: 1901
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: American Colonial Revival



Primary Address: 45 E ROSE AVE
 Type: Non-Contributor
 Year built: 1968
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: No style



Primary Address: 46 E ROSE AVE
 Other Address: 46 1/2 E ROSE AVE
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Other



Primary Address: 50 E ROSE AVE
 Type: Non-Contributor
 Year built: 1969
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 51 E ROSE AVE
 Type: Contributor
 Year built: 1911
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Mediterranean Revival



Primary Address: 54 E ROSE AVE
 Type: Contributor
 Year built: 1908
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Mediterranean Revival



Primary Address: 55 E ROSE AVE
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 59 E ROSE AVE
 Type: Non-Contributor
 Year built: 1974
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 62 E ROSE AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 17 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: No style



Primary Address: 18 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1973
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



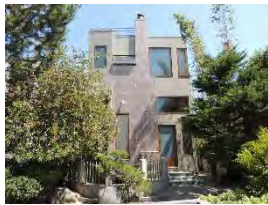
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 Type: Non-Contributor
 Year built: 1974
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 20 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 21 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: No style



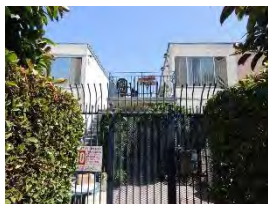
Primary Address: 22 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1992
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 23 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1906
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 27 E SUNSET AVE
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 28 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: No style



Primary Address: 29 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: No style



Primary Address: 33 E SUNSET AVE
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 34 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1903
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



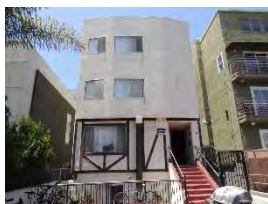
Primary Address: 35 E SUNSET AVE
 Type: Non-Contributor
 Year built: 2001
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 36 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 38 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 39 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1970
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 40 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 41 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 44 E SUNSET AVE
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 48 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 49 E SUNSET AVE
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 51 E SUNSET AVE
 Type: Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Primary Address: 52 E SUNSET AVE
 Type: Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 53 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1959
 Property type/sub type: Residential-Multi Family; Garden Apartment
 Architectural style: No style



Primary Address: 58 E SUNSET AVE
 Other Address: 56 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1949
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 111 E SUNSET AVE
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 113 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; Bungalow
 Architectural style: No style



Primary Address: 115 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 117 E SUNSET AVE
 Type: Non-Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 16 E THORNTON AVE
 Type: Contributor
 Year built: 1913
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Mediterranean Revival; Art Deco



Primary Address: 17 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: No style



Primary Address: 20 E THORNTON AVE
 Other Address: 18 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 22 E THORNTON AVE
 Other Address: 22 1/2 E THORNTON AVE
 Type: Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 25 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 26 E THORNTON AVE
 Type: Contributor
 Year built: 1902
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 30 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1902
 Property type/sub type: Residential-Single Family; House
 Architectural style: Italianate



Primary Address: 31 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1979
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Other



Primary Address: 32 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: No style



Primary Address: 33 E THORNTON AVE
 Type: Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 34 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1902
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 35 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 38 E THORNTON AVE
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 39 E THORNTON AVE
 Type: Contributor
 Year built: 1904
 Property type/sub type: Residential-Single Family; House
 Architectural style: Shingle



Primary Address: 40 E THORNTON AVE
 Type: Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 41 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Multi Family; Bungalow Court
 Architectural style: Minimal Traditional



Primary Address: 44 E THORNTON AVE
 Other Address: 44 1/2 E THORNTON AVE
 Type: Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Swiss



Primary Address: 46 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 49 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1902
 Property type/sub type: Residential-Single Family; House
 Architectural style: Shingle



Primary Address: 51 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: No style



Primary Address: 56 E THORNTON AVE
 Other Address: 54 E THORNTON AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Ranch, Minimal



Primary Address: 108 E THORNTON PL
 Type: Non-Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof



Primary Address: 112 E THORNTON PL
 Type: Non-Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 116 E THORNTON PL
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Modern, Mid-Century



Primary Address: 120 E THORNTON PL
 Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 122 E THORNTON PL
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 124 E THORNTON PL
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 108 E VISTA PL
 Type: Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Swiss



Primary Address: 110 E VISTA PL
 Type: Non-Contributor
 Year built: 1912
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Mediterranean Revival



Primary Address: 111 E VISTA PL
 Other Address: 109 E VISTA PL
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular; Craftsman



Primary Address: 113 E VISTA PL
 Type: Non-Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 114 E VISTA PL
 Type: Non-Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof



Primary Address: 115 E VISTA PL
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 118 E VISTA PL
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Other



Primary Address: 119 E VISTA PL
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 120 E VISTA PL
 Type: Non-Contributor
 Year built: 2014
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 121 E VISTA PL
 Type: Non-Contributor
 Year built: 1978
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 125 E VISTA PL
 Type: Non-Contributor
 Year built: 2008
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



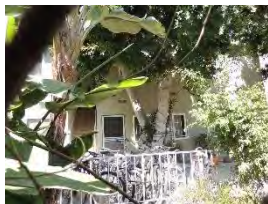
Primary Address: 126 E VISTA PL
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; Bungalow
 Architectural style: Craftsman



Primary Address: 130 E VISTA PL
 Type: Non-Contributor
 Year built: 1979
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 132 E VISTA PL
 Type: Non-Contributor
 Year built: 1979
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 133 E VISTA PL
 Other Address: 127 E VISTA PL
 129 E VISTA PL
 131 E VISTA PL
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: No style



Primary Address: 135 E VISTA PL
 Type: Non-Contributor
 Year built: 1993
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 11 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 14 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 15 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 19 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1912
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Mediterranean Revival



Primary Address: 20 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 2004
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 21 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Other



Primary Address: 22 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1978
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 23 E WAVE CREST AVE
 Other Address: 25 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 26 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 27 E WAVE CREST AVE
 Other Address: 29 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 30 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1904
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 31 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 32 E WAVE CREST AVE
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Mission Revival



Primary Address: 33 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 34 E WAVE CREST AVE
 Type: Contributor
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 35 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Mediterranean Revival



Primary Address: 37 E WAVE CREST AVE
 Type: Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 38 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 40 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: No style



Primary Address: 44 E WAVE CREST AVE
 Type: Contributor
 Year built: 1906
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 45 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1987
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 46 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 47 E WAVE CREST AVE
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 49 E WAVE CREST AVE
 Other Address: 1007 S PACIFIC AVE
 Type: Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Swiss



Primary Address: 50 E WAVE CREST AVE
 Type: Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 102 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 110 E WAVE CREST AVE
 Type: Not sure
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 111 E WAVE CREST AVE
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



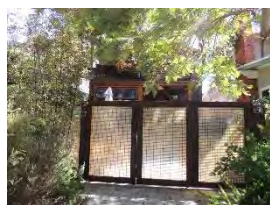
Primary Address: 114 E WAVE CREST AVE
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; Estate
 Architectural style: Craftsman



Primary Address: 115 E WAVE CREST AVE
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 117 E WAVE CREST AVE
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 118 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 2007
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 119 E WAVE CREST AVE
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Craftsman



Primary Address: 120 E WAVE CREST AVE
 Type: Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 121 E WAVE CREST AVE
 Type: Contributor
 Year built: 1914
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 123 E WAVE CREST AVE
 Type: Contributor
 Year built: 1919
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Vernacular



Primary Address: 124 E WAVE CREST AVE
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 125 E WAVE CREST AVE
 Type: Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 126 E WAVE CREST AVE
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 127 E WAVE CREST AVE
 Type: Contributor
 Year built: 1909
 Property type/sub type: Residential-Single Family; Bungalow
 Architectural style: Craftsman



Primary Address: 128 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 130 E WAVE CREST AVE
 Type: Non-Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 103 Wave Crest Avenue
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Residential-Multi Family; Other
 Architectural style: Other



Primary Address: 14 E WESTMINSTER AVE
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Mediterranean Revival



Primary Address: 15 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1991
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Other



Primary Address: 17 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1991
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Other



Primary Address: 18 E WESTMINSTER AVE
 Other Address: 16 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Minimal Traditional



Primary Address: 20 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1912
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Other



Primary Address: 21 E WESTMINSTER AVE
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Mediterranean Revival



Primary Address: 24 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1909
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: No style



Primary Address: 26 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 27 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Other



Primary Address: 36 E WESTMINSTER AVE
 Type: Contributor
 Year built: 1906
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 38 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 40 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1970
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 41 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: No style



Primary Address: 45 E WESTMINSTER AVE
 Other Address: 43 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1966
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Modern, Mid-Century



Primary Address: 47 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1966
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: No style



Primary Address: 48 E WESTMINSTER AVE
 Type: Non-Contributor
 Year built: 1970
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat
 Architectural style: Other

Name: Windward-Pacific Commercial Historic District



Description:

The Windward-Pacific Commercial Historic District is a small commercial district oriented around the intersection of Windward and Pacific avenues in downtown Venice. The district contains 13 properties situated along both sides of Windward Avenue, between Speedway on the west and Park Row Drive on the east.

The district occupies flat terrain immediately behind the properties fronting the beach. Streets are oriented in an orthogonal grid. Lots in the district are small in size; in some cases parcels have been combined to accommodate the construction of larger buildings. Development in the district is largely commercial and includes buildings ranging from one to three stories in height, as well as two surface parking lots. Original buildings were constructed primarily from 1905, when Venice of America was founded, through 1930. Original buildings were designed in an interpretation of the Mediterranean Revival style, with distinctive “Venice” arcades featuring capitals that depict one of two faces on alternating sides. Today, these early buildings share the block with more recent construction. District features include buildings set at the sidewalk, pedestrian orientation, concrete sidewalks and curbs, and the iconic lighted “VENICE” sign suspended above Windward Avenue.

Of the 13 properties, 8 are contributors to the district (approximately 62 percent); 5 are non-contributors due to extensive alterations or construction outside the period of significance.

Significance:

The Windward-Pacific Commercial Historic District is significant as the original commercial district for Abbot Kinney’s Venice of America development. The district’s period of significance is 1905 to 1928, when original buildings were constructed.

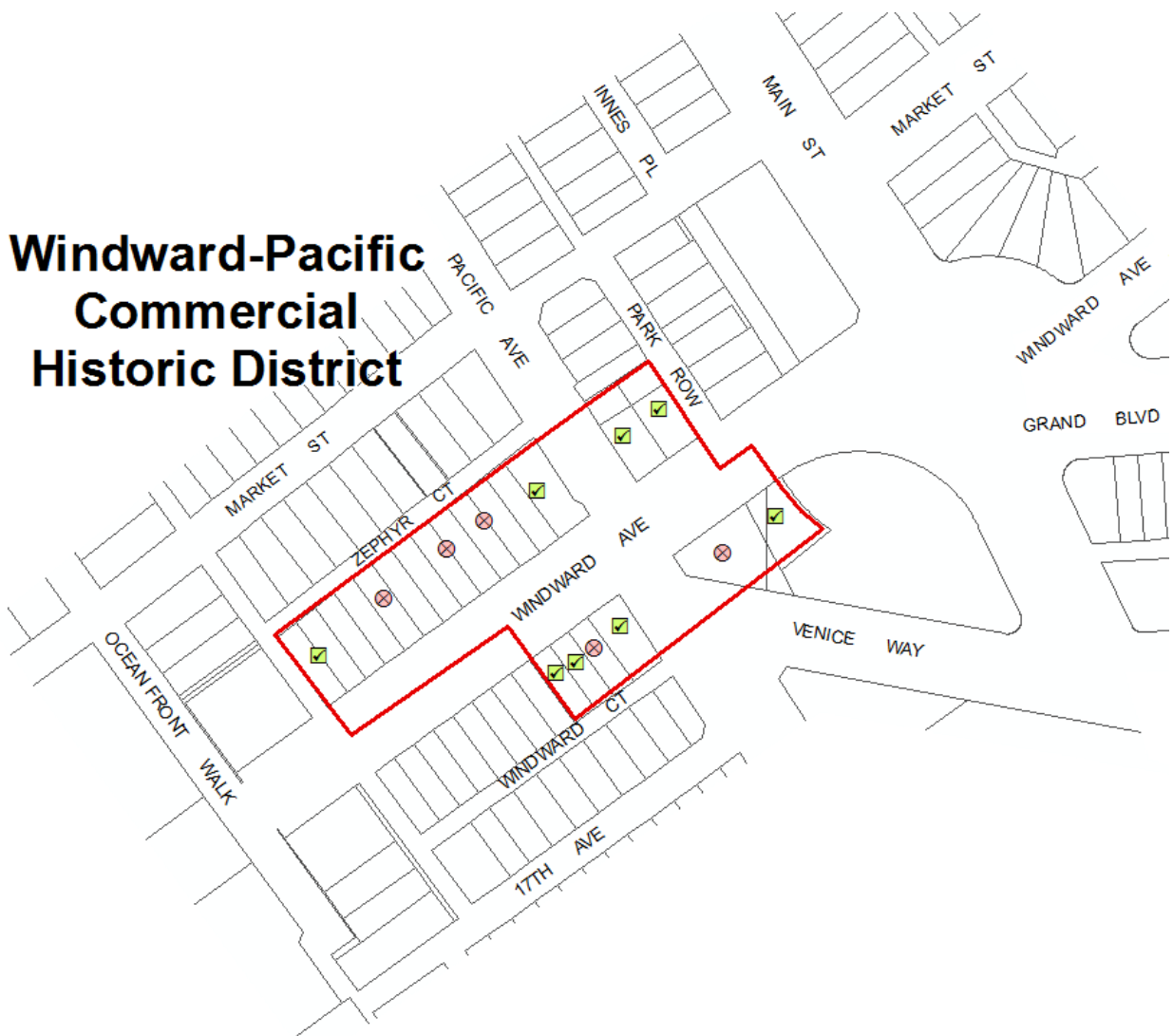
In 1891, tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan, purchased a 1.5 mile-long strip of beachfront land located to the south of Santa Monica. The 275-acre parcel, which extended from Strand Street south to Mildred Avenue, had originally comprised a portion of the Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s. Kinney and Ryan turned their attention to the northern portion of the tract, where they developed the resort community of Ocean Park. Following Francis Ryan’s death in 1898, Kinney attempted to carry on with new business partners, but the men found themselves at odds with each other and the business was dissolved in 1904. Kinney won the undeveloped southern portion of the tract in a coin toss employed to divide up the company’s assets. He immediately commenced with improvements designed to transform the saltwater marshland into a seaside resort modeled after the Italian city of Venice.

