



# City of Santa Monica Citywide Historic Resources Inventory Update Downtown Community Plan Area

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City of Santa Monica  
Planning and Community Development

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# I. INTRODUCTION

## Project Overview and Scope

In July 2015, the City of Santa Monica (the City) retained Architectural Resources Group (ARG) and Historic Resources Group (HRG) to conduct a Citywide Historic Resources Inventory Update (referred to herein as “HRI Update”) for Santa Monica. By establishing a comprehensive list of the city’s potential historic resources, the HRI Update serves as a valuable information tool that can help to guide planning and land use decisions. The last comprehensive update of Santa Monica’s historic resources inventory occurred between 2006 and 2010 and included the evaluation of existing and previously unidentified historic resources constructed through 1968. The scope of this HRI Update is to survey all previously identified historic resources, identify previously unrecorded individual resources and historic districts in the city constructed through 1977, and evaluate potential historic resources against federal, state, and local eligibility criteria.

Between 2012 and 2016, the City updated and revised its Downtown Specific Plan, now formally known as the Downtown Community Plan (DCP), in accordance with the 2010 Land Use and Circulation Element (LUCE) of its General Plan.<sup>1</sup> In June 2016, City of Santa Monica Planning Division staff directed ARG and HRG to expedite the intensive level survey of properties located within the DCP area, so that survey results would be available to inform the DCP update in advance of the HRI Update projected completion date of summer 2017. Like the Citywide HRI Update, the scope of this DCP area survey included the evaluation of all previously identified historic resources found within the DCP’s new boundaries, including those properties previously found to constitute a potentially eligible historic district located within the city’s Central Business District. The survey also included the identification and evaluation of previously unrecorded resources in this area. The following report includes a summary of the project team’s methodology, selected sections of the citywide historic context statement that are applicable to the DCP area (attached as Appendix A), and a summary of the survey findings.

It is important to note that this report merely summarizes the findings of the Citywide HRI Update, which is not yet complete, as they pertain specifically to the DCP area. The excerpts of the historic context statement provided herein are included for reference but are still in draft form. For a comprehensive description

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<sup>1</sup> City of Santa Monica, “Release Notes: The Downtown Community Plan, 2016 Plan Update” (Santa Monica, CA: Planning & Community Development, 2016).

of the HRI Update, including project scope and methodology, historic context statement, and summary of findings, the Citywide Historic Resources Inventory Update Report should be consulted. That document is projected to be completed in summer 2017.

All phases of this project were conducted by ARG and HRG personnel (referred to herein as “Project Team”) who meet the *Secretary of the Interior’s Professional Qualification Standards* in Architectural History and History.<sup>2</sup>

## Description of the Survey Area

The Downtown Community Plan area is located in the westernmost section of the City of Santa Monica. Santa Monica is bounded by the Pacific Ocean on the west and the City of Los Angeles on the north, south, and east. Abutting the city limits are the Los Angeles neighborhoods of Pacific Palisades on the north, Brentwood and Sawtelle on the east, and Venice on the south. The DCP is located just north of the Santa Monica Freeway (Interstate 10). It is generally bounded by Wilshire Boulevard on the northwest, Lincoln Boulevard on the northeast, the Santa Monica Freeway on the southeast, and Ocean Avenue on the southwest. The area contains 512 parcels that consist primarily of mixed-use commercial properties. Like the rest of the city, the DCP area adheres to a generally rectilinear street grid that is oriented askew of the cardinal directions and adheres to a northwest-southeast axis. The topography of the area is predominantly flat.

## Previous Designations and Surveys

Santa Monica has commissioned six historic resource surveys or historic resource inventory updates in the past: 1983, 1994, 1995, 1998, 2004, and 2010. Most recently, in 2010, ICF Jones & Stokes completed a Citywide Historic Resources Inventory Update. As part of this scope, the firm re-surveyed properties within the current boundaries of the DCP. At that time, 50 properties were found to be individually significant historic resources through survey evaluation; of those, 16 properties were already listed in the City’s local register. The survey also re-evaluated the Central Business District Historic District, which was originally identified in the 1983 survey, and documented 69 district contributors (approximately 32 of the contributors were also found to be individually eligible

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<sup>2</sup> The Secretary of the Interior’s Professional Qualification Standards were developed by the National Park Service. For further information on the Standards, please refer to [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm).

historic resources).<sup>3</sup> The 2010 findings for the downtown area were used to update the City’s Historic Resources Inventory (HRI). However, the Central Business District Historic District was not formally adopted as a historic district by the City of Santa Monica, though several individually eligible properties identified in the survey have since been designated as local landmarks.

## Designated Resources

The project team reviewed the City’s HRI and the California Historical Resources Inventory and concluded that, at present, there are 30 designated resources in the DCP area.<sup>4</sup> All of these designated resources are listed in the local register. None of these properties are formally designated in the National Register of Historic Places or California Register of Historical Resources. There are currently no designated historic districts within the limits of the DCP.

Table 1, below, summarizes all designated historic resources that are located in the DCP area.

| Address/Location   | Name                                  | Year Built | Architect | Status Code  |
|--|---------------------------------------|------------|-----------|--------------|
| West corner of 5 <sup>th</sup> Street and Santa Monica Blvd. | Oregon Avenue Sidewalk Sign West      | Pre-1912   |           | 5S1          |
| 1305 2 <sup>nd</sup> Street                                  | Mar Vista Apartments; Mar Vista Hotel | 1914       |           | 3S; 3CS; 5S1 |
| 1438-1440 2 <sup>nd</sup> Street                             | Rapp Saloon                           | 1875       |           | 3S; 3CS; 5S1 |

<sup>3</sup> The current Property Database identifies only 67 properties that were originally contributors to this district. In the 2010 survey, two of the district’s contributors were recorded as two separate buildings, resulting in four different records in that survey’s database. The current project team has consolidated these records and recorded each as one individual property in the Property Database, which accounts for the discrepancy in district contributors.

<sup>4</sup> The California Historical Resources Inventory database is a comprehensive listing of all properties, statewide, that have been evaluated for historic significance. More information regarding this database is provided in the State Office of Historic Preservation’s *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

|   |  |               |   |              |
|---|--|---------------|---|--------------|
| 1202 3 <sup>rd</sup> Street<br>(Promenade)    | J.C. Penney  | 1949          | Milton L.<br>Anderson                   | 3S; 3CS; 5S1 |
| 1210 4 <sup>th</sup> Street                   | Santa Monica Bay<br>Woman's Club   | 1914          | Henry C.<br>Hollwedel                   | 3S; 3CS; 5S1 |
| 1422 4 <sup>th</sup> Street                   | Central Tower  | 1929          | M. Eugene<br>Durfee                     | 3S; 3CS; 5S1 |
| 1455 4 <sup>th</sup> Street                   | Lido Hotel   | 1931          | Harbin F. Hunter                        | 5S1          |
| 1503 4 <sup>th</sup> Street                   | Builder's Exchange<br>Building   | 1927          | M. Eugene<br>Durfee                     | 3S; 3CS; 5S1 |
| 1248 5 <sup>th</sup> Street                   | United States Post<br>Office; 5 <sup>th</sup> Street<br>Post Office        | 1937          | Robert Dennis<br>Murray                 | 3S; 3CS; 5S1 |
| 227 Broadway                                  | Keller Block   | 1898          | Carroll H. Brown                        | 3CS; 5S1     |
| 302 Colorado<br>Ave.                          | Sears; Sears<br>Roebuck; Sears<br>Main Building; Sears<br>Department Store | 1947          | Rowland H.<br>Crawford                  | 3S; 3CS; 5S1 |
| 1133 Ocean Ave.                               | Miramar Moreton<br>Bay Fig Tree  | Pre-<br>1900  |   | 5S1          |
| 1301 Ocean Ave.                               | Shangri-La Hotel;<br>The Shangri-La  | 1940          | William E. Foster                       | 3S; 3CS; 5S1 |
| 1323 Ocean Ave.                               | Gussy Moran House;<br>Gertrude Moran<br>House                              | 1891          |   | 3S; 3CS; 5S1 |
| 1333 Ocean Ave.                               | Victorian House  | 1906          |   | 5S1          |
| 1337 Ocean Ave.                               |  | 1926          |   | 5S1          |
| 1415 Ocean Ave.                               | Georgian Hotel; The<br>Georgian  | 1931          | M. Eugene<br>Durfee                     | 5S1          |
| 1450 Ocean Ave                                | Palisades Park;<br>Senior Recreation<br>Center/Camera<br>Obscura           | Various       | Weldon J. Fulton<br>(Camera<br>Obscura) | 5S1          |
| 208-210 and 212-<br>216 Santa<br>Monica Blvd. | Mayfair Theatre;<br>Majestic Theatre                                       | 1911;<br>1929 | Henry C.<br>Hollwedel                   | 5S1          |
| 212-216 Santa<br>Monica Blvd.                 | Mayfair Theatre<br>Terrazzo  | 1929          |   | 5S1          |



|                            |  |      |                  |              |
|----------------------------|--|------|------------------|--------------|
| 221-225 Santa Monica Blvd. | Bay Cities Guaranty Building; Crocker Bank; Clock Tower Building | 1931 | Walker and Eisen | 3S; 3CS; 5S1 |
| 301 Santa Monica Blvd.     | Junipher Building  | 1911 | A.C. Martin      | 5S1          |
| 100 Santa Monica Pier      | Santa Monica Pier  | 1909 |                  | 5S1          |
| 200 Santa Monica Pier      | Santa Monica Pier Sign   | 1941 |                  | 5S1          |
| 101 Wilshire Blvd.         | Palisades Building; Miramar Hotel                                | 1924 | William Ache     | 5S1          |
| 310-312 Wilshire Blvd.     | Edwin Building   | 1928 | Paul R. Williams | 3S; 3CS; 5S1 |
| 311 Wilshire Blvd.         |  | 1930 | Irvin Goodfellow | 5S1          |
| 433 Wilshire Blvd.         | Zucky's Wall Sign  | 1962 |                  | 5S1          |
| 507-517 Wilshire Blvd.     |  | 1940 | W. Douglas Lee   | 5S1          |
| 702-710 Wilshire Blvd.     | Santa Monica Professional Building                               | 1928 | A.E. Harvey      | 3S; 3CS; 5S1 |