The land comprising the district was subdivided in 1905 as a part of the Venice of America tract, which reflected Abbot Kinney’s initial plans for the area. Windward Avenue, which extended from the beach to the Bathing Lake and canals further east, was intended to serve as the primary commercial corridor. The intersection of Windward and Pacific Avenues functioned as a transportation hub, with stops for Kinney’s miniature railroad as well as the Los Angeles Pacific Railroad Company trolley line, which later became the Pacific Electric Venice Short Line. For the visitors and tourists who arrived in Venice via streetcar, Windward Avenue provided their first glimpse of Abbot Kinney’s “Venice of America.” As a result, Windward Avenue played an important role in establishing the character of Kinney’s development in Venice. In an effort to create a cohesive aesthetic in keeping with his vision for the resort town, Kinney stipulated that all building exteriors in the Venice business district be constructed “in harmony with the ‘Venetian Renaissance’ style.” He commissioned architects

Norman Marsh and Clarence Russell to design the principal buildings for Venice; the two men modeled their designs after Italy's Piazza San Marco, whose buildings featured enclosed colonnaded walkways.

Construction activity within the district commenced in 1904, in preparation for the resort's official opening the following year. By 1905, several key buildings had been completed, including the Bank of Venice at the intersection of Windward and Pacific Avenues. Early buildings were designed in the Mediterranean Revival style, reflecting Kinney's mandate, and featured elaborate arcades which extended along the northerly side of Windward Avenue from Ocean Front Walk to Pacific Avenue. The Mediterranean Revival style continued to be employed for new construction through the early 1920s, creating continuous arcades that spanned entire blocks.

Today, the Windward-Pacific Commercial Historic District stands out from surrounding development as a unique concentration of early commercial development dating from the streetcar era, and as a notable example of the work Venice founder of Abbot Kinney, one of Southern California's leading real estate developers. Despite the loss of a number of the original arcade buildings in the intervening years, and alterations to extant examples, this collection of buildings is an important reminder of the unique architectural character of Abbot Kinney's Venice of America tract, and contribute to the area's strong sense of time and place.



Windward-Pacific Commercial Historic District

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	The Windward-Pacific Commercial Historic District is significant as the original commercial district for Abbot Kinney's Venice of America development.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Merchants, Leaders and Builders, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	The Windward-Pacific Commercial Historic District is significant for its association with Venice of America Founder Abbot Kinney.

Contributors/Non-Contributors:



Primary Address: 1512 S PACIFIC AVE
 Type: Contributor
 Year built: 1905
 Property type/sub type: Commercial-Finance; Bank/Savings & Loan
 Architectural style: Mediterranean Revival



Primary Address: 1513 S PACIFIC AVE
 Other Address: 1515 S PACIFIC AVE
 1521 S PACIFIC AVE
 1523 S PACIFIC AVE
 1527 S PACIFIC AVE
 1531 S PACIFIC AVE
 75 E WINDWARD AVE
 79 E WINDWARD AVE
 83 E WINDWARD AVE
 85 E WINDWARD AVE

Type: Contributor
 Year built: 1911
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Mediterranean Revival



Primary Address: 1602 S PACIFIC AVE
 Other Address: 1604 S PACIFIC AVE

Type: Contributor
 Year built: 1928
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular



Primary Address: 1605 S PACIFIC AVE
 Other Address: 1607 S PACIFIC AVE
 1609 S PACIFIC AVE
 1611 S PACIFIC AVE
 80 E WINDWARD AVE

Type: Contributor
 Year built: 1905
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Moderne, Streamline; Mediterranean Revival



Primary Address: 1608 S PACIFIC AVE
 Other Address: 1610 S PACIFIC AVE

Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Parking Lot
 Architectural style: Not Applicable



Primary Address: 19 E WINDWARD AVE
 Other Address: 21 E WINDWARD AVE
 23 E WINDWARD AVE
 23 1/2 E WINDWARD AVE
 27 E WINDWARD AVE
 Type: Contributor
 Year built: 1905
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Mediterranean Revival



Primary Address: 41 E WINDWARD AVE
 Other Address: 43 E WINDWARD AVE
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Parking Lot
 Architectural style: Not Applicable



Primary Address: 55 E WINDWARD AVE
 Other Address: 57 E WINDWARD AVE
 59 E WINDWARD AVE
 61 E WINDWARD AVE
 61 1/2 E WINDWARD AVE
 Type: Non-Contributor
 Year built: 1994
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: Other



Primary Address: 64 E WINDWARD AVE
 Other Address: 62 E WINDWARD AVE
 Type: Contributor
 Year built: 1922
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Mediterranean Revival



Primary Address: 66 E WINDWARD AVE
 Type: Contributor
 Year built: 1922
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Mediterranean Revival



Primary Address: 67 E WINDWARD AVE
 Other Address: 63 E WINDWARD AVE
 69 E WINDWARD AVE
 71 E WINDWARD AVE
 Type: Non-Contributor
 Year built: 2007
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: Other



Primary Address: 68 E WINDWARD AVE
 Other Address: 68 1/2 E WINDWARD AVE
 70 E WINDWARD AVE
 72 E WINDWARD AVE
 Type: Non-Contributor
 Year built: 2007
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: No style



Primary Address: 105 E WINDWARD AVE
 Type: Contributor
 Year built: 1920
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular

Name: 303-307 6th Ave Stone Houses



Description:

Grouping of three one-story single-family residences constructed of rusticated stone blocks. The residences share a single residential corner lot. Each residence has a unique Craftsman-influenced design. Common features include hipped roofs with flared eaves, wooden doors set within small entry porches, and wood-frame windows. The residences appear to be highly intact.

Significance:

Rare example of stone residential construction in Venice; grouping of three single-family residences constructed of rusticated stone blocks, an unusual method of construction for residential buildings.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Rare example of stone residential construction in Venice; grouping of three single-family residences constructed of rusticated stone blocks, an unusual method of construction for residential buildings.

Name: Abbot Kinney Boulevard Commercial Planning District

Description:

The Abbot Kinney Boulevard Commercial Planning District is an early-20th century neighborhood commercial area located in the northwestern portion of Venice. The district contains 147 parcels and includes parcels along both sides of Abbot Kinney Boulevard (formerly W. Washington Blvd.) between Westminster Avenue on the north and Venice Boulevard on the south.

The district occupies flat terrain just blocks from the Pacific Ocean. Streets throughout the district are organized in an orthogonal grid pattern. Lots in the district are small in size, with most parcels averaging less than one-tenth of an acre. In some cases, multiple parcels have been combined to accommodate the construction of larger buildings. Development in the district is a mix of commercial and residential building types, with modest Craftsman cottages from the teens and 1920s alongside one- to three-story vernacular brick buildings from the 1920s. Today, the district is almost exclusively commercial in its use, with several surface parking lots scattered throughout. Original buildings share the block with more recent construction. District features include buildings set at the sidewalk with a pedestrian orientation, concrete curbs and sidewalks, parallel street parking, and mature street trees.

Significance:

The Abbot Kinney Boulevard Commercial Planning District is significant as an example of early-20th century neighborhood commercial development in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

In 1891, tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan, purchased a 1.5 mile-long strip of beachfront land located to the south of Santa Monica. The 275-acre parcel, which extended from Strand Street south to Mildred Avenue, had originally comprised a portion of the Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s. Kinney and Ryan turned their attention to the northern portion of the tract, where they developed the resort community of Ocean Park. Following Francis Ryan's death in 1898, Kinney attempted to carry on with new business partners, but the men found themselves at odds with each other and the business was dissolved in 1904. Kinney won the undeveloped southern portion of the tract in a coin toss employed to divide up the company's assets. He immediately commenced with improvements designed to transform the saltwater marshland into a seaside resort modeled after the Italian city of Venice.

In 1905, Kinney subdivided the land as the "Venice of America" tract. Approximately three-quarters of the parcels in the district were subdivided as a part of this tract. The remaining northwest portion was subdivided in 1903 as part of the Ralph Rogers subdivision of Ocean Park Villa Tract No. 2. Originally, the street which bisects the district was known as Washington Boulevard. Development along Washington Boulevard took place sporadically throughout the first years of the 20th century; early construction was primarily residential and consisted largely of cottages designed in the Craftsman style. It was not until the early 1920s that building activity maintained a steady pace and the neighborhood began to include examples of modest commercial vernacular buildings.

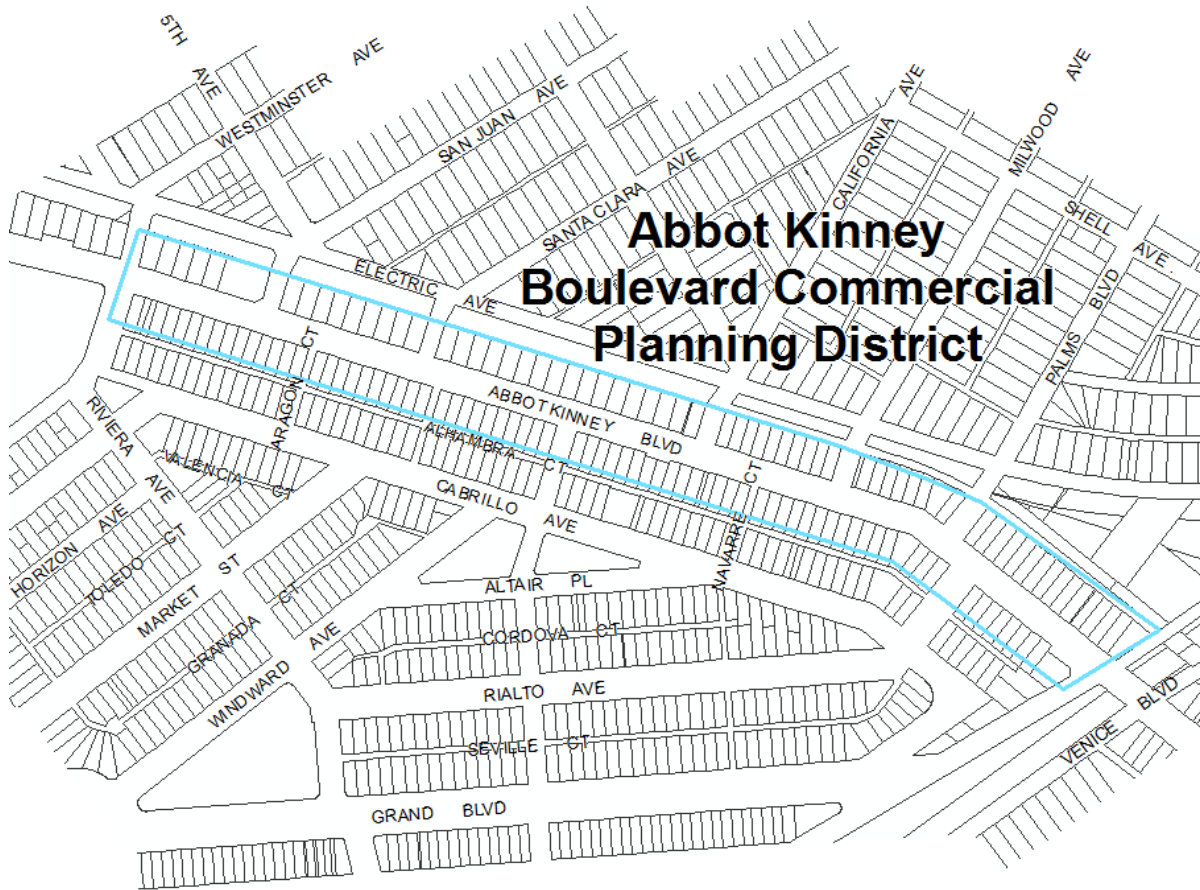
The development of Washington Boulevard coincided with the development of the nearby Oakwood neighborhood, which was situated immediately to the north. Over time, Oakwood evolved into an African-American enclave due to segregation and racist sentiments which limited the mobility of black residents who had migrated from the South to live and work in Venice. Washington Boulevard was the site of many black-owned businesses and eventually became known as a "racial,

ethnic, and socioeconomic mixing ground.” By the mid-20th century, a mix of neighborhood commercial establishments had emerged amidst the modest dwellings constructed in earlier years, and offerings included a beauty salon, markets, repair shops, artist studios, wholesale businesses, and secondhand thrift stores. The diversity of operations was due in part to the economic limitations of the surrounding community; “merchants had a difficult time surviving solely from retail sales. Many stores on the street were a mixture of wholesale and retail, and others provided a range of services to increase their profits and consumer base.” The area’s diversity also attracted political activists who worked and organized in offices on the street. A center for African-American youth opened during the 1970s, serving the community of teenagers in Oakwood.

By the late 1970s and early 1980s, the context of the surrounding community had changed as African-Americans faced diminished economic opportunities and greater financial instability. The rate of turnover amongst businesses along Washington Boulevard was high; those merchants who operated wholesale businesses were among the few who were able to maintain operations. Many of the stores that opened during this period failed; as businesses were abandoned many buildings fell into disrepair or were vandalized. As gang activity and racial tensions increased in nearby Oakwood, many residents and shoppers sought to avoid the area entirely.

In an effort to distance the commercial district from Oakwood’s troubled identity, some local activists and merchants launched a community effort to “re-brand” Washington Boulevard. The branding of the street had a positive effect, attracting new businesses and development to the area. Washington Boulevard’s identity began to evolve from a mixed-use neighborhood to that of a wholly commercial district. In 1990, West Washington Boulevard was officially renamed Abbot Kinney Boulevard. The change was made in part to avoid confusion over the multiple streets in Venice named after the first president, but the switch also reconnected the street to the original founding of Venice.

Despite its significance, the Abbot Kinney Boulevard Commercial Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district’s original buildings have undergone some degree of alteration or have been replaced with newer construction, which has compromised the cohesion and integrity of the district as a whole. However, the district retains its overall scale and pedestrian orientation which help to convey the feeling of an early-20th century neighborhood commercial center. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Abbot Kinney Boulevard Commercial Planning District is significant as an example of early-20th century neighborhood commercial development in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: 2600 Abbot Kinney Boulevard/620-648 Angelus Place Apartment Complex



Description:

The apartment complex at 2600 Abbot Kinney Boulevard/620-648 Angelus Place was constructed in 1977 by architect Leonard H. Steinbreuck in the Late Modern style. The complex is composed of five, two-story buildings arranged to accommodate the site. The buildings feature complex massing, redwood siding, aluminum sliding windows, and balconies with aluminum sliding doors.

Significance:

Excellent example of Late Modern multi-family residential architecture in Venice.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Late Modernism, 1966-1980
Sub theme:	Late Modernism, 1966-1980
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Late Modern multi-family residential architecture in Venice. Less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register.

Name: 652-654 California Ave Bungalow Court

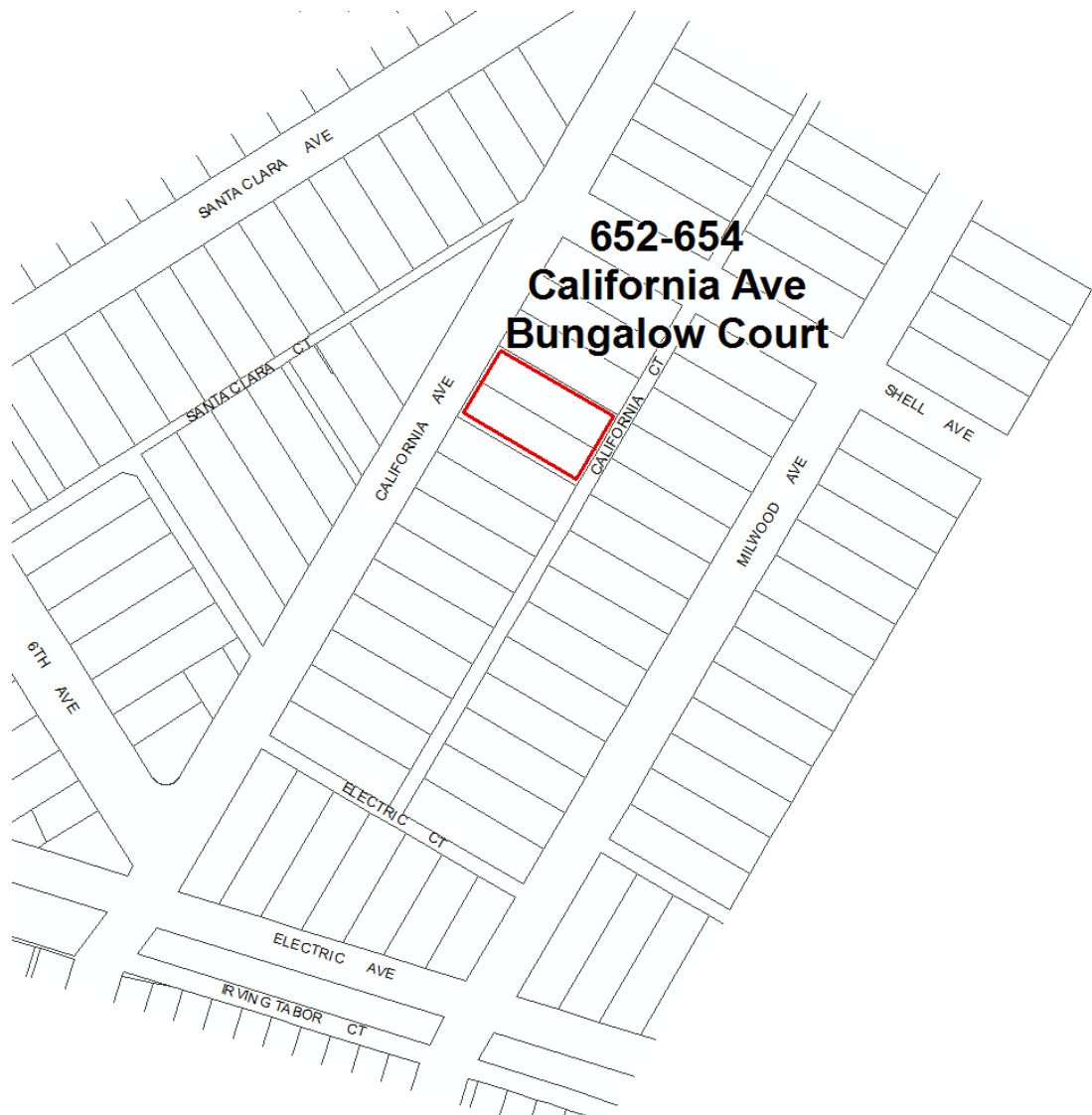


Description:

Bungalow court, constructed in 1922, composed of six detached bungalows and two garage buildings at the rear, oriented around a central landscaped courtyard; designed in the American Colonial Revival style. Alterations include wooden shutters added and security doors added. Not fully visible.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 617 Crestmoore Pl Bungalow Court



Description:

Bungalow court at 613-617 Crestmoore Place, constructed in 1923 in the Spanish Colonial Revival style. The property contains a one-story U-shaped residential building oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 715 Crestmoore Pl Bungalow Court



Description:

Crest Court, bungalow court at 711-715 Crestmoore Place, constructed in 1924 in the Spanish Colonial Revival style. The property contains a one-story U-shaped residential building oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 120 Driftwood St. Bungalow Court



Description:

Bungalow court at 120 Driftwood St., constructed in 1924 in the Spanish Colonial Revival style. The property contains a one-story U-shaped residential building oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



**120 Driftwood St.
Bungalow Court**

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: Eastwind Community Garden



Description:

Community garden located at 110-122 Eastwind St, spanning five parcels. Features include 16 garden plots of varying sizes, a tool shed, a compost area, and an orchard.

Significance:

Rare example of a community garden in Venice. Established in 1975, this small organic community garden produces all year round. More research needed to determine the property's significance; therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	Rare example of a community garden in Venice. Established in 1975, this small organic community garden produces all year round. More research needed to determine the property's significance; therefore, the evaluation could not be completed.

Name: 27 Eastwind St. Bungalow Court



Description:

Bungalow court at 27 Eastwind St., constructed in 1921 in the Spanish Colonial Revival style. The property contains a two one-story rectangular residential buildings facing a central landscaped courtyard.

Significance:

Excellent and rare example of a 1921 bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 1514-1516 Electric Ave Bungalow Court

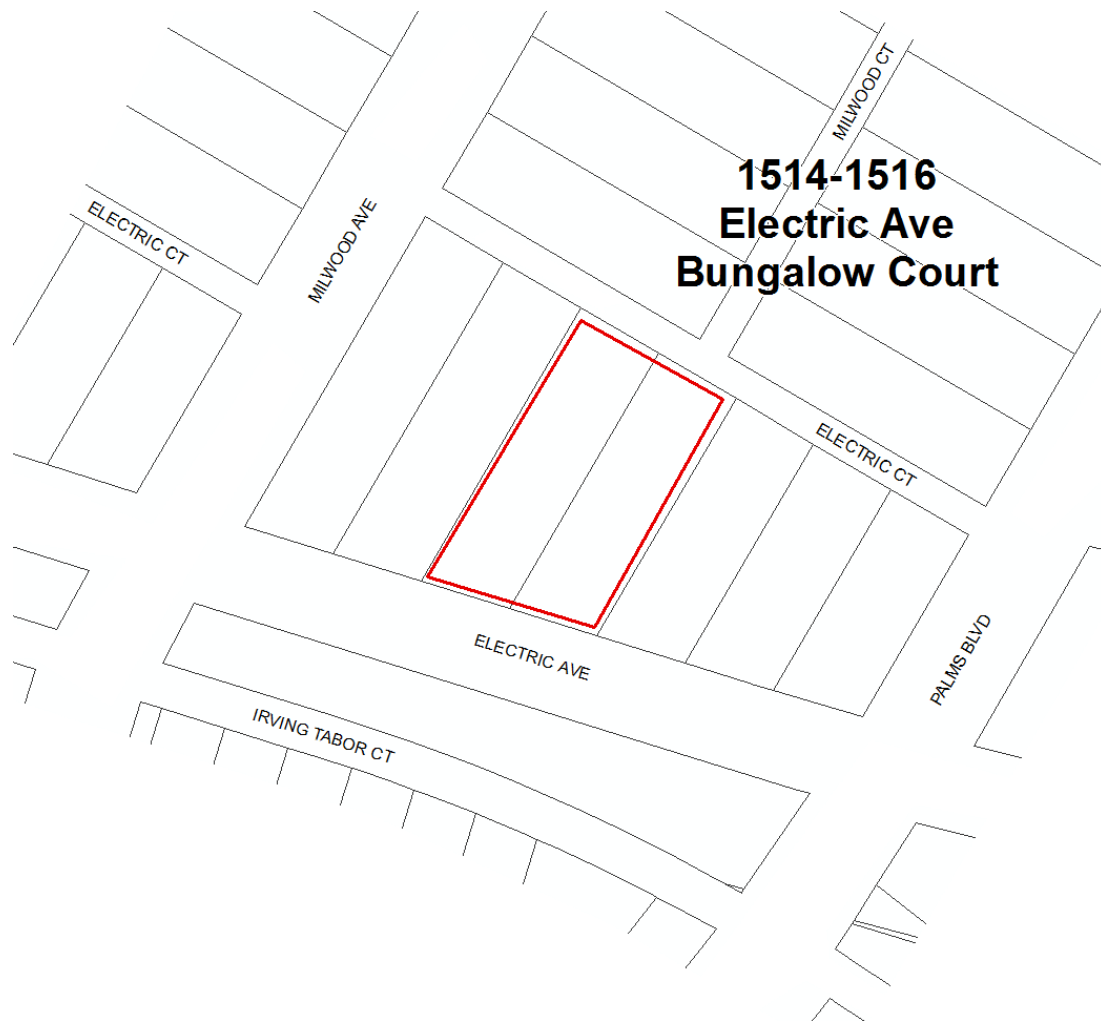


Description:

Lily Court, constructed in 1924, composed of two one-story linear buildings and a two-story rear building, oriented on a central landscaped courtyard; designed in the Spanish Colonial Revival style.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

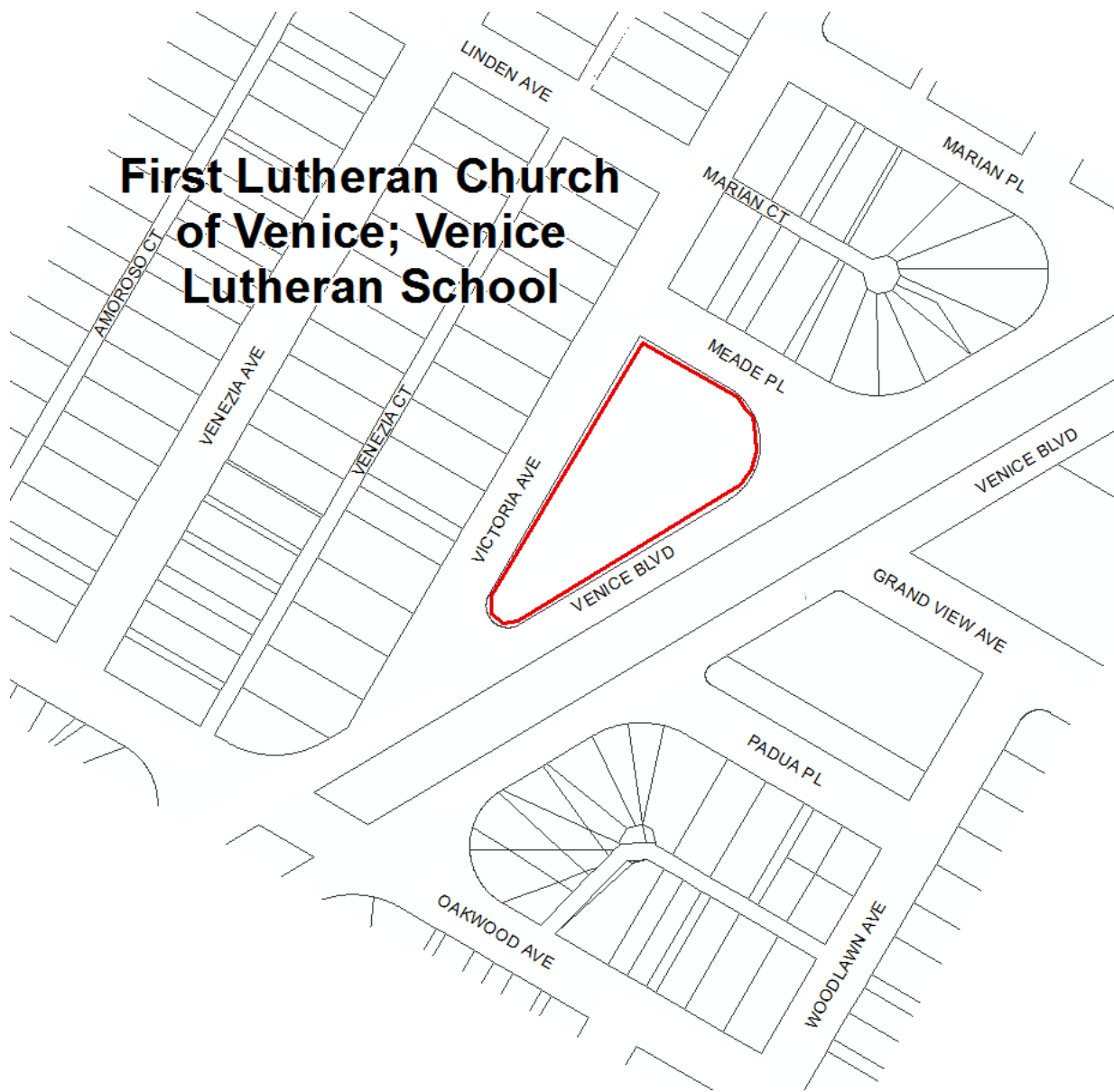
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: First Lutheran Church of Venice; Venice Lutheran School**Description:**

Religious campus located at 815 Venice Boulevard, occupying a three-sided parcel bounded by Venice Blvd, Victoria Ave and Meade Pl. The campus is composed of three buildings: a church, a classroom building, and a fellowship hall. The buildings are designed in the Spanish Colonial Revival style. Common building features include hipped and gabled roofs clad in red clay tile; white stucco walls; double-hung wood windows; stained glass windows with lead caning; wood paneled doors; rounded arch openings; and wrought-iron metal grilles. The church is characterized by a prominent square bell tower capped with a cross. The classroom building is dominated by a full-length recessed arcade. The buildings are situated on the perimeter of the parcel, oriented around a paved playground that is secured by a high chain-link fence. Landscaping includes lawns, shrubs, and mature palm trees. The buildings are highly intact, with the replacement of some windows on secondary facades as the only visible alteration.