## II. SCOPE AND METHODOLOGY

### Project Scope

The scope of this project included a historic resources survey of all built resources within the limits of Santa Monica's Downtown Community Plan area that were constructed from the community's initial development period through 1977. The end date of 1977 was mutually decided upon by ARG, HRG, and City staff, and ensured that the survey could sufficiently capture potentially-eligible resources that are 40 years of age or older. All property types were included in the project scope. Approximately 512 parcels within the city limits were evaluated by the survey team, with the exception of those containing built resources that were constructed after 1977.

All properties that were previously identified in the 2010 survey were re-evaluated by the project team as part of this project. Each property was observed in the field, photographed, and its major alterations noted during the reconnaissance survey. The project team also identified additional properties that were not recorded in the previous survey, many of which were built after 1968, the end date of the previous survey.

## Methodology

To ensure that the methodology described herein incorporated the most up-to-date standards and was rooted in professional best practices, the project team consulted the following informational materials maintained by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*
- NRB 16A: *How to Complete the National Register Registration Form*
- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California Office of Historic Preservation (OHP): *Writing Historic Contexts*
- OHP: *Instructions for Recording Historical Resources*

## Archival Research

The project team conducted primary and secondary source research in order to inform the writing of the historic context statement and provide valuable property-specific information for the survey. Research included the overview of pertinent city planning documents (municipal codes and planning reports); primary source materials (historic photographs, maps, building permits); and secondary source materials (newspaper articles, local published histories).

The following collections were consulted:

- Collections of the Santa Monica Library
- Collections of the Los Angeles Public Library

- The project team’s in-house library of architectural reference books, journals, and other materials
- Various internet sites and digital archives
- City of Santa Monica Planning and Community Services Division for building and alteration permits
- Historic Sanborn Fire Insurance Maps
- Historic tract maps from the Los Angeles Department of Public Works

### *Reconnaissance Survey*

A reconnaissance survey is an essential component in the preparation of a historic context statement, as it informs the project team about a city’s patterns of development and major and minor physical components, as well as enables a street-by-street look at all of the city’s resources at once for effective comparative analysis.

Prior to reconnaissance, the project team used the City’s Geographic Information Systems (GIS) data, supplemented by Los Angeles County Assessor data, to develop a map that color-coded all of the city’s parcels by decade of development. This “chronology map” helped to identify broad development patterns in the survey area and locate groupings of properties that might be unified by age and appearance. The map also identified all buildings constructed after 1977, which were not included as part of the survey. During the reconnaissance survey, each street in the DCP area was driven and a “windshield” inspection was conducted. The general age of buildings, property types, architectural styles, and levels of integrity were noted and compared. Based upon observations made during reconnaissance, the survey team developed a list of properties and resources that appeared to be potentially significant and merited further research. The project team completed its reconnaissance survey of the DCP area in July 2016.

### *Historic Context Statement*

Concurrent with the reconnaissance survey, the project team drafted a citywide historic context statement. The context statement was prepared in accordance with the Multiple Property Documentation (MPD) approach developed by the NPS. Often applied to large-scale surveys, the MPD approach streamlines the evaluation process by distilling major patterns of development into discernible themes that are shared by multiple properties within a given survey area. Utilizing

the MPD approach ensures that properties with shared associative qualities and/or architectural attributes are evaluated in a consistent manner.<sup>5</sup> The context statement for Santa Monica is organized into a sequential series of contexts and themes, which capture major occurrences in the city’s development history and are expressed in its built resources. Baseline eligibility standards and integrity thresholds were constructed for each theme, allowing surveyors to make informed and consistent determinations of eligibility. The context statement is also intended to serve as a resource for future land use decisions and preservation endeavors undertaken by the City.

The Historic Context Statement pertains to the entire city. Excerpts of this document are included as Appendix A of this report. The abbreviated historic context statement provided herein includes excerpts of contexts and themes that are specifically applicable to those properties identified as eligible resources within the DCP area.

### *Field Documentation and Property Database*

Upon completion of the reconnaissance survey and preparation of a draft historic context statement, resources that had been preliminarily identified during the reconnaissance survey were subjected to more focused, property-specific research. These properties were then documented and evaluated against eligibility criteria for the National Register of Historic Places, the California Register of Historical Resources, and Santa Monica’s local designation program. Field documentation for the DCP area was completed in February 2017. All evaluations were completed from the public-right-of-way by vehicle or on foot.

Data gathered in the documentation phase were collected digitally and compiled into a customized Access database (referred to herein as the “Property Database”).<sup>6</sup> Data entered into the Property Database includes address/location, year built, architectural style, architect (when known), alterations, summary statement of significance, and California Historical Resource Status Code(s). Character-defining features (CDFs) were recorded only for properties that had not been identified and evaluated in previous surveys.

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<sup>5</sup> For more information on the MPD approach, please refer to NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*: [http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b\\_1introduction.htm](http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b_1introduction.htm).

<sup>6</sup> The digital Property Database was compiled in lieu of hard-copy California Department of Parks and Recreation (DPR) 523 series forms. The Property Database includes the same baseline information about identified resources that is typically conveyed in DPR 523 forms.

## California Historical Resource Status Codes

First adopted in 1975 and amended in 2003, the California Historical Resource Status Codes (referred to herein as “status codes”) are a systematic means of classifying historical resources that are evaluated either in a historic resource survey or as part of a regulatory process.<sup>7</sup> Each status code assigned to a given resource conveys two key pieces of information: (1) a classification code that signifies at which designation level (federal, state, or local) the resource is determined eligible, if at all; and (2) a qualifier that indicates under which program the evaluation was triggered. Resources and their associated status code(s) are subsequently inputted into the state’s Historic Resources Inventory (HRI) database for reference.

Various elaborations of the status codes exist, some of which are rarely used or are not applicable to this project. Listed below are the status codes that ARG used to evaluate Santa Monica’s built resources.

| CODE       | DESCRIPTION  |
|------------|--|
| <b>3S</b>  | Appears eligible for the National Register (NR) as an individual property through survey evaluation.   |
| <b>3CS</b> | Appears eligible for the California Register (CR) as an individual property through survey evaluation.   |
| <b>5S3</b> | Appears to be individually eligible for local listing/designation through survey evaluation.   |
| <b>3CD</b> | Appears eligible for the California Register (CR) as a contributor to a CR eligible district through survey evaluation.  |
| <b>5D3</b> | Appears to be a contributor to a district eligible for local listing/designation through survey evaluation.  |
| <b>3CB</b> | Appears eligible for the California Register (CR) both individually and as a contributor to a CR eligible district through survey evaluation.  |
| <b>5B</b>  | Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation. |
| <b>6Z</b>  | Found ineligible for NR, CR, or local designation through survey evaluation.   |
| <b>6L</b>  | Determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning  |
| <b>7R</b>  | Identified in Reconnaissance Level Survey: Not evaluated.  |

In addition to the aforementioned Status Codes, the City of Santa Monica also utilizes the code 5S3\*, applied to properties that appear to be individually eligible for local listing/designation as a Structure of Merit through survey evaluation.