Significance:

Excellent example of a 1940s religious campus in Venice. The First Lutheran Church of Venice was incorporated in November 1944. The church was constructed in 1948, designed by architect J.H. Fleming. Later that year, a one-room school opened under the direction of founding principal Henry Steinweg. The school initially served 25 children in grades 1 through 5. Soon thereafter, construction began on a two-room classroom building which would eventually serve grades 1 through 8. In the 1957, additional property was purchased on the west end of the block to add two classrooms to the existing school building. In 1982, a kindergarten class was added. An electrical fire in 1998 led to a renovation of the church and adjacent fellowship hall.



**First Lutheran Church
of Venice; Venice
Lutheran School**

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s religious campus in Venice.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Religion/Spirituality
Property sub type:	Other
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Spanish Colonial Revival institutional architecture in Venice.

Name: Gingerbread Court

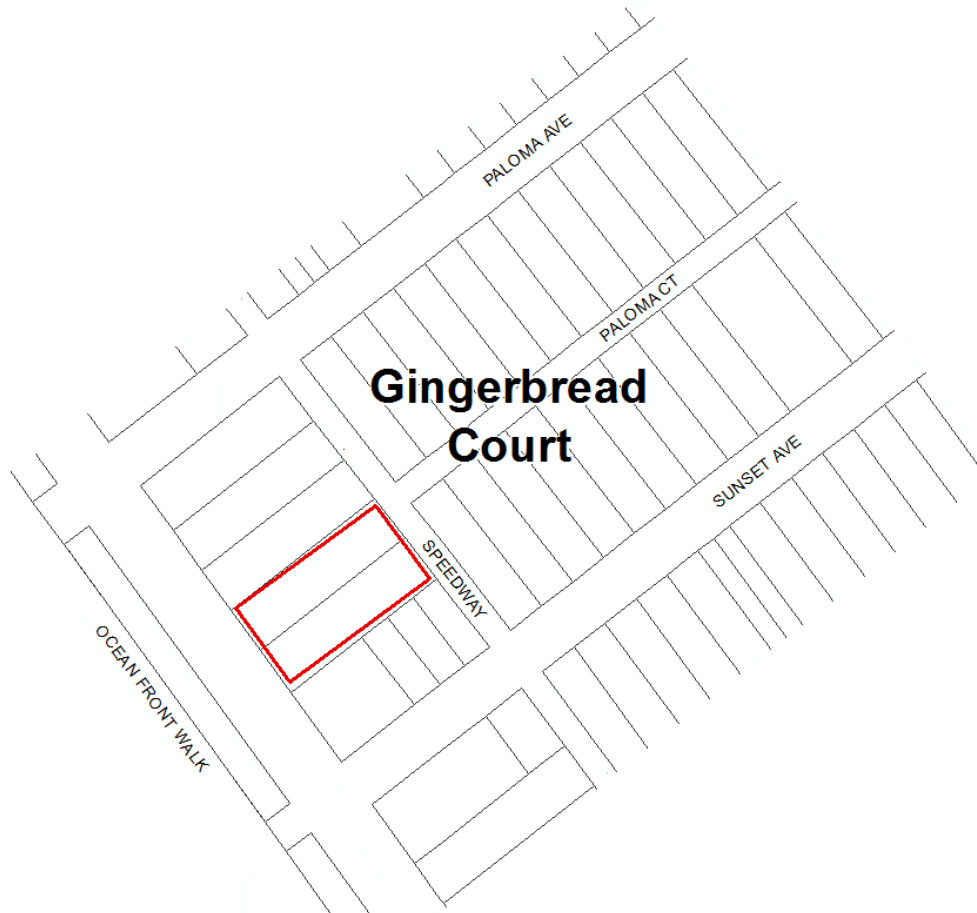


Description:

Located at 517-519 Ocean Front Walk. Bungalow court composed of six detached one-story buildings and one two-story building at the rear. The buildings are oriented onto a central paved courtyard. Features include pitched and conical roofs clad in glazed tiles; brick cladding; divided-light wood doors, some in rounded arched openings; decorative hoods over unit doors; and double-hung and casement wood windows with glazed brick lintels and sills. The property retains a high degree of integrity.

Significance:

Excellent and rare example of a bungalow court along Ocean Front Walk in Venice. Originally constructed as "Sea Spray Court" in 1922, a residential building containing 21 apartment units. Today, the property contains multiple retail and office tenants and is known as "Gingerbread Court."



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a bungalow court along Ocean Front Walk in Venice.

Name: Golden Star Motel

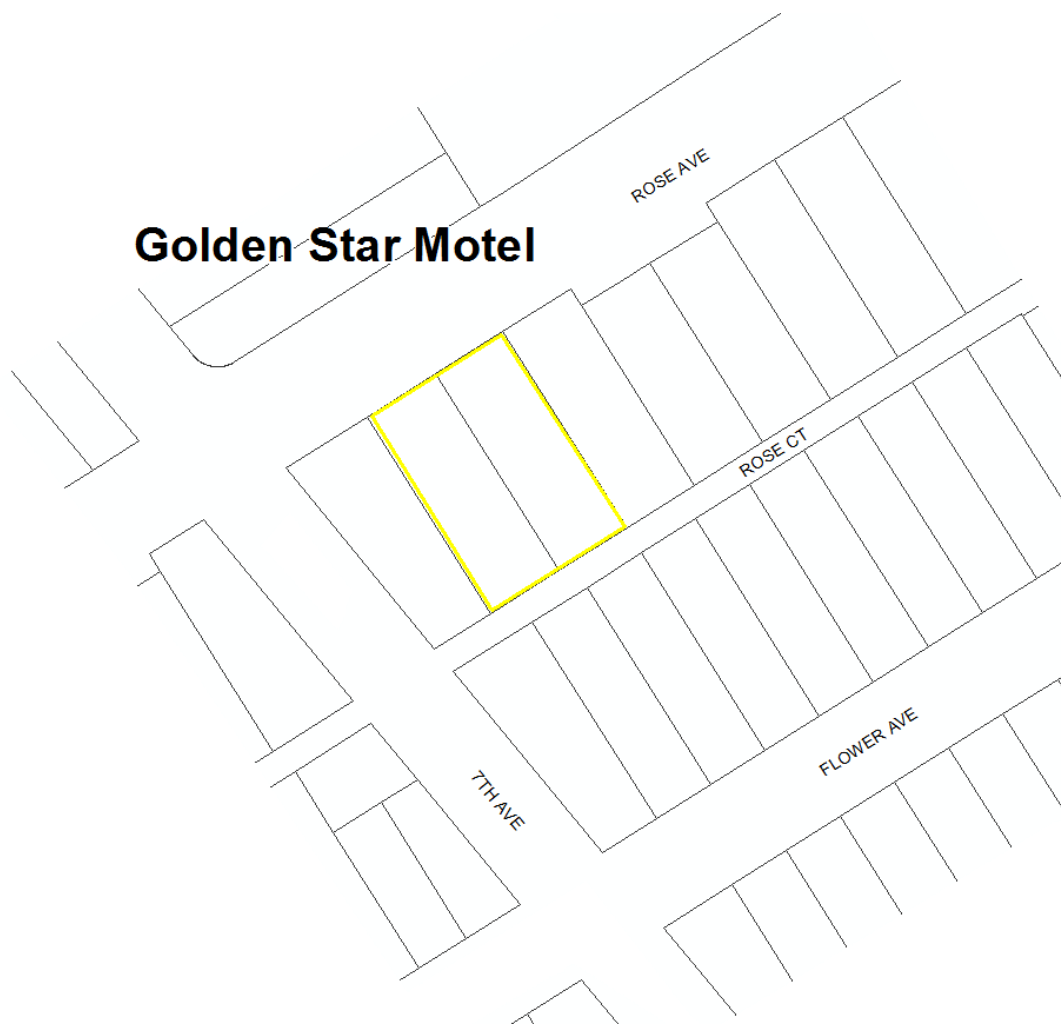


Description:

Located at 706-710 Rose Avenue. The Golden Star Motel consists of five individual buildings around a central motor court; the buildings were constructed in 1937, 1938, 1940, 1941, and 1950. The buildings are stripped down Mid-Century Modern in style, one and two stories in height, with stucco cladding, wood doors, and a combination of jalousie, aluminum sliding, and fixed and casement windows. The building housing the manager's office at the front of the property has Streamline Moderne details, a metal canopy, and some original casement windows. There is a rooftop sign with a gold star above the word "motel."

Significance:

Excellent and rare example of a 1930s motel in Venice.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Motels, 1925-1970
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Motel
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Excellent and rare example of a 1930s motel in Venice. Due to alterations, including replacement of windows, the property does not retain sufficient integrity to be eligible for listing in the National Register.

Name: 2400-2426 Grandview Avenue/902-910 Venice Boulevard Courtyard Apartment

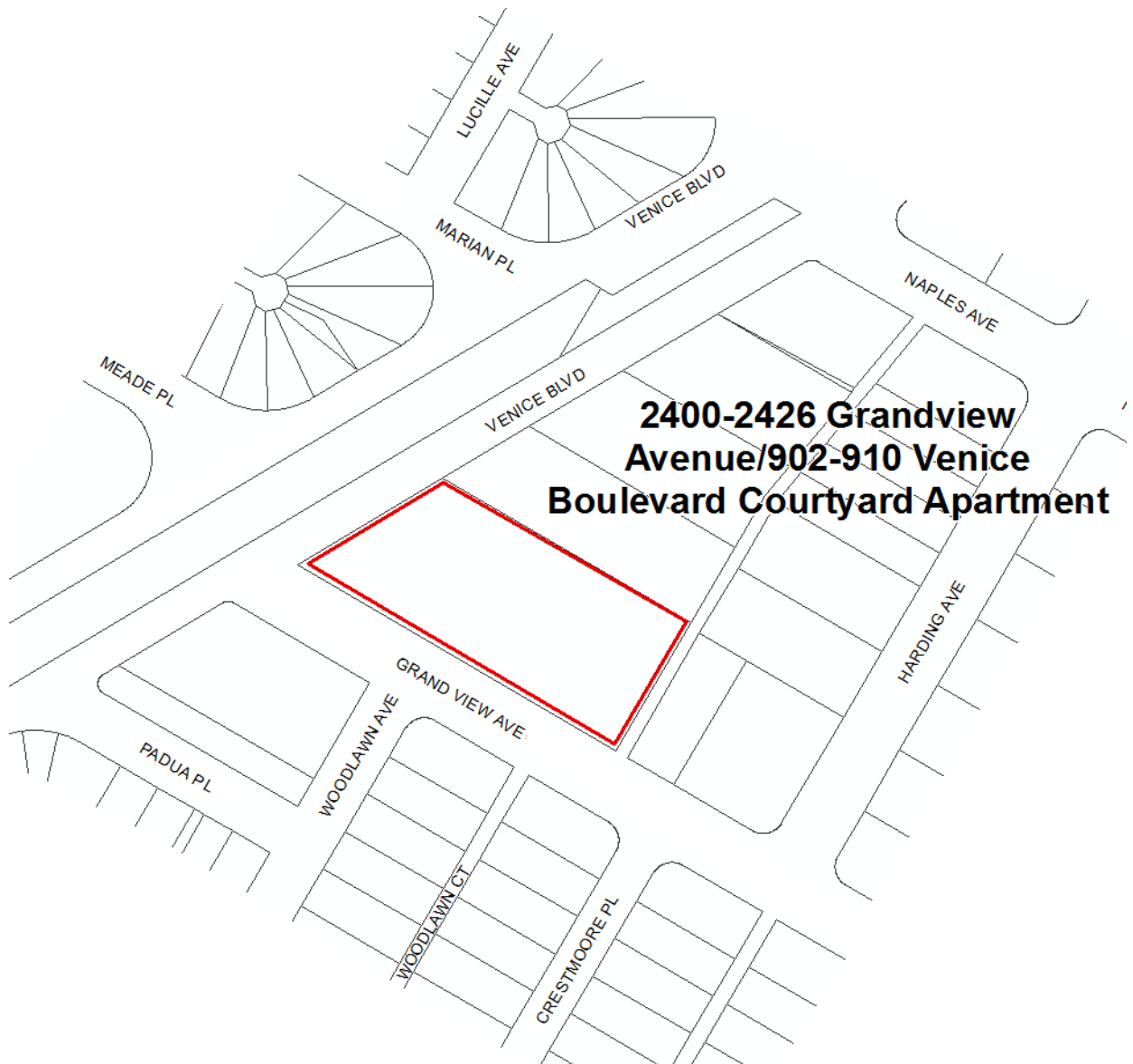


Description:

Courtyard apartment at 2400-2426 Grandview Avenue/902-910 Venice Boulevard constructed in 1940 in the Minimal Traditional/Streamline Moderne style. The property contains two one-story buildings in an L-shaped configuration oriented around a central landscaped courtyard.

Significance:

Excellent example of a 1940s, one-story courtyard apartment in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	Mid-Century, One-Story Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s, one-story courtyard apartment in Venice.

Name: 257 Hampton Drive Bungalow Court



Description:

Bungalow court constructed in 1930 designed in the Spanish Colonial Revival Style. It consists of two, one-story buildings oriented around a central pedestrian walkway flanked by landscaping.

Significance:

Excellent and rare example of a 1930s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1930s bungalow court in Venice.

Name: 2301-2305 Oakwood Ave Bungalow Court



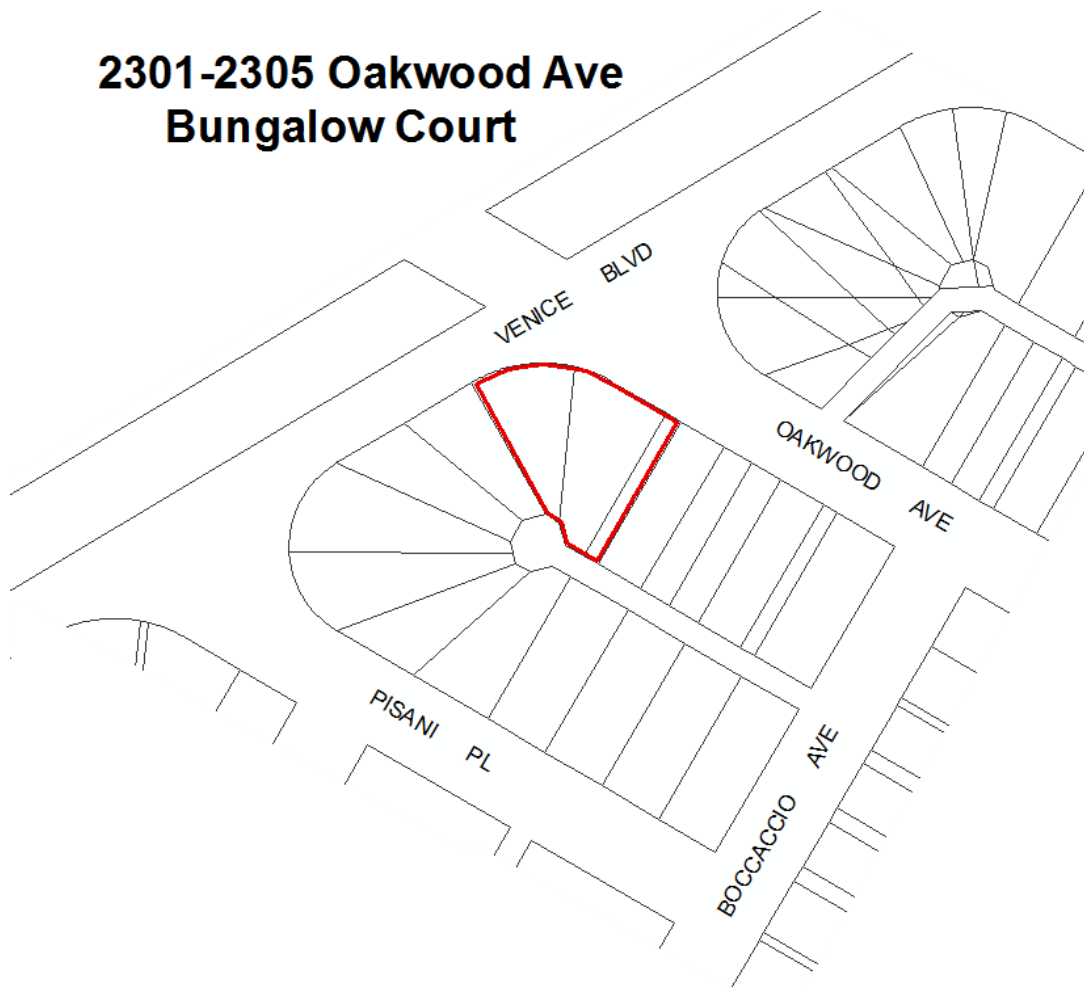
Description:

Bungalow court at 2301-2305 Oakwood Avenue/812-814 S. Venice Boulevard, constructed in 1941 in the Streamline Moderne style. The property contains two one-story and one two-story residential buildings oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1940s bungalow court in Venice.

**2301-2305 Oakwood Ave
Bungalow Court**



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1940s bungalow court in Venice.

Name: Oakwood Planning District



Description:

The Oakwood Planning District is a residential neighborhood located in the northwestern portion of Venice. The district contains approximately 1,800 parcels. It is bounded by Dewey Street to the northwest, Lincoln Boulevard to the northeast, California Avenue to the southeast, Electric Avenue to the southwest, and Hampton Drive to the west.

The district occupies flat terrain less than a mile from the Pacific Ocean. Streets throughout the district exhibit a rectilinear pattern and are arranged in an orthogonal grid. Lots in the district are modest in size, with most parcels less than 0.15 acres. Development in the district is primarily residential, with some institutional properties, primarily churches, scattered throughout. Additionally, there are some commercial manufacturing uses located in the northwestern portion of the district, as well as neighborhood commercial developments along Rose Avenue and Hampton Drive. Original buildings were constructed primarily from 1905 through the 1920s, with a secondary wave of development during the 1940s and 1950s. Today, these early buildings share the block with more recent construction. District features include uniform setbacks, concrete curbs and sidewalks, and landscaped parkways.

Significance:

The Oakwood Planning District is significant as a rare example of an early-20th century African-American enclave in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

In 1891, tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan, purchased a 1.5 mile-long strip of beachfront land located to the south of Santa Monica. The 275-acre parcel, which extended from Strand Street south to Mildred Avenue, had originally comprised a portion of the Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s. Kinney and Ryan turned their attention to the northern portion of the tract, where they developed the resort community of Ocean Park. In 1898, Francis Ryan died suddenly at the age of 47. Kinney attempted to carry on and eventually acquired three new business partners in 1902: Alexander Fraser, Henry Gage, and George Merritt Jones.

Over time Kinney has become known for his development of the Venice of America tract, which occurred in 1904 following his professional split from the three men and the subsequent dissolution of their business operations. However, in the intervening years Kinney, Fraser, Gage, and Jones invested in expanding and improving the community of Ocean Park under the auspices of the Ocean Park Development Company. Their success, as well as Kinney's later achievements in Venice, spurred development by other investors in the surrounding area, and much of the land comprising the district represents early efforts by individual developers to capitalize on the success of Ocean Park and Venice. The first subdivisions for residential development occurred within the district around 1903; many subsequent tracts were recorded after Venice was officially opened in 1905, and development activity continued through the mid-1920s.

While the district exemplifies trends in residential development during the early 1900s, it is perhaps more notable as an important example of African-American life in Southern California during the 20th century. There were three phases of African-American population expansion in Venice; the first two phases were a direct result of migration from the South as blacks sought improved living conditions, greater financial opportunities, and increased freedom from racially hostile communities. The first of these phases took place in the early 1900s. The population of African-Americans in Venice tripled

between 1910 and 1920 as blacks arrived to work as manual laborers, service workers, and servants to wealthy white residents. Some of the earliest black residents of Venice settled in the area because they were hired as employees of Abbot Kinney; among these were cousins Arthur Reese and Irving Tabor.

Reese arrived with his family from Louisiana around 1905, intending to establish a janitorial service, and soon invited his cousin Irving Tabor and family to join them in Oakwood. Reese, an artist and sculptor, began making suggestions to Kinney and eventually was hired as the town decorator. He is best known for decorating parade floats simulating Mardi Gras, which became emblematic of Reese's sterling career. Tabor was eventually hired as Abbot Kinney's chauffeur, and the two men forged a special bond. When Abbot Kinney died, he willed his house to Tabor. However, due to racist sentiments elsewhere in Venice, Tabor was compelled to move the house to its present-day location in Oakwood. Both the Reese and Tabor residences remain extant in Oakwood today; the Irving Tabor Residence is designated as a Los Angeles Historic-Cultural Monument.

At the time, housing was sporadically scattered throughout Oakwood, and as much of the land remained undeveloped, it became an early site for black homeownership. It is unclear whether or not racially restrictive housing covenants – already enacted in nearby communities like Santa Monica – were enforced in Ocean Park and Venice. However, de facto segregation in hiring practices and real estate sales restricted the mobility of black residents and led to the development of Oakwood as a predominantly African-American neighborhood. As one black resident later recalled, when asked why her family had chosen to settle in Oakwood, "This was the only place that they would sell to you. We knew."

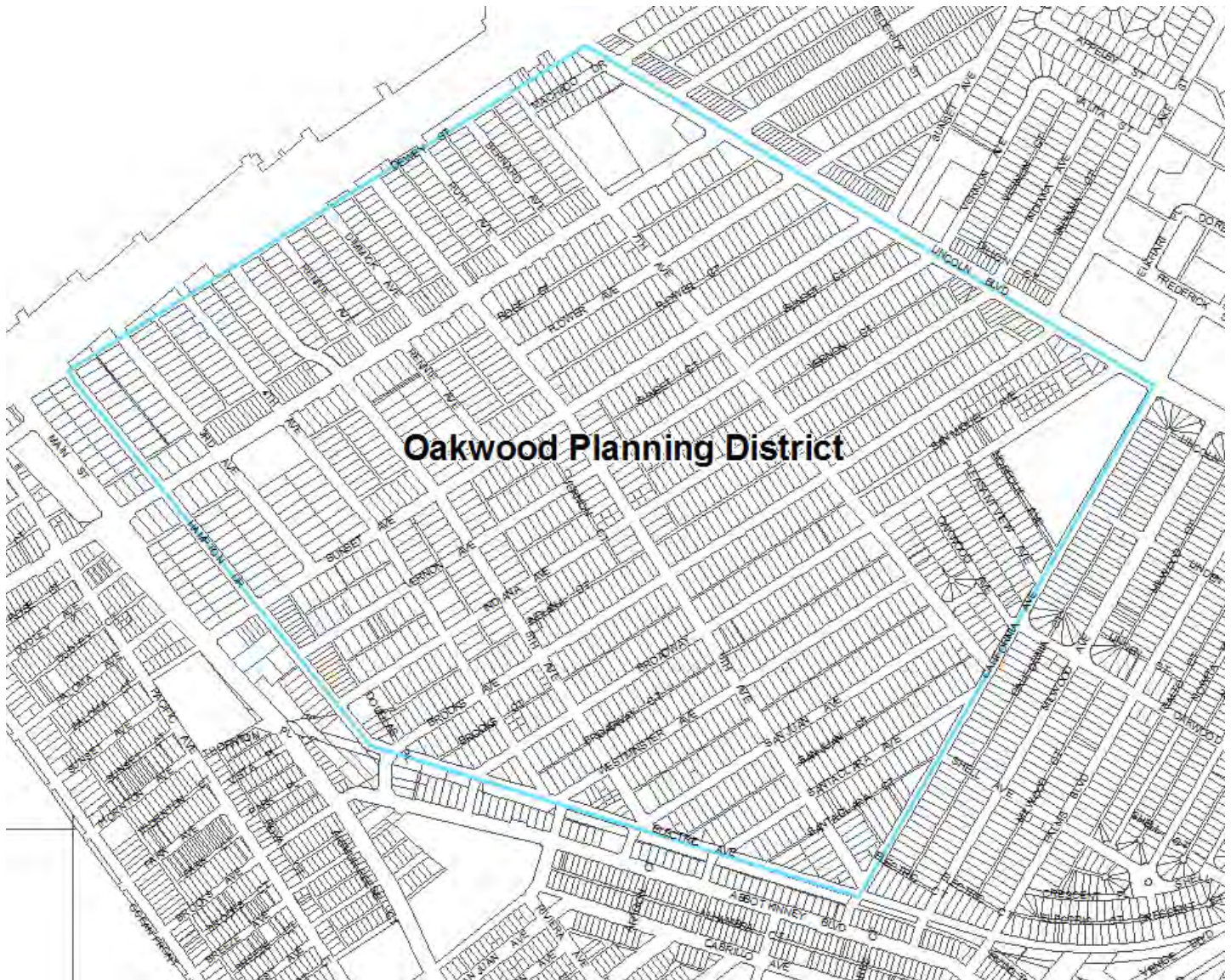
Early on, Oakwood was also home to a number of neighborhood churches: "By 1912, although there were only thirty-some black residents, there were already two African American churches in Oakwood. Fifty years later, the congregation of the First Baptist Church had grown to include over six hundred members." Several of these early congregations are still present in Oakwood today, serving as important gathering places for the African-American community, including First Baptist Church, Bethel Tabernacle Church of God in Christ, Friendship Baptist Church, and The Nazarene Church (now New Bethel Baptist Church).

The second phase of migration from the Southern states occurred during World War II, when the need for defense workers at nearby manufacturing facilities, such as Hughes Aircraft in Culver City and McDonnell Douglas in Santa Monica. The population of blacks in in Oakwood tripled again between 1940 and 1950. The third and final phase of migration came during the postwar population boom and subsequent construction of the Santa Monica Freeway. Black and Latino residents who had been evicted from their homes in Santa Monica under eminent domain relocated to Venice. It was not until 1970 that the black population in Oakwood began to decline. By that time, however, many descendants of the neighborhood's earliest African-American families had settled in Oakwood, creating a tradition of third-, fourth-, and fifth-generation residents. Families frequently constructed additional houses on the same parcel of land, which provided an opportunity for children and grandchildren to become homeowners in Venice.

As the economic environment began to shift during the highly politicized 1960s and 1970s, many African-Americans found it difficult to secure housing and employment; community organizers collaborated with the U.S. Department of Housing and Urban Development (HUD) to construct fourteen low-income housing projects in Oakwood during the early 1970s. These buildings were scattered throughout the entire district and provided assistance to many African-American residents, allowing them to maintain a strong association with the neighborhood.

Despite its significance, the Oakwood Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district's original buildings have undergone some degree of alteration or have been replaced with newer construction, which has compromised the cohesion and integrity of the district as a whole. However, the district continues to convey the feeling of an early-20th century residential neighborhood and retains a strong association as an African-

American enclave, with many third-, fourth-, and fifth-generation residents. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Ethnic Enclaves, 1880-1980
Sub theme:	No SubTheme
Property type:	Residential Neighborhood
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Oakwood Planning District is significant as a rare example of an early-20th century African-American enclave in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: Penmar Golf Course**Description:**

Located at 1233 Rose Avenue, the Penmar Golf Course is located on 53 acres between Dewey, Rose, Frederick, and Glenavon Streets in Venice. It consists of a par-33 golf course designed by David W. Kent. There are four buildings associated with the golf course; one dates from 1964 and three from 1976. The club house/coffee shop is Late Modern in style; the other buildings are maintenance/service buildings. There are mature trees around the perimeter and through the center of the property (the rough). A chain link fence surrounds the course.

Significance:

Excellent example of a 1950s golf course; reflects increased municipal recreational services to accommodate the post-World War II population growth. The Penmar Golf Course was funded by a 1957 bond measure that allocated \$300,000 for a new golf course to supplement Griffith Park and the Rancho golf courses. By 1960, the City had acquired 53 acres for the new course, and a contract was issued to Irving C. Hoffman to construct the course designed by David W. Kent. The course officially opened in 1962.