<sup>7</sup> For more information about status codes and their application, please refer to the OHP’s *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

## Resource Categories

In addition to individual buildings, the survey team evaluated various other resource types, all of which are significant elements of Santa Monica's built environment and help to tell the story of the community's development history. Following are definitions of the different resource types that have been identified:<sup>8</sup>

- **Buildings** are erected to shelter some aspect of human habitation. As buildings are the foundation of a developed area such as Santa Monica, they represent a very common resource type. They house a variety of residential, commercial, and institutional uses.
- **Structures** are also substantive constructions composed of structural elements, but unlike buildings they serve a purpose aside from human habitation. Common examples of structures identified in a historic resource survey include bridges, tunnels, gazebos, dams, and lighthouses.
- **Objects** are differentiated from structures in that they are either decorative in nature, or are comparatively small and simply constructed. Resources such as signs, fountains, monuments, sculptures, public art installations, and street lamps are typically classified as objects.
- **Sites** are defined as areas that possess historic or cultural value and whose significance is not related to any building, structure, or object that may (or may not) be present. Some common examples include archaeological sites, natural features, parks, and designed landscapes.
- **Historic Districts** are identifiable areas that are related geographically and by theme. Districts are significant for the interrelationship between their resources and consist of historically and/or functionally related properties. Residential neighborhoods, commercial areas, and institutional campuses are examples of resources that may be recorded as historic districts.
- **District Contributors and Non-Contributors** refer to the buildings, structures, objects, sites, and other features that are located within the boundaries of a historic district. Generally speaking, contributors help to convey the significance of the district. Non-contributors, on the other

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<sup>8</sup> These resource categories and descriptions are derived from *NRB 15: How to Apply the National Register Criteria for Evaluation*. For more information, please refer to <http://www.nps.gov/nr/publications/bulletins/nrb15/>.

hand, are identified as such because they been extensively altered or were built outside of the district's historic period (known as the period of significance).

### III. REGULATIONS AND CRITERIA FOR EVALUATION

All properties within the scope of this survey were evaluated against federal (National Register), state (California Register), and local (City of Santa Monica Landmark and Structure of Merit) designation criteria. The programs and their associated criteria are described below beginning with the National Register, whose policies set the conceptual framework for state and local programs.

#### National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to adequately convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:<sup>9</sup>

- **Criterion A (events):** associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B (persons):** associated with the lives of significant persons in our past;
- **Criterion C (architecture):** embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- **Criterion D (information potential):** has yielded, or may be likely to yield, information important in prehistory or history.

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<sup>9</sup> Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.



Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Generally speaking, if a resource is recognizable as such in its present state, it is said to retain integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

- **Location** (the place where the historic property was constructed or the place where the historic event occurred);
- **Setting** (the physical environment of a historic property);
- **Design** (the combination of elements that create the form, plan, space, structure, and style of a property);
- **Materials** (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
- **Workmanship** (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- **Feeling** (a property’s expression of the aesthetic or historic sense of a particular period of time);
- **Association** (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity, or it does not.<sup>10</sup> Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

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<sup>10</sup> Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

## California Register of Historical Resources

The California Register of Historical Resources (California Register) is an authoritative guide that is used to identify, inventory, and protect historical resources in California. Established by an act of the State Legislature in 1998, the California Register program encourages public recognition and protection of significant architectural, historical, archeological, and cultural resources; identifies these resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA).<sup>11</sup>

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant under one of the following four criteria, which are modeled after the National Register criteria listed above:

- **Criterion 1 (events):** associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- **Criterion 2 (persons):** associated with the lives of persons important to local, California, or national history;
- **Criterion 3 (architecture):** embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
- **Criterion 4 (information potential):** has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

Mirroring the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

Certain properties are automatically listed in the California Register, as follows:<sup>12</sup>

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<sup>11</sup> For more information on the California Register program, please refer to the OHP's website: [http://ohp.parks.ca.gov/?page\\_id=21238](http://ohp.parks.ca.gov/?page_id=21238).

<sup>12</sup> California Public Resources Code, Division 5, Chapter 1, Article 2, § 5024.1.

- All California properties that are listed in the National Register;
- All California properties that have formally been determined eligible for listing in the National Register (by the State Office of Historic Preservation);
- All California Historical Landmarks numbered 770 and above; and
- California Points of Historical Interest which have been reviewed by the State Office of Historic Preservation and recommended for listing by the State Historical Resources Commission.

Unlike the National Register, there is no strict 50-year age requirement associated with the California Register; rather, it must be demonstrated that sufficient time has passed to understand the historical importance of a resource.

## Santa Monica Eligibility Criteria

The treatment and management of historic resources in Santa Monica is addressed in Chapter 9.56 (Landmarks and Historic Districts) of the Santa Monica Municipal Code (referred to herein as the “Ordinance”). Adopted by the City Council in 1976, the Ordinance set into motion a historic preservation program consisting of various preservation incentives and regulations; a means of inventorying Santa Monica’s known historic resources (called the Historic Resources Inventory or HRI); and a set of criteria and procedures wherein historic resources could be designated at the municipal level and listed in the HRI. In Santa Monica, resources can be individually designated as Landmarks or Structures of Merit, or collectively designated as Historic Districts.

Landmarks are defined by the city as “any improvement which has been designated as and determined to be appropriate for historical preservation,” and include buildings, structures, places, sites, works of art, and landscape features.<sup>13</sup> Landmarks are considered to have the highest level of local historical or architectural significance. The Ordinance defines six general criteria to determine whether resources qualify for local designation as a Landmark. The City’s Landmarks Commission may approve Landmark designation if a resource meets one or more of the following criteria, outlined in Ch. 9.56.100 (A) of the Ordinance:

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<sup>13</sup> Santa Monica Municipal Code, Ch. 9.56.030 (Definitions).

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, a community or the City.

While Landmarks are held to the highest level of historical or architectural significance locally, Structures of Merit are recognized historic resources that are determined to have a limited degree of individual significance. The City's Landmarks Commission may approve a Structure of Merit designation if it determines that it merits official recognition because it meets one or more of the following characteristics, outlined in Ch. 9.56.080 of the Ordinance:

- A. The structure has been identified in the City's Historic Resources Inventory.
- B. The structure is a minimum of 50 years of age and meets one of the following criteria:
  1. [It] is a unique or rare example of an architectural design, detail or historical type.
  2. [It] is representative of a style in the City that is no longer prevalent.
  3. [It] contributes to a potential Historic District.

The Ordinance defines a Historic District as "any geographic area or noncontiguous grouping of thematically related properties which the City Council has designated as and determined to be appropriate for historical

preservation.”<sup>14</sup> A Historic District may be designated if it meets one or more of the following criteria, as outlined in Ch. 9.56.100 (B) of the Ordinance:

1. Any of the Landmark criteria identified in Ch. 9.56.100 (A).
2. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality.
3. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
4. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Ordinance, as written, does not address the issue of integrity. The project team used the National/California Register guidelines on integrity when evaluating resources’ eligibility for local listing in accordance with professional best practices.

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<sup>14</sup> Santa Monica Municipal Code, Ch. 9.56.030 (Definitions).

## IV. SURVEY FINDINGS

### Summary of Findings

Using the aforementioned methodology, field surveyors identified a total of 78 resources in Santa Monica's DCP area that appear eligible for listing in the National Register, California Register, and/or Santa Monica Historic Resources Inventory; of these, 30 are already locally designated and were not re-evaluated. Of the remaining 48 identified eligible resources, 46 are individual buildings and two are non-building resources (structures). The project team identified eight properties that had not been identified or evaluated in previous surveys. A summary table of individually eligible resources is included at the end of this section (Table 2).

As part of this DCP survey, the survey team concluded that the previously identified Central Business Historic District no longer retains sufficient integrity to be eligible as a historic district. The area no longer contains a cohesive concentration of historic or architecturally significant properties that are unified aesthetically by plan, physical development or architectural quality. Properties that were previously identified as contributors to this district were evaluated for individual eligibility against local, state, and federal criteria. Eleven of these properties appear to no longer satisfy registration requirements for federal, state, and/or local eligibility, and are included in the Property Database as having been previously identified but no longer meeting eligibility criteria (these are given the status code 6L). A summary table of all identified resources is included at the end of this section (Table 3).<sup>15</sup>

Due to increased development of the Central Business District and the larger downtown area, 10 previously identified resources in the DCP no longer retain sufficient integrity for listing or have been demolished altogether.

Data associated with each identified resource have been compiled into an Access database known as the Property Database; an Excel spreadsheet version is included as Appendix B of this report.

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<sup>15</sup> The Property Database includes 89 identified properties in the DCP area: 78 individually eligible resources (48 of which are not currently designated) and eleven resources that no longer meet eligibility criteria, but still merit consideration in local planning and will remain on the HRI with a status code of 6L. The 48 non-designated, individually eligible resources (5S3/5S3\*) and the eleven ineligible resources (6L) identified in the survey are listed in Tables 2 and 3, respectively, of this report.

## Individually Eligible Resources

The DCP survey identified 46 buildings that were evaluated for their individual merit. Consistent with the DCP's commercial character, most of the buildings identified as individually eligible (32) are commercial properties. Most individual commercial properties identified through the survey were found significant for their association with the early development and expansion of the city's original commercial center (pre-1920); development patterns reflecting the period between the prosperous 1920s and the United States' entry into World War II (1920-1941); and increased development in the postwar period, reflecting expansion outside the original commercial center (1941-1977). Many of these properties are retail storefronts, mixed-use buildings, or offices. Several of these properties are also significant for their architectural merit, mostly as excellent examples of 1920s and 1930s Period Revival styles such as Italian Renaissance Revival, Spanish Colonial Revival, and Tudor Revival, and early Modern styles such as Art Deco and Streamline Moderne.

Seven residential properties were identified as individually eligible. Most of these are single-family residences that were built in the 1910s and 1920s and represent downtown Santa Monica's earliest patterns of residential development. These properties generally consist of modest dwellings that are designed in the Craftsman and American Colonial Revival styles. Only one single-family residence dates to the nineteenth century (Dr. Nathaniel Kuns Residence, 1897); it was evaluated as significant for its association with early residential development and also for its architectural merit. The remaining two properties are large scale, high-density multi-family buildings that were constructed after World War II, and are significant for both the quality of their architecture and for their association with postwar patterns of residential development.

Public and private institutional properties accounted for six of the individual resources identified in the survey. Three of these properties are associated with downtown Santa Monica's development in the prewar period. Two are excellent examples of telephone buildings, notable for their association with the area's local telecommunications network; and the third was originally the headquarters of influential local newspaper, the *Santa Monica Evening Outlook*, which is significant for its association with the city's institutional history and for the quality of its architecture. Two of the postwar institutional resources identified through the survey are religious properties that are significant as excellent examples of their respective architectural styles. The third postwar resource is a fire station,

which is notable for its association with the expansion of Santa Monica’s municipal services in the postwar period and for the quality of its architecture.

Only one industrial property was identified as individually eligible. It was found significant as reflecting early patterns of industrial development in Santa Monica.

## Non-Building Resources

Two non-building resources were identified through the survey: a concrete tunnel and a concrete bridge. Both are associated with the expansion of civic and infrastructure improvements as Santa Monica’s population grew in the first few decades of the twentieth century. These structures are notable as rare remaining examples of Santa Monica’s public and vehicular infrastructure in the pre-World War II period.

Table 2, below, summarizes properties in the DCP area that were identified as individually eligible resources in the survey. The table includes all identified resources in the area, including individual buildings and non-building resources.

| Address/Location   | Name  | Year Built | Architect              | Status Code |
|--|---|------------|------------------------|-------------|
| Main St. and Santa Monica Freeway (Interstate 10)  | Main Street Viaduct   | 1925       |                        | 5S3         |
| Western Terminus of Santa Monica Freeway (Interstate 10), beneath Ocean Ave. and Colorado Ave. | Olympic Tunnel; McClure Tunnel                                    | 1936       |                        | 5S3         |
| 1137 2 <sup>nd</sup> Street  |   | 1945       | W.D. Coffey (engineer) | 5S3         |
| 1308 2 <sup>nd</sup> Street  | Christian Institute of Spiritual Science; The Christian Institute | 1949       |                        | 5S3         |
| 1415-1417 2 <sup>nd</sup> Street   |   | 1934       |                        | 5S3         |
| 1227 3 <sup>rd</sup> Street (Promenade)  |   | 1938       |                        | 5S3*        |



|  |   |               |   |                    |
|--|---|---------------|---|--------------------|
| 1254 3 <sup>rd</sup> Street<br>(Promenade)             |   | 1937          | Norstrom and<br>Anderson                                    | 5S3                |
| 1301-1313 3 <sup>rd</sup> Street<br>(Promenade)        | Criterion Theatre and<br>Apartments   | 1924          | Engineering<br>Service Company                              | 3S;<br>3CS;<br>5S3 |
| 1322-1324 3 <sup>rd</sup> Street<br>(Promenade)        | F.W. Woolworth<br>Building  | 1949          | John J. Gould   | 5S3*               |
| 1336-1338 3 <sup>rd</sup> Street<br>(Promenade)        | W.T. Grant Building   | 1937          | Webber and<br>Nelson  | 5S3                |
| 1349-1351 3 <sup>rd</sup> Street<br>(Promenade)        | S.H. Kress & Co.<br>Building  | 1914          | E.H. Hoffman  | 5S3                |
| 1354-1356 3 <sup>rd</sup> Street<br>(Promenade)        |   | 1930          |   | 5S3*               |
| 1148 4 <sup>th</sup> Street                            |   | 1936          |   | 5S3                |
| 1227 4 <sup>th</sup> Street                            | St. Augustine By-the-<br>Sea Episcopal Church   | 1967          | John Detlie<br>(Daniel, Mann,<br>Johnson and<br>Mendenhall) | 5S3                |
| 1245 4 <sup>th</sup> Street                            | Santa Monica Evening<br>Outlook Plant; Unity<br>by the Sea; St. Peter<br>and St. Paul Coptic<br>Orthodox Church | 1935          | John and Donald<br>Parkinson                                | 3S;<br>3CS;<br>5S3 |
| 1301 4 <sup>th</sup> Street                            | Bank of America   | 1959          | F.K. Lesan  | 5S3*               |
| 1330-1334 4 <sup>th</sup> Street                       |   | 1931          | M. Eugene Durfee  | 5S3                |
| 1433-1437 4 <sup>th</sup> Street                       | Tegner Building   | 1927          | Henry C.<br>Hollwedel                                       | 5S3                |
| 1443 4 <sup>th</sup> Street                            |   | 1929          |   | 5S3                |
| 1327 5 <sup>th</sup> Street                            |   | 1930          |   | 5S3*               |
| 1211 6 <sup>th</sup> Street; 606<br>Wilshire Boulevard | City National Bank<br>Plaza; Soka Gakkai<br>International-USA   | 1964;<br>1969 | Sheldon L. Pollack<br>Corp. (1969)                          | 5S3                |
| 1218 6 <sup>th</sup> Street                            |   | 1948          |   | 5S3                |
| 1433 6 <sup>th</sup> Street                            |   | 1904          |   | 5S3                |
| 1314 7 <sup>th</sup> Street                            | Associated Telephone<br>Company Building;<br>GTE Building   | 1937          | Maurice Sasso<br>(engineer)                                 | 5S3                |

|   |   |      |                                      |                    |
|---|---|------|--------------------------------------|--------------------|
| 1331 7 <sup>th</sup> Street                   |   | 1953 |                                      | 5S3*               |
| 1444 7 <sup>th</sup> Street                   | Fire Station No. 1                                    | 1954 | J.H. Melstrom                        | 5S3                |
| 1457 7 <sup>th</sup> Street                   | Poptsis Realty  | 1922 |                                      | 5S3                |
| 520 Arizona Ave.                              |   | 1947 |                                      | 5S3*               |
| 604 Arizona Ave.; 1301 6 <sup>th</sup> Street |   | 1950 | A.C. Martin                          | 5S3                |
| 625 Arizona Ave.; 1256 7 <sup>th</sup> Street | Pacific Telephone and Telegraph Santa Monica Exchange | 1938 | G.R. Morrison                        | 5S3                |
| 720 Arizona Ave.                              |   | 1922 |                                      | 5S3                |
| 127 Broadway                                  | Whitworth Block                                       | 1920 |                                      | 5S3                |
| 201 Broadway                                  | Carmel Hotel  | 1928 | Kenneth MacDonal, Jr.                | 5S3                |
| 719 Broadway                                  |   | 1923 | George Kew                           | 5S3                |
| 516 Colorado Ave.                             | Dr. Nathaniel Kuns Residence; Angels' Attic           | 1897 |                                      | 3S;<br>3CS;<br>5S3 |
| 528 Colorado Ave.                             |   | 1910 |                                      | 5S3                |
| 631 Colorado Ave.                             |   | 1937 |                                      | 5S3                |
| 1255 Lincoln Blvd.                            | Ernie White Insurance Building                        | 1965 | Weldon J. Fulton                     | 5S3                |
| 1670 Lincoln Blvd.                            | Penguins; The Penguin; Penguin Coffee Shop            | 1959 | Armét & Davis                        | 5S3                |
| 1221 Ocean Ave.                               | Champagne Towers; Lawrence Welk Plaza                 | 1971 | Daniel, Mann, Johnson and Mendenhall | 5S3                |
| 1431 Ocean Ave.                               | Pacific Plaza   | 1963 | John C. Lindsay                      | 5S3                |
| 101-117 Santa Monica Blvd.                    |   | 1925 | A.H. O'Brien                         | 5S3                |
| 401-409 Santa Monica Blvd.                    | Security Building                                     | 1925 |                                      | 5S3*               |
| 502-516 Santa Monica Blvd.                    | Pacific Building                                      | 1924 |                                      | 5S3                |

|                            |   |      |                                      |     |
|----------------------------|---|------|--------------------------------------|-----|
| 518-522 Santa Monica Blvd. |   | 1930 | Henry C. Hollwedel                   | 5S3 |
| 602-610 Santa Monica Blvd. |   | 1923 |                                      | 5S3 |
| 100 Wilshire Blvd.         | General Telephone Building; Lawrence Welk Plaza | 1971 | Daniel, Mann, Johnson and Mendenhall | 5S3 |
| 520 Wilshire Blvd.         |   | 1928 |                                      | 5S3 |

## Previous HRI Properties

Four properties were identified in previous surveys as contributors to the former Central Business District. While they contributed to the scale, continuity, and character of the former historic district, they do not, on their own, satisfy the registration requirements for listing as individual resources.