Name: 335-337 Rennie Ave. Bungalow Court

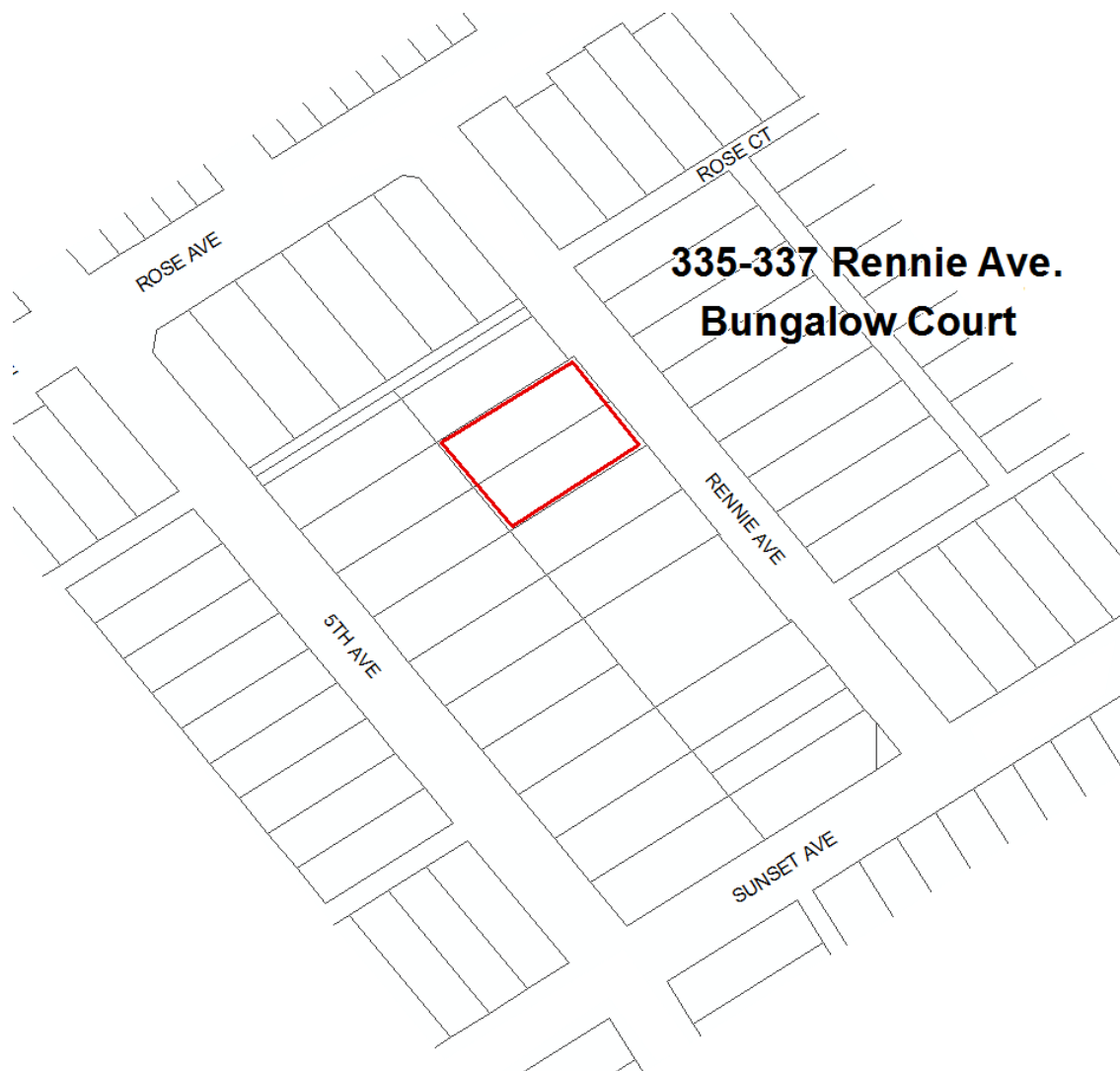


Description:

Bungalow court constructed in 1924 in the Craftsman style. It is composed of three one-story wood-framed rectangular plan buildings oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



**335-337 Rennie Ave.
Bungalow Court**

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 233-235 San Juan Avenue

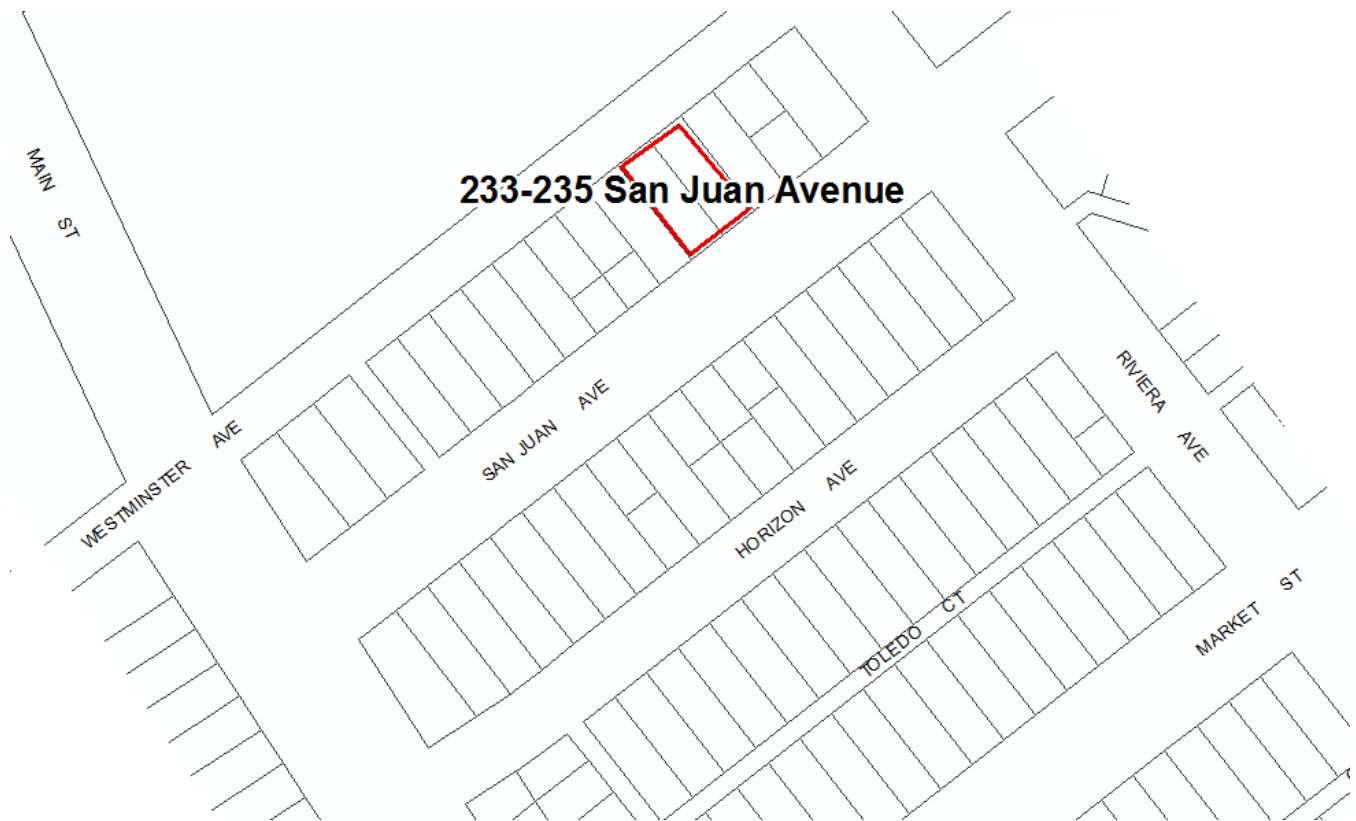


Description:

Located at 233-235 San Juan Avenue. Two neighboring Prairie-style multi-family residences constructed in 1911. Each is two-stories in height, with a flat roof, bands of casement windows, wide, overhanging, boxed eaves, and wood shingle exterior cladding. Situated on two single residential parcels with a landscaped courtyard between.

Significance:

Excellent example of Prairie-style multi-family residential architecture in Venice; attributed to noted Los Angeles architects Marsh & Russell.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Prairie Style, 1905-1924
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Prairie style multi-family residential architecture in Venice; attributed to noted Los Angeles architects Marsh & Russell.

Name: 2006 Strongs Street / 2007-2009 Canal Street Bungalow Court

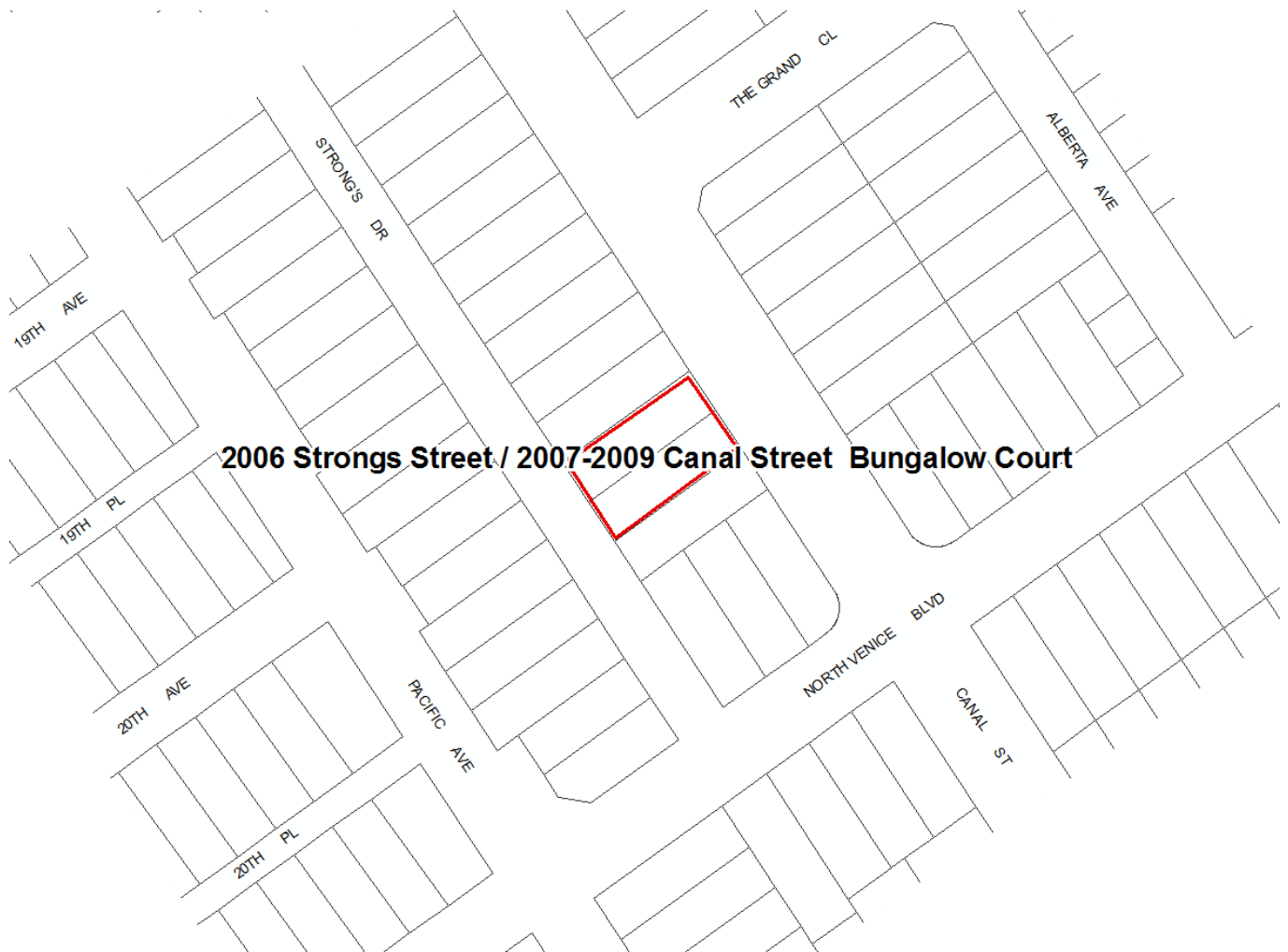


Description:

Bungalow court constructed in 1923 in a vernacular style. The property contains six detached one-story residential buildings oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



2006 Strongs Street / 2007-2009 Canal Street Bungalow Court

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: United States Island

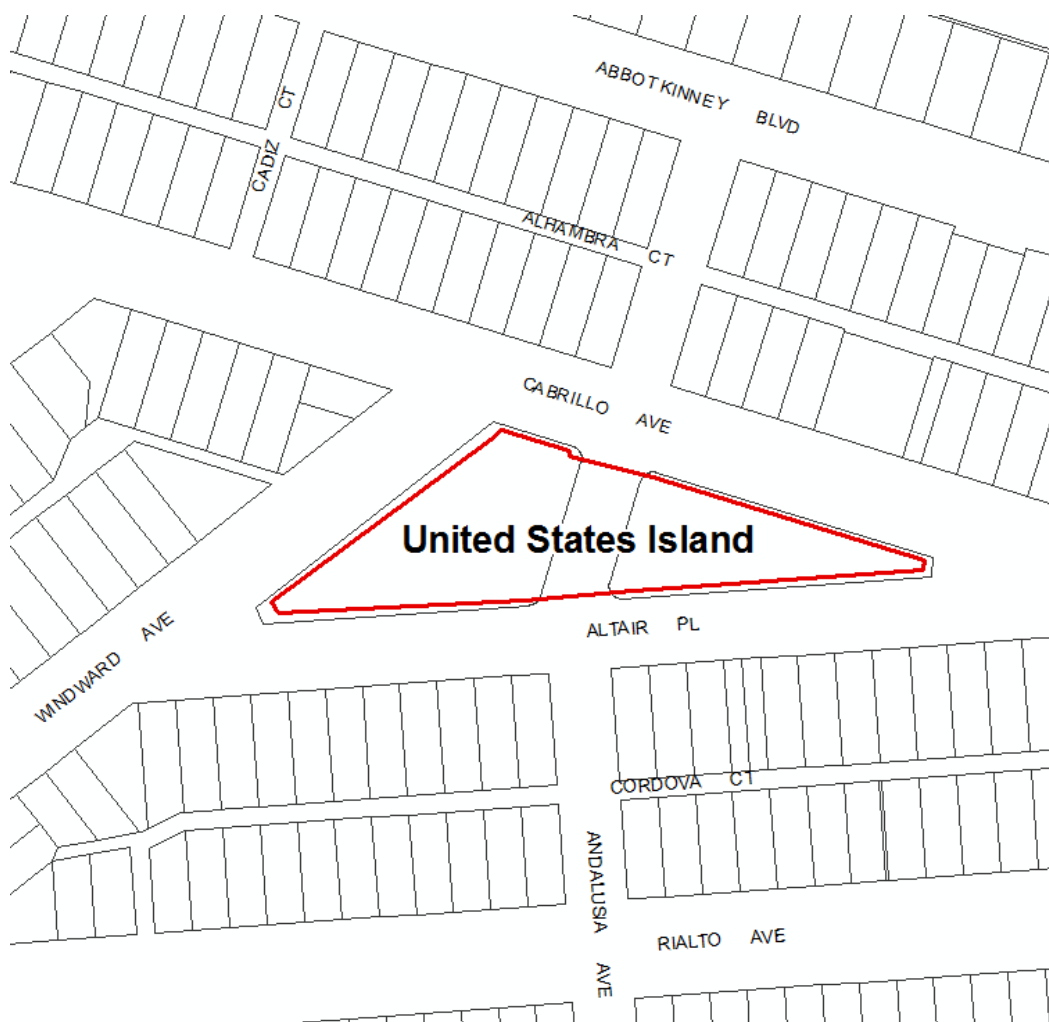


Description:

Located 445 and 5212 Altair Place; the property is composed of two triangular parcels bounded by Altair, Cabrillo, and Windward, and bisected by Andalusia. The parcels contain two clusters of modest, one-story Craftsman cottages known collectively as "U.S. Island" located within the original Abbot Kinney canals in Venice. Cottages have wood clapboard exterior cladding, front-facing gable roofs, and wood casement windows. The palm trees lining the properties are original to the subdivision, and there is an extant streetlight at the intersection of Cabrillo and Altair Pl. The cottages on the eastern parcel are now joined by a two-story, multi-family residential complex at the rear.