| Address/Location                             | Name   | Year Built | Architect                  | Status Code |
|--|--|------------|----------------------------|-------------|
| 1216 2 <sup>nd</sup> Street                  | First Presbyterian Church Education Building | 1963       |                            | 6L          |
| 1418-1420 2 <sup>nd</sup> Street             | Eagles Hall                                  | 1907       |                            | 6L          |
| 1201 3 <sup>rd</sup> Street (Promenade)      | Ralph's Grocery (Barnes and Noble; Europa)   | 1935       | Morgan, Walls and Clements | 6L          |
| 1237-1239 3 <sup>rd</sup> Street (Promenade) |  | 1954       | Joseph Halpern             | 6L          |
| 1242-1246 3 <sup>rd</sup> Street (Promenade) |  | 1937       | Norstrom and Anderson      | 6L          |
| 1352-1360 3 <sup>rd</sup> Street (Promenade) | Bank of Italy                                | 1929       | Krempel and Erkes          | 6L          |
| 1429 3 <sup>rd</sup> Street (Promenade)      |  | 1913       |                            | 6L          |

|  |  |      |                  |    |
|--|--|------|------------------|----|
| 1452 2 <sup>nd</sup> Street                    |  | 1922 |                  | 6L |
| 1231-1235 4 <sup>th</sup> Street               |  | 1946 |                  | 6L |
| 510 Arizona Ave.                               |  | 1956 |                  | 6L |
| 317-335 Wilshire Blvd., 325-329 Wilshire Blvd. |  | 1925 | Paul R. Williams | 6L |

## V. SELECTED BIBLIOGRAPHY<sup>16</sup>

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<sup>16</sup> A complete bibliography will be included in the final Citywide Historic Context Statement pending its completion, projected for summer 2017.

APPENDIX B - DOWNTOWN HRI PROPERTY LIST  
JULY 2017

| Address | Street            | Suffix | Location   | Year Built per Research | Architect                         | Builder                       | Historic Name   | Common Name            | Architectural Style | Additional Style | Previous HRI Status Code | Local Register | Statement of Significance   |
|---------|-------------------|--------|--|-------------------------|-----------------------------------|-------------------------------|---|------------------------|---------------------|------------------|--------------------------|----------------|---|
|         |                   |        | West corner of 5th St and Santa Monica Blvd  | Pre-1912                |                                   |                               | Oregon Avenue Sidewalk Sign West                        |                        |                     |                  | 5S1; 5D3                 | 5S1            | The Oregon Avenue Sidewalk Sign West is designated as a Santa Monica Landmark.  |
| 1305    | 2nd               | St     |  | 1914                    |                                   |                               | Mar Vista Apartments; Mar Vista Apartment Hotel         |                        |                     |                  | 5B                       | 5S1            | 1305 2nd Street (Mar Vista Apartments) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 1438    | 2nd               | St     | 1438-1440 2nd St   | 1875                    |                                   |                               | Rapp Saloon   |                        |                     |                  | 5S1; 3S; 5D3             | 5S1            | 1438 -1440 2nd Street (Rapp Saloon) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 1202    | 3rd               | St     | 1202 3rd St Promenade  | 1949                    | Milton L. Anderson                |                               | J.C. Penney   |                        |                     |                  | 5S1; 3S; 5D3             | 5S1            | 1202 3rd Street (former J.C. Penney Building) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 1210    | 4th               | St     |  | 1914                    | Henry C. Hollwedel                |                               | Santa Monica Bay Woman's Club                           |                        |                     |                  | 5S1; 3S; 5D3             | 5S1            | 1210 4th Street (Santa Monica Bay Woman's Club Building) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 1422    | 4th               | St     | 1412-1424 4th St   | 1929                    | M. Eugene Durfee                  |                               | Central Tower   |                        |                     |                  | 5B                       | 5S1            | 1412-1424 4th Street (Central Tower) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 1455    | 4th               | St     | 1447-1457 4th St   | 1931                    | Harbin F. Hunter                  |                               | Lido Hotel  |                        |                     |                  | 5S1; 5D3                 | 5S1            | 1447-1457 4th Street (Lido Hotel) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 1503    | 4th               | St     | 1501-1509 4th St   | 1927                    | M. Eugene Durfee                  | Albert M. Eaton               | Builder's Exchange Building                             |                        |                     |                  | 5B                       | 5S1            | 1501-1509 4th Street (Builder's Exchange Building) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 1248    | 5th               | St     |  | 1937                    | Robert Dennis Murray              | James I. Barnes               | United States Post Office                               | 5th Street Post Office |                     |                  | 3B; 5B                   | 5S1            | 1248 5th Street (United States Post Office) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 227     | Broadway          |        |  | 1898                    | Carroll H. Brown                  |                               | Keller Block  |                        |                     |                  | 5S1; 5D3                 | 5S1            | 227 Broadway (Keller Block) is designated as a Santa Monica Landmark. It also appears eligible for listing in the California Register.  |
| 302     | Colorado          | Ave    |  | 1947                    | Rowland H. Crawford               |                               | Sears; Sears Roebuck; Sears Main Building               | Sears Department Store |                     |                  | 5S1; 3S; 5D3             | 5S1            | 302 Colorado Avenue (Sears Department Store) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 1133    | Ocean             | Ave    |  | Pre-1900                |                                   |                               | Miramar Moreton Bay Fig Tree                            |                        |                     |                  | 5S1                      | 5S1            | The Miramar Moreton Bay Fig Tree at 1133 Ocean Avenue is designated as a Santa Monica Landmark.   |
| 1301    | Ocean             | Ave    |  | 1940                    | William E. Foster                 |                               | Shangri-La Hotel; The Shangri-La                        |                        |                     |                  | 3S; 5S3                  | 5S1            | 1301 Ocean Avenue (Shangri-La Hotel) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 1323    | Ocean             | Ave    |  | 1891                    |                                   |                               | Gussy Moran House; Gertrude Moran House                 |                        |                     |                  | 5S1; 3S                  | 5S1            | 1323 Ocean Avenue (Gussy Moran House) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 1333    | Ocean             | Ave    |  | 1906                    |                                   |                               | Victorian House   |                        |                     |                  | 5S1                      | 5S1            | 1333 Ocean Avenue is designated as a Santa Monica Landmark.   |
| 1337    | Ocean             | Ave    |  | 1926                    |                                   |                               |   |                        |                     |                  | 5S1                      | 5S1            | 1337 Ocean Avenue is designated as a Santa Monica Landmark.   |
| 1415    | Ocean             | Ave    |  | 1931                    | M. Eugene Durfee                  | Barnett Shapiro Construction  | Georgian Hotel; The Georgian                            |                        |                     |                  | 5S1                      | 5S1            | 1415 Ocean Avenue (Georgian Hotel) is designated as a Santa Monica Landmark. It appears eligible for listing in the California Register. However, due to alterations it does not appear to retain sufficient integrity for listing in the National Register.  |
| 1450    | Ocean             | Ave    |  | Various                 | Weldon J. Fulton (Camera Obscura) |                               | Palisades Park; Senior Recreation Center/Camera Obscura |                        |                     |                  | 3CS; 5S1                 | 5S1            | 1450 Ocean Avenue (Palisades Park and Camera Obscura) is designated as a Santa Monica Landmark. It also appears eligible for listing on the California Register.  |
| 212     | Santa Monica      | Blvd   | 212-216 Santa Monica Blvd  | 1929                    | Charles Tegner                    |                               | Mayfair Theatre Terrazzo                                |                        |                     |                  | 5B                       | 5S1            | 212-216 Santa Monica Boulevard (Mayfair Theatre Terrazzo) is designated as a Santa Monica Landmark.   |
| 214     | Santa Monica      | Blvd   | 208-210 and 214-216 Santa Monica Blvd  | 1911; 1929              | Henry C. Hollwedel                |                               | Mayfair Theatre; Majestic Theatre                       |                        |                     |                  | 5B                       | 5S1            | 208-216 Santa Monica Boulevard (Mayfair Theatre, Majestic Theatre) is designated as a Santa Monica Landmark.  |
| 221     | Santa Monica      | Blvd   | 221-225 Santa Monica Blvd  | 1931                    | Walker and Eisen                  |                               | Bay Cities Guaranty Building; Crocker Bank              | Clock Tower Building   |                     |                  | 5S1; 3S; 5D3             | 5S1            | 221-225 Santa Monica Boulevard (Bay Cities Guaranty Building) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 301     | Santa Monica      | Blvd   |  | 1911                    | A.C. Martin                       |                               | Juniper Building  |                        |                     |                  | 5B                       | 5S1            | 301 Santa Monica Boulevard (Juniper Building) is designated as a Santa Monica Landmark.   |
| 100     | Santa Monica Pier |        | 100-400 Santa Monica Pier; Western terminus of Colorado Ave                                  | 1909                    |                                   |                               | Santa Monica Pier                                       |                        |                     |                  | 5S1                      | 5S1            | The Santa Monica Pier is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 200     | Santa Monica Pier |        |  | 1941                    |                                   | Pan Pacific Neon Sign Company |   | Santa Monica Pier Sign |                     |                  |                          | 5S1            | 200 Santa Monica Pier (Santa Monica Pier Sign) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 101     | Wilshire          | Blvd   | 1133 Ocean Ave   | 1924                    | William Ache                      |                               | Palisades Building; Miramar Hotel                       |                        |                     |                  | 5S3                      | 5S1            | 101 Wilshire Boulevard (Palisades Building) is designated as a Santa Monica Landmark.   |
| 310     | Wilshire          | Blvd   | 310-312 Wilshire Blvd  | 1928                    | Paul R. Williams                  |                               | Edwin Building  |                        |                     |                  | 5S1; 3S; 5D3             | 5S1            | 310-312 Wilshire Boulevard (Edwin Building) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
| 311     | Wilshire          | Blvd   | 301-315 Wilshire Blvd  | 1930                    | Irvin Goodfellow                  | C.W. Wilson and Sons, Inc.    |   |                        |                     |                  | 5B                       | 5S1            | 301-315 Wilshire Boulevard is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.   |
| 433     | Wilshire          | Blvd   |  | 1962                    |                                   |                               | Zucky's Wall Sign                                       |                        |                     |                  | 5S1                      | 5S1            | 433 Wilshire Boulevard (Zucky's Wall Sign) is designated as a Santa Monica Landmark.  |
| 507     | Wilshire          | Blvd   | 507-517 Wilshire Blvd  | 1940                    | W. Douglas Lee                    | W. Douglas Lee                |   |                        |                     |                  | 5S1; 5D3                 | 5S1            | 507-517 Wilshire Boulevard is designated as a Santa Monica Landmark.  |
| 702     | Wilshire          | Blvd   | 702-710 Wilshire Blvd  | 1928                    | A.E. Harvey                       | Luther L. Mayo                | Santa Monica Professional Building                      |                        |                     |                  | 5S1; 5D3                 | 5S1            | 702-710 Wilshire Boulevard (Santa Monica Professional Building) is designated as a Santa Monica Landmark. It also appears eligible for listing in the National Register and California Register.  |
|         |                   |        | Main St and Santa Monica Freeway (Interstate 10)   | 1925                    |                                   |                               | Main Street Viaduct                                     |                        | Not applicable      |                  | 5S3                      | 5S3            | The Main Street Viaduct appears eligible for listing as a Santa Monica Landmark. Constructed circa 1925, the viaduct is a rare remaining example of public infrastructure associated with the pre-World War II period. It is also notable for its engineering and aesthetic value. The viaduct was constructed over what was originally a Pacific Electric Railway streetcar line, and was subsequently incorporated into the route of the Santa Monica Freeway upon its construction in the 1960s.   |
|         |                   |        | Western terminus of Santa Monica Freeway (Interstate 10), beneath Ocean Ave and Colorado Ave | 1936                    |                                   |                               | Olympic Tunnel  | McClure Tunnel         | Not applicable      |                  |                          | 5S3            | The Olympic Tunnel/McClure Tunnel appears eligible for listing as a Santa Monica Landmark. The tunnel is a rare remaining example of vehicular infrastructure associated with the pre-World War II period. Constructed in 1936, it was intended to ease the flow of traffic through Santa Monica's central business district and played an important role in the development of a coastal highway (now known as the Pacific Coast Highway). It is also notable for its engineering and aesthetic value. Originally known as the Olympic Tunnel, it was re-named in 1969 to commemorate Robert McClure, longtime editor of the Santa Monica Outlook newspaper. |

| Address | Street | Suffix | Location                   | Year Built per Research | Architect  | Builder                         | Historic Name   | Common Name   | Architectural Style         | Additional Style | Previous HRI Status Code | Local Register | Statement of Significance  |
|---------|--------|--------|----------------------------|-------------------------|--|---------------------------------|---|---|-----------------------------|------------------|--------------------------|----------------|--|
| 1137    | 2nd    | St     |                            | 1945                    | W.D. Coffey (engineer)                           | Santa Monica Medical Center     |   |   | Late Moderne                |                  | 5S3                      | 5S3            | 1137 2nd Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Late Moderne architecture as applied to a commercial building. Constructed in 1945, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.   |
| 1308    | 2nd    | St     |                            | 1949                    |  | Roy J. Beck                     | Christian Institute of Spiritual Science; The Christian Institute |   | Late Moderne                |                  | 5D3                      | 5S3            | 1308 2nd Street (Christian Institute of Spiritual Science) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Late Moderne architecture as applied to an institutional building. Constructed in 1949, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.  |
| 1417    | 2nd    | St     | 1415-1417 2nd St           | 1934                    |  | Elmer B. Hagerman               |   |   | Spanish Colonial Revival    |                  | 5D3                      | 5S3            | 1415-1417 2nd Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Spanish Colonial Revival architecture as applied to a commercial building. Constructed in 1934, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.   |
| 1254    | 3rd    | St     | 1254 3rd St Promenade      | 1937                    | Norstrom and Anderson                            |                                 |   |   | Streamline Moderne          |                  | 5D3                      | 5S3            | 1254 3rd Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Streamline Moderne architecture as applied to a commercial building. Constructed in 1937, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.  |
| 1301    | 3rd    | St     | 1301-1313 3rd St Promenade | 1924                    | Engineering Service Company                      | Venice Investment Company       | Criterion Theatre and Apartments                                  |   | Italian Renaissance Revival | Beaux Arts       | 5D3                      | 5S3            | 1301-1313 3rd Street (Criterion Theatre and Apartments) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Italian Renaissance Revival architecture as applied to a commercial building. Constructed in 1927, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II. In addition to local listing, the property appears eligible for listing in the National Register and California Register.   |
| 1336    | 3rd    | St     | 1336-1338 3rd St Promenade | 1937                    | Webber and Nelson                                | C.H. Thomson and W.L. Early     | W.T. Grant Building   |   | Art Deco                    |                  | 5D3                      | 5S3            | 1336-1338 3rd Street (W.T. Grant Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Art Deco architecture as applied to a commercial building. Constructed in 1937, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.   |
| 1349    | 3rd    | St     | 1349-1351 3rd St Promenade | 1914                    | E.H. Hoffman                                     | William F. Lorsch               | S.H. Kress & Co. Building   |   | Italian Renaissance Revival |                  | 5D3                      | 5S3            | 1349-1351 3rd Street (S.H. Kress and Co. Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Italian Renaissance Revival architecture as applied to a commercial building. Constructed in 1914, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing early patterns of commercial development that shaped Santa Monica's central business district in the early decades of the twentieth century.  |
| 1148    | 4th    | St     |                            | 1936                    |  |                                 |   |   | Streamline Moderne          |                  | 5B                       | 5S3            | 1148 4th Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Streamline Moderne architecture as applied to a commercial building. Constructed in 1936, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing early patterns of commercial development that shaped Santa Monica's central business district prior to World War II.  |
| 1227    | 4th    | St     |                            | 1967                    | John Detlie (Daniel, Mann, Johnson & Menderhall) | Samuelson Brothers Constructors | St. Augustine By-the-Sea Episcopal Church                         |   | Mid-Century Modern          |                  |                          | 5S3            | 1227 4th Street (St. Augustine-by-the-Sea Episcopal Church) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Mid-Century Modern architecture as applied to an institutional campus. Constructed in 1967, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architectural firm Daniel, Mann, Johnson and Mendenhall (DMJM). The campus consists of three adjoining buildings: a sanctuary (north), an educational building (south), and an office and administration building (east).   |
| 1245    | 4th    | St     |                            | 1935                    | John and Donald Parkinson                        | Wilson Bros.                    | Santa Monica Evening Outlook Plant                                | Unity by the Sea; St. Peter and St. Paul Coptic Orthodox Church | PWA Moderne                 |                  | 5B                       | 5S3            | 1245 4th Street (Santa Monica Evening Outlook Plant) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of PWA Moderne architecture as applied to an institutional building. Constructed in 1935, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architects John and Donald Parkinson. Finally, the property is significant for representing broad patterns of institutional history in Santa Monica. It is associated with the Santa Monica Evening Outlook, an influential local newspaper that operated out of this building between its construction in 1935 and circa 1957. The building was subsequently repurposed into a church. In addition to local listing, the property appears eligible for listing in the National Register and California Register. |
| 1330    | 4th    | St     | 1330-1334 4th St           | 1931                    | M. Eugene Durfee                                 | W.H. Wilson                     |   |   | Art Deco                    |                  | 5B                       | 5S3            | 1330-1334 4th Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Art Deco architecture as applied to a commercial building. Constructed in 1931, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architect M. Eugene Durfee. Finally, it is significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.   |