Significance:

Excellent example of residential streetcar suburbanization in Venice. The two parcels were originally islands, surrounded on all sides by canals and connected to the rest of Venice by bridges. The "islands" were developed with small rental cottages constructed in 1913; each cottage was named for a different state.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of residential streetcar suburbanization in Venice.

Name: 606-608 Venezia Ave Bungalow Court

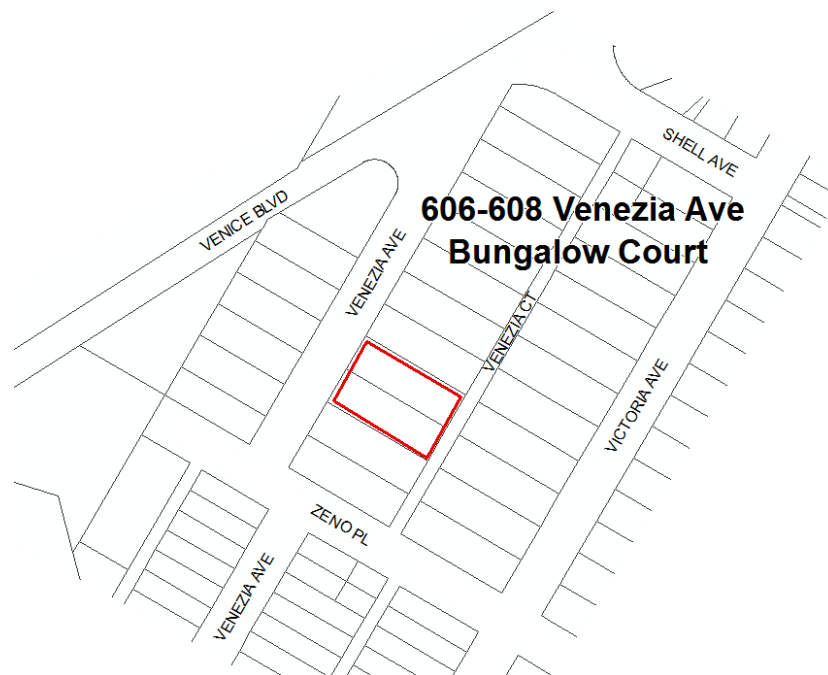


Description:

Bungalow court at 606-608 Venezia Avenue, constructed in 1928 in the Tudor Revival style. The property contains six detached one-story residential buildings oriented around a central landscaped courtyard, with a garage building at the rear.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice. Not fully visible from the public right-of-way.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice. Not fully visible from the public right-of-way.

Name: 609-611 Venezia Ave Bungalow Court

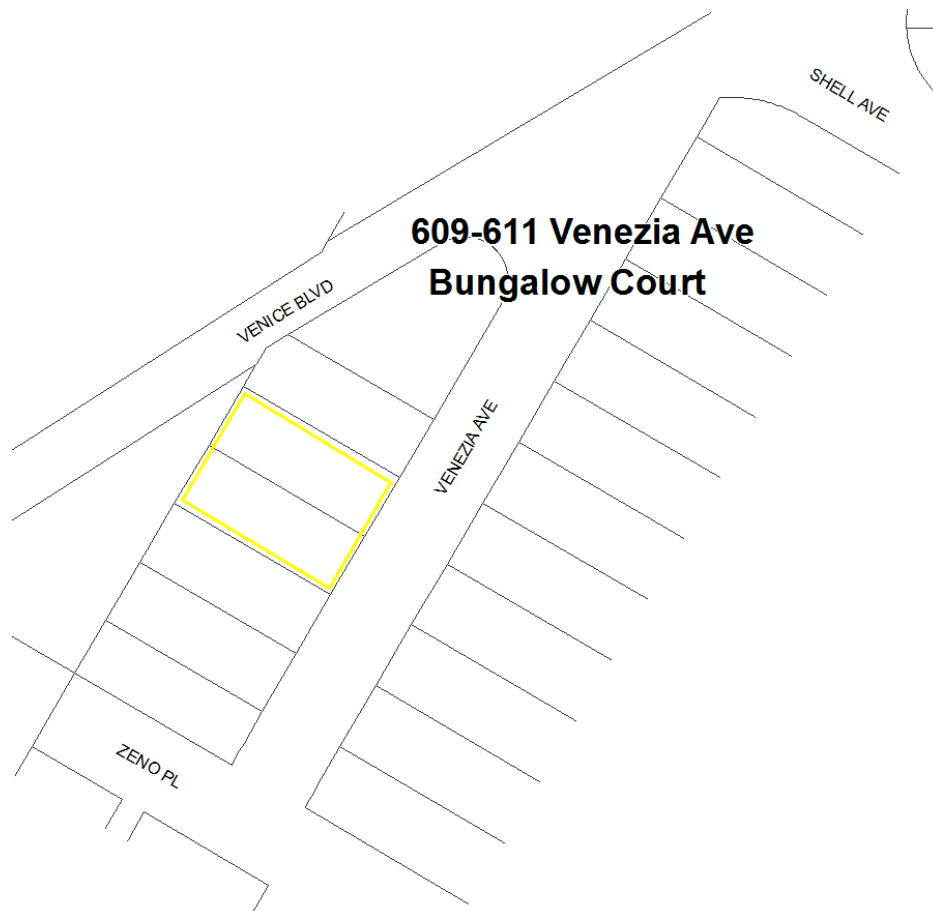


Description:

Bungalow court at 609-611 Venezia Avenue, constructed in 1923 in the Spanish Colonial Revival style. The property contains five detached one-story residential buildings oriented around a central landscaped courtyard.

Significance:

Rare example of a 1920s bungalow court in Venice. Due to alterations, including replacement of windows and doors, the property does not retain sufficient integrity to be eligible for listing in the National Register.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Rare example of a 1920s bungalow court in Venice. Due to alterations, including replacement of windows and doors, the property does not retain sufficient integrity to be eligible for listing in the National Register.

Name: 692-698 S Venice Blvd. Bungalow Court



Description:

Bungalow court at 692-698 S Venice Blvd/613-619 Venezia Ave, constructed in 1947 in the Spanish Colonial Revival style. The property occupies a triangular-shaped lot and contains two one-story residential buildings and a detached garage building.

Significance:

Rare example of a 1940s bungalow court in Venice. Due to alterations, including replacement of windows and doors, the property does not retain sufficient integrity to be eligible for listing in the National Register.

**692-698 S Venice Bl
Bungalow Court**



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Rare example of a 1940s bungalow court in Venice. Due to alterations, including replacement of windows and doors, the property does not retain sufficient integrity to be eligible for listing in the National Register.

Name: 542-568 S Venice Blvd. Garden Apartment

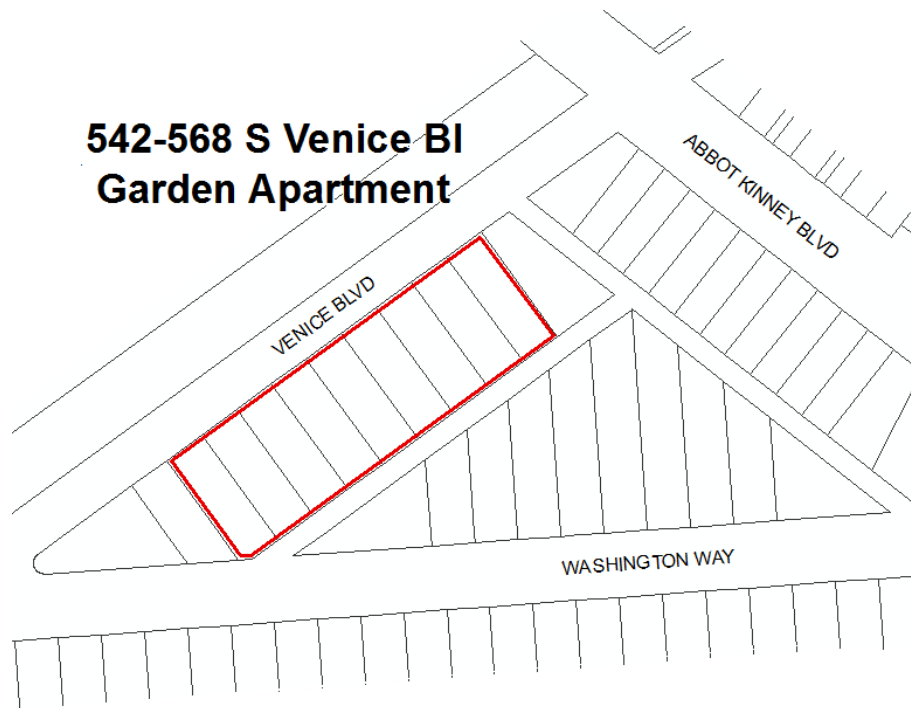


Description:

Garden apartment, constructed in 1949 by architect Norman Low and designed in the Minimal Traditional style. The site is composed of nine parcels containing two large, irregularly-shaped residential buildings oriented around common green spaces; detached garage buildings and surface parking is located at the rear of the site. The residential buildings are one and two stories in height, with low-pitch hipped roofs, smooth stucco and wood tongue-and-groove cladding, and steel divided-light fixed and casement windows. Other features include full-height porticos, wood doors with decorative door surrounds, entry porches, and light fixtures. Site features include lawns, mature trees, and a wood-slat perimeter fence. Some windows have been replaced and metal security bars added to ground-story windows. The property remains highly intact.

Significance:

Excellent and rare example of a 1940s garden apartment in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1940s garden apartment in Venice.

Name: 713-721 N Venice Blvd Bungalow Court

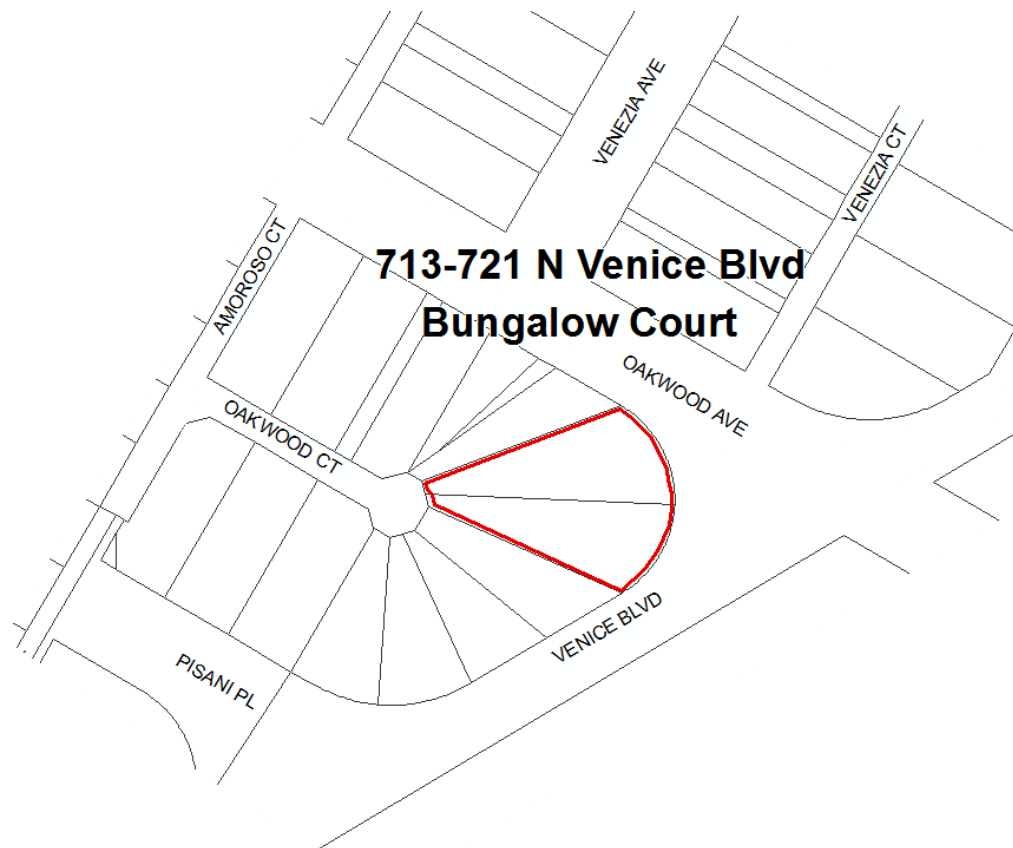


Description:

Bungalow court constructed in 1922 designed in the vernacular style. It is composed of five individual one-story bungalows around a central courtyard with grass and mature trees.

Significance:

Excellent example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s bungalow court in Venice.