| Address | Street   | Suffix | Location   | Year Built per Research | Architect                       | Builder                       | Historic Name   | Common Name                   | Architectural Style       | Additional Style            | Previous HRI Status Code | Local Register | Statement of Significance  |
|---------|----------|--------|--|-------------------------|---------------------------------|-------------------------------|---|-------------------------------|---------------------------|-----------------------------|--------------------------|----------------|--|
| 1433    | 4th      | St     | 1433-1437 4th St   | 1927                    | Henry C. Hollwedel              |                               | Tegner Building                                       |                               | Spanish Colonial Revival  | Churrigueresque             | 5B                       | 5S3            | 1433-1437 4th Street (Tegner Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Spanish Colonial Revival/Churriguereque architecture as applied to a commercial building. Constructed in 1927, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architect Henry C. Hollwedel. Finally, it is significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.                              |
| 1443    | 4th      | St     | 1441-1445 4th St   | 1929                    |                                 | Otto Kraut                    |   |                               | Art Deco                  | Italian Renaissance Revival | 5D3                      | 5S3            | 1441-1445 4th Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Art Deco architecture as applied to a commercial building. Constructed in 1929, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.   |
| 1211    | 6th      | St     | 606 Wilshire Blvd  | 1964; 1969              | Sheldon L. Pollack Corp. (1969) |                               | City National Bank Plaza                              | Soka Gakkai International-USA | Corporate Modern          |                             |                          | 5S3            | 1211 6th Street (City National Bank Plaza) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Corporate Modern architecture as applied to a commercial building. Constructed in phases between 1964 (one-story wings) and 1969 (seven-story tower), it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant for representing patterns of high-rise commercial development that played an important role in shaping Santa Monica's commercial landscape in the post-World War II period.                       |
| 1218    | 6th      | St     |  | 1948                    |                                 |                               |   |                               | Late Moderne              |                             | 5B                       | 5S3            | 1218 6th Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Late Moderne architecture as applied to a commercial building. Constructed in 1948, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.   |
| 1433    | 6th      | St     |  | 1904                    |                                 |                               |   |                               | Residential Vernacular    |                             | 5S3*                     | 5S3            | 1433 6th Street appears eligible for listing as a Santa Monica Landmark. The property is significant for conveying patterns of residential development that shaped the Downtown neighborhood of Santa Monica at the turn-of-the-twentieth century. Constructed in 1904, it is one of relatively few extant residential buildings from this formative period of growth.   |
| 1314    | 7th      | St     |  | 1937                    | Maurice Sasso (engineer)        | Pozzo Construction Co., Ltd.  | Associated Telephone Company Building                 | GTE Building                  | PWA Moderne               |                             | 5D3                      | 5S3            | 1314 7th Street (Associated Telephone Building/GTE Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of PWA Moderne architecture as applied to an institutional building. Constructed in 1937, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant for representing broad patterns of institutional history in Santa Monica. Constructed for the Associated Telephone Company, which later became GTE, it is associated with the growth and development of a robust local communications network. |
| 1444    | 7th      | St     |  | 1954                    | J.H. Melstrom                   |                               | Fire Station No. 1                                    |                               | Mid-century Modern        |                             | 5S3*                     | 5S3            | 1444 7th Street (Fire Station No. 1) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Mid-Century Modern architecture as applied to an institutional building. Constructed in 1954, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant for representing broad patterns of institutional history in Santa Monica. Its construction reflects the expansion of municipal services in the postwar period, as Santa Monica's population witnessed unprecedented growth.                                     |
| 1457    | 7th      | St     |  | 1922                    |                                 |                               |   | Poptsis Realty                | American Colonial Revival |                             | 5B3*                     | 5S3            | 1457 7th Street appears eligible for listing as a Santa Monica Landmark. The property is significant for conveying patterns of residential development that shaped the Downtown neighborhood of Santa Monica in the early decades of the twentieth century. Constructed in 1922, it is one of relatively few extant residential buildings from this formative period of growth.  |
| 604     | Arizona  | Ave    | 1301 6th St  | 1950                    | A.C. Martin                     | George W. Carter Co.          |   |                               | Late Moderne              |                             | 5D3                      | 5S3            | 604 Arizona Avenue appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Late Moderne architecture as applied to a commercial building. Constructed in 1950, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architect A.C. Martin.   |
| 625     | Arizona  | Ave    | 1256 7th Street  | 1938                    | G.R. Morrison                   | John J. Bith                  | Pacific Telephone and Telegraph Santa Monica Exchange |                               | Spanish Colonial Revival  |                             | 5D3                      | 5S3            | 625 Arizona Avenue appears eligible for listing as a Santa Monica Landmark. The property is significant for representing broad patterns of institutional history in Santa Monica. Built in 1938 for the Pacific Telephone and Telegraph Company, this former telephone exchange building is associated with the growth and development of Santa Monica's public infrastructure prior to World War II.  |
| 720     | Arizona  | Ave    |  | 1922                    |                                 | Pacific Ready-Cut Homes, Inc. |   |                               | American Colonial Revival | Craftsman                   | 5S3*                     | 5S3            | 720 Arizona Avenue appears eligible for listing as a Santa Monica Landmark. The property is significant for conveying patterns of residential development that shaped the Downtown neighborhood of Santa Monica in the early decades of the twentieth century. Constructed in 1922, it is one of relatively few extant residential buildings from this formative period of growth.   |
| 127     | Broadway |        | 127-131 Broadway:<br>Previous surveys gave the building addresses of 119-31 Broadway | 1920                    |                                 |                               | Whitworth Block                                       |                               | Commercial Vernacular     | Beaux Arts                  | 5D3                      | 5S3            | 127-131 Broadway (Whitworth Block) appears eligible for listing as a Santa Monica Landmark. The property is significant for representing patterns of commercial development that shaped Santa Monica's central business district in the early decades of the twentieth century. Constructed in 1920, it is one of relatively few extant commercial buildings from this formative period of neighborhood growth.  |
| 201     | Broadway |        |  | 1928                    | Kenneth MacDonald, Jr.          |                               | Carmel Hotel  |                               | Commercial Vernacular     | Beaux Arts                  | 5D3                      | 5S3            | 201 Broadway (Carmel Hotel) appears eligible for listing as a Santa Monica Landmark. The property is significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II. Constructed in 1928, it is one of relatively few extant commercial buildings from this formative period of growth. As one of few intact hotels from this period, it also represents patterns of economic development associated with Santa Monica's early tourism-driven economy.   |
| 719     | Broadway |        |  | 1923                    | George Kew                      | Mr. Middekauff                |   |                               | Commercial Vernacular     | Italian Renaissance Revival |                          | 5S3            | 719 Broadway appears eligible for listing as a Santa Monica Landmark. The property is significant for representing patterns of commercial development that shaped Santa Monica's commercial landscape prior to World War II. Constructed in 1923, it is one of relatively few extant commercial buildings from this formative period of growth.  |



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| 516     | Colorado     | Ave    |                           | 1897                    |                                      |   | Dr. Nathaniel Kuns Residence               | Angels' Attic | Queen Anne                  |                  | 3S; 5B                   | 5S3            | 516 Colorado Avenue (Dr. Nathaniel Kuns Residence) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Queen Anne architecture as applied to a single-family residence. Constructed in 1897, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant for conveying patterns of residential development that shaped the Downtown neighborhood of Santa Monica at the turn-of-the-twentieth century. It is one of very few extant residential buildings from this formative period of growth. The building has since been repurposed for commercial use. In addition to local listing, the property appears eligible for listing in the National Register and California Register.  |
| 528     | Colorado     | Ave    |                           | 1910                    |                                      |   |  |               | Craftsman                   |                  | 5B                       | 5S3            | 528 Colorado Avenue appears eligible for listing as a Santa Monica Landmark. The property is significant for conveying patterns of residential development that shaped the Downtown neighborhood of Santa Monica in the early decades of the twentieth century. Constructed in 1910, it is one of relatively few extant residential buildings from this formative period of growth. The building has since been repurposed for commercial use.  |
| 631     | Colorado     | Ave    |                           | 1937                    |                                      |   |  |               | Industrial Vernacular       | Art Deco         |                          | 5S3            | 631 Broadway appears eligible for listing as a Santa Monica Landmark. The property is significant for conveying patterns of industrial development in the Downtown neighborhood of Santa Monica. Constructed in 1937, it is one of relatively few extant industrial buildings in the area from the pre-World War II period.   |
| 1255    | Lincoln      | Blvd   |                           | 1965                    | Weldon J. Fulton                     |   | Ernie White Insurance Building             |               | Mid-century Modern          | New Formalist    | 5S3                      | 5S3            | 1255 Lincoln Boulevard (Ernie White Insurance Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Mid-Century Modern architecture as applied to a commercial building. Constructed in 1965, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architect Weldon J. Fulton.  |
| 1670    | Lincoln      | Blvd   |                           | 1959                    | Armet and Davis                      |   | Penguins; The Penguin; Penguin Coffee Shop |               | Googie                      |                  | 5S3                      | 5S3            | 1670 Lincoln Boulevard (The Penguin) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Googie architecture as applied to a commercial building. Constructed in 1959, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architects Armet and Davis. Adjacent to the building is a freestanding pole sign with distinctive geometric forms.  |
| 1221    | Ocean        | Ave    |                           | 1971                    | Daniel, Mann, Johnson and Mendenhall | Stalte, Inc.  | Champagne Towers; Lawrence Welk Plaza      |               | Late Modern                 |                  |                          | 5S3            | 1221 Ocean Avenue (Champagne Towers) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Late Modern architecture as applied to a multi-family residential tower. Constructed in 1971, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architectural firm Daniel, Mann, Johnson and Mendenhall (DMJM). Finally, the property is significant for representing broad patterns of residential development that shaped Santa Monica in the post-World War II period. Specifically, its construction reflects the influx of high-rise residential development that occurred along the Santa Monica waterfront in the 1960s and 1970s. This building and the adjacent commercial tower (100 Wilshire Boulevard) were developed concurrently by bandleader and television impresario Lawrence Welk, who invested heavily in Santa Monica real estate in the post-World War II period. |
| 1431    | Ocean        | Ave    |                           |                         | John C. Lindsay                      | Del E. Webb Corporation - Thomas E. Garcin, A Partnership | Pacific Plaza                              |               | Corporate Modern            |                  |                          | 5S3            | 1431 Ocean Avenue (Pacific Plaza) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Corporate Modern architecture as applied to a multi-family residential tower. Constructed in 1963, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architect John C. Lindsay and notable builder Del E. Webb. Finally, the property is significant for representing patterns of residential development. Sponsored by the Federal Housing Authority (FHA) and developed by the Del E. Webb Corporation, a leading purveyor of retirement communities, Pacific Plaza became one of the first high-rise apartment buildings in Southern California for retirees, and served as a model for subsequent developments of this type. Its construction also reflects the influx of high-rise residential development that occurred along the Santa Monica waterfront in the 1960s and 1970s.    |
| 101     | Santa Monica | Blvd   | 101-117 Santa Monica Blvd | 1925                    | A.H. O'Brien                         | A.V. Perkinson  |  |               | Spanish Colonial Revival    |                  | 5D3                      | 5S3            | 101-117 Santa Monica Boulevard appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Spanish Colonial Revival architecture as applied to a commercial building. Constructed in 1925, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing early patterns of commercial development that shaped Santa Monica's central business district prior to World War II.  |
| 502     | Santa Monica | Blvd   | 502-516 Santa Monica Blvd | 1924                    |                                      |   | Pacific Building                           |               | Italian Renaissance Revival | Beaux Arts       | 5D3                      | 5S3            | 502-516 Santa Monica Boulevard (Pacific Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Italian Renaissance Revival architecture as applied to a commercial building. Constructed in 1924, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.  |
| 518     | Santa Monica | Blvd   | 518-522 Santa Monica Blvd | 1930                    | Henry C. Hollwedel                   |   |  |               | Italian Renaissance Revival |                  | 5B                       | 5S3            | 518-522 Santa Monica Boulevard appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Italian Renaissance Revival architecture as applied to a commercial building. Constructed in 1930, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architect Henry C. Hollwedel. Finally, the property is significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.   |
| 602     | Santa Monica | Blvd   | 602-610 Santa Monica Blvd | 1923                    |                                      | N.J. Nichols  |  |               | Tudor Revival               |                  | 5D3                      | 5S3            | 602-610 Santa Monica Boulevard appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Tudor Revival architecture as applied to a commercial building. Constructed in 1923, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.   |

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| 100     | Wilshire     | Blvd   |                            | 1971                    | Daniel, Mann, Johnson and Mendenhall |                | General Telephone Building; Lawrence Welk Plaza |                          | Late Modern               |                           |                          | 553            | 100 Wilshire Boulevard (General Telephone Building) appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Late Modern architecture as applied to a commercial building. Constructed in 1971, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable architectural firm Daniel, Mann, Johnson and Mendenhall (DMJM). The property is also significant for representing patterns of high-rise commercial development that shaped Santa Monica's commercial landscape in the post-World War II period. This building and the adjacent residential tower (1221 Ocean Avenue) were developed concurrently by bandleader and television impresario Lawrence Welk, who invested heavily in Santa Monica real estate in the post-World War II period. |
| 520     | Wilshire     | Blvd   | 518-522 Wilshire Blvd      | 1928                    |                                      |                |   |                          | Spanish Colonial Revival  | American Colonial Revival | 5B                       | 553            | 518-522 Wilshire Boulevard appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of Spanish Colonial Revival architecture as applied to a commercial building. Constructed in 1928, it exhibits distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant for representing patterns of commercial development that shaped Santa Monica's central business district prior to World War II.  |
| 1227    | 3rd          | St     | 1227 3rd St Promenade      | 1938                    |                                      |                |   |                          | Art Deco                  |                           | 5D3                      | 553*           | 1227 3rd Street appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1938, the building is a good example of Art Deco architecture as applied to a commercial building. It also represents patterns of commercial development that shaped Santa Monica's central business district prior to World War II. The building does not retain sufficient integrity to be eligible as a Landmark, but it appears eligible as a Structure of Merit.   |
| 1322    | 3rd          | St     | 1322-1324 3rd St Promenade | 1949                    | John J. Gould                        |                | F.W. Woolworth Building                         |                          | Late Moderne              |                           | 5D3                      | 553*           | 1322-1324 3rd Street (F.W. Woolworth Building) appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1949, the building is a good example of Late Moderne architecture as applied to a commercial building. It also represents patterns of commercial development that shaped Santa Monica's commercial landscape in the post-World War II period. The building does not retain sufficient integrity to be eligible as a Landmark, but it appears eligible as a Structure of Merit.   |
| 1354    | 3rd          | St     | 1354-1356 3rd St Promenade | 1930                    |                                      |                |   |                          | Art Deco                  |                           | 5D3                      | 553*           | 1354-1356 3rd Street appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1930, the building is a good example of Art Deco architecture as applied to a commercial building. It also represents patterns of commercial development that shaped Santa Monica's central business district prior to World War II. The building does not retain sufficient integrity to be eligible as a Landmark, but it appears eligible as a Structure of Merit.  |
| 1301    | 4th          | St     |                            | 1959                    | F.K. Lesan                           | H. Goldsworthy | Bank of America                                 |                          | Mid-Century Modern        |                           | 5B                       | 553*           | 1301 4th Street appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1959, the building exhibits some elements that are commonly associated with Mid-Century Modern architecture as applied to a commercial building. The building does not rise to the level of significance needed to be eligible as a Landmark, but it appears eligible as a Structure of Merit.  |
| 1327    | 5th          | St     |                            | 1930                    |                                      |                |   |                          | Commercial Vernacular     | Art Deco                  | 5D3                      | 553*           | 1327 5th Street appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1930, the building represents patterns of commercial development that shaped Santa Monica's central business district prior to World War II. The building does not retain sufficient integrity to be eligible as a Landmark, but it appears eligible as a Structure of Merit.   |
| 1331    | 7th          | St     |                            | 1953                    |                                      |                |   |                          | Neoclassical              |                           | 5D3                      | 553*           | 1331 7th Street appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1953, the building is a good example of Neoclassical architecture as applied to a commercial building. The building does not retain sufficient integrity to be eligible as a Landmark, but it appears eligible as a Structure of Merit.   |
| 520     | Arizona      | Ave    |                            | 1947                    |                                      |                |   |                          | American Colonial Revival |                           | 5D3                      | 553*           | 520 Arizona Avenue appears eligible for local listing as a Santa Monica Structure of Merit. Constructed in 1947, the building exhibits some elements that are commonly associated with American Colonial Revival architecture as applied to a commercial building. The building does not rise to the level of significance needed to be eligible as a Landmark, but it appears eligible as a Structure of Merit.  |
| 401     | Santa Monica | Blvd   | 401-409 Santa Monica Blvd  | 1925                    |                                      | W.R. Freeman   | Security Building                               |                          | Commercial Vernacular     |                           | 5D3                      | 553*           | 401-409 Santa Monica Boulevard (Security Building) appears eligible for local listing as a Santa Monica Structure of Merit. The property represents patterns of commercial development that shaped Santa Monica's central business district prior to World War II. Constructed in 1925, it is one of relatively few extant commercial buildings from this formative period of growth. The building does not retain sufficient integrity to be eligible as a Landmark, but it appears eligible as a Structure of Merit.  |
| 1216    | 2nd          | St     | 1216-1220 2nd St           | 1963                    |                                      |                | First Presbyterian Church Education Building    |                          | Mid-Century Modern        |                           | 5D3                      | 6L             | 1216-1220 2nd Street (First Presbyterian Church Education Building) was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it does not, on its own, appear to satisfy the registration requirements for local, state, or federal listing.  |
| 1418    | 2nd          | St     | 1418-1420 2nd St           | 1907                    |                                      |                | Eagles Hall                                     |                          | Not applicable            |                           | 5D3                      | 6L             | 1418-1420 2nd Street (Eagles Hall) was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it has been extensively altered and does not retain sufficient integrity for local, state, or federal listing.   |
| 1452    | 2nd          | St     |                            | 1922                    |                                      |                |   |                          | Commercial Vernacular     |                           | 5D3                      | 6L             | 1452 2nd Street was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it does not, on its own, appear to satisfy the registration