Name: 311-315 Venice Blvd. Bungalow Court

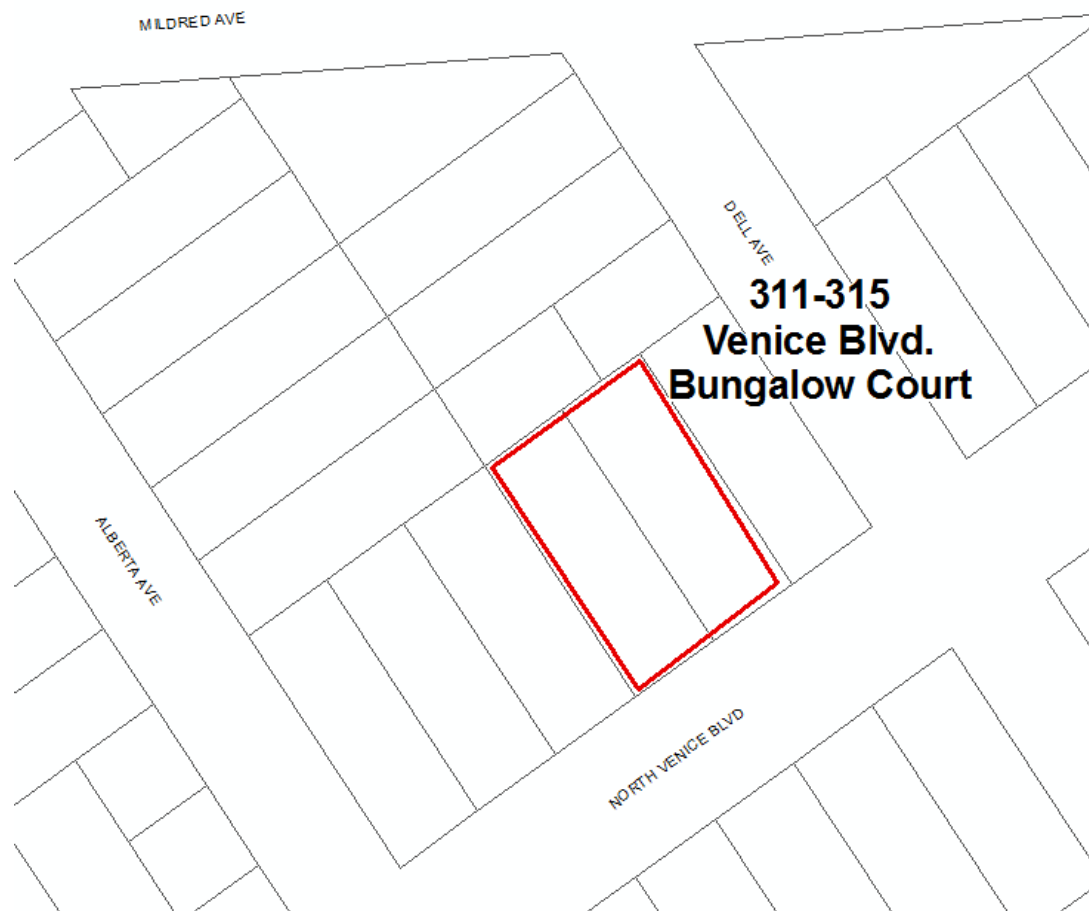


Description:

Dolph'n Court; bungalow court at 311-315 N. Venice Blvd., constructed in 1924 in a vernacular style. The property contains eight detached one-story residential buildings oriented around a central landscaped courtyard.

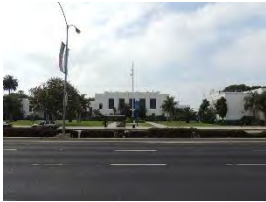
Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

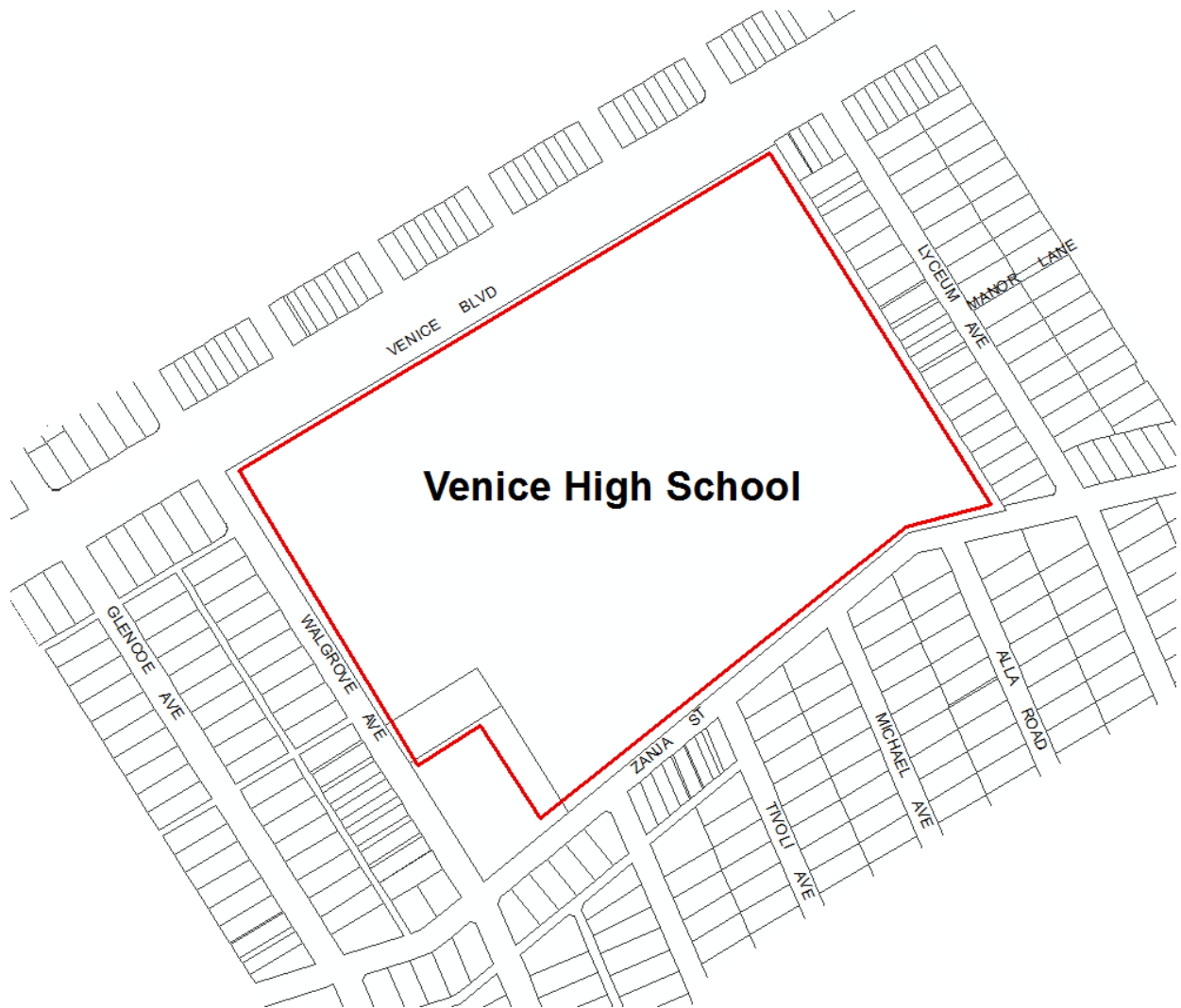
Name: Venice High School**Description:**

Located at 13000 Venice Boulevard, the Venice High School campus consists primarily of a collection of individual buildings connected by second-floor walkways. Original 1930s buildings include an administration building, two classroom buildings and auditorium. The buildings are Art Deco in style. They are two stories in height with flat roofs; stucco cladding; applied detail in geometric patterns; and a combination of double-hung, fixed, and awning windows. These buildings are oriented around open space with a lawn and mature trees along Venice Boulevard. In 1961, Cunningham Hall was added, which is Mid-Century Modern in style. The campus also includes a gymnasium, several additional classroom buildings, a garden, athletic fields and a statue depicting actress Myrna Loy. There are several murals on campus that were added in the 1980s.

Significance:

Excellent example of an LAUSD high school representing the post-1933 Long Beach Earthquake period of school construction. Also, an excellent example of Art Deco institutional architecture in Venice. Venice's original high school was severely damaged in the 1933 earthquake and needed to be completely rebuilt. Construction on the new campus began in February 1935 with the central administration building, which contained offices and a library, and two adjacent structures, each containing 24 classrooms. The new buildings were designed in the Art Deco style by master architects John C. Austin and Frederick C. Ashley, and were completed in time for September classes. Groundbreaking for the school's 1200-seat auditorium began the following July and completed in January 1937. Cunningham Hall was added in 1961, and second-floor walkways were added in 1983. The statue in the front courtyard is a reproduction of the original and depicts Myrna Loy, actress and Venice High alum.

Art Deco buildings and second floor walkways constructed in 1935-1937 and designed by master architects John C. Austin and Frederick C. Ashley. Cunningham Hall added in 1961.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Campus - High School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an LAUSD high school representing the post-1933 Long Beach Earthquake period of school construction in Venice.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Art Deco institutional architecture in Venice; work of master architects John C. Austin and Frederick C. Ashley.

Name: 605-607 Victoria Ave Bungalow Court



Description:

Bungalow court at 605-607 Victoria Avenue, constructed in 1923 in the Spanish Colonial Revival style. The property contains six detached one-story residential buildings oriented around a central landscaped courtyard, with a detached garage building at the rear.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 704-706 Victoria Ave Bungalow Court



Description:

Bungalow court at 704-706 Victoria Avenue, constructed in 1923 in the Spanish Colonial Revival style. The property contains three one-story residential buildings oriented around a central landscaped courtyard.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 537-541 Westminster Ave Bungalow Court

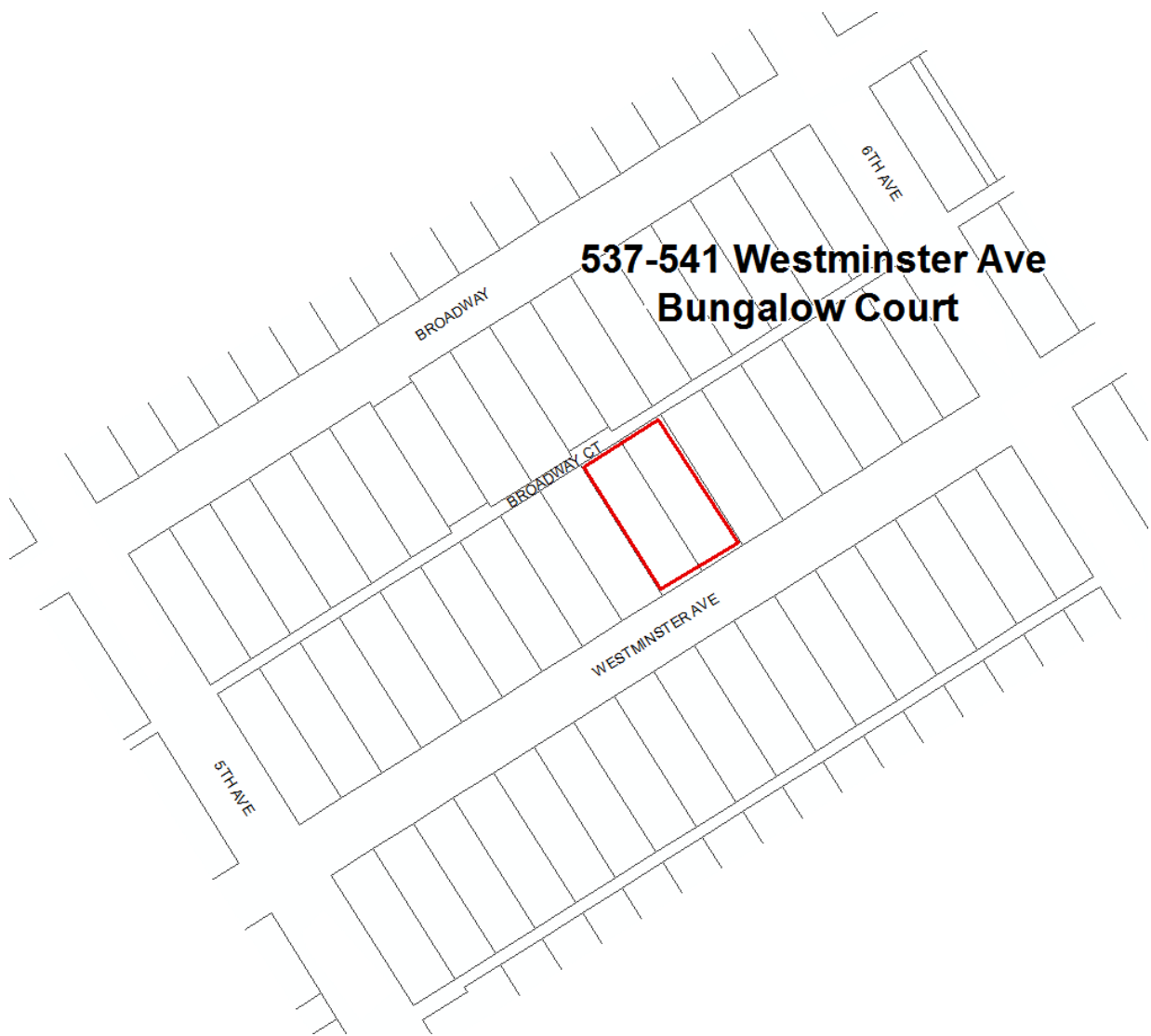


Description:

Bungalow court composed of three one-story residential buildings containing five units, and a detached garage building, oriented around a central landscaped courtyard; designed in the American Colonial Revival style.

Significance:

Excellent and rare example of a 1920s bungalow court in Venice.

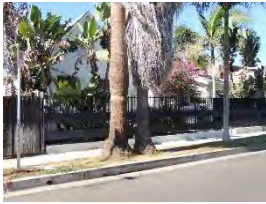


**537-541 Westminster Ave
Bungalow Court**

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Venice.

Name: 605-607 Westminster Avenue



Description:

Located at 605-607 Westminster Avenue, this property spans two parcels, and contains a one-story main residence and four smaller guest houses behind, forming a residential courtyard. The property is not fully visible from the public right of way.

Significance:

May be a rare example of a property associated with Venice founder Abbot Kinney, and/or Kinney's chauffeur Irving Tabor, an important early black resident of Venice. Sources suggest this property was developed in 1915 by Abbot Kinney, with a main house and four smaller guest houses behind, forming a residential courtyard. Other sources indicate the Tabor family may have resided in one of the guest houses around 1917-1923. However, more research is needed to confirm these associations; therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	B/2/2
Status code:	QQQ
Reason:	May be a rare example of a property associated with Venice founder Abbot Kinney, and/or Kinney's chauffeur Irving Tabor, an important early black resident of Venice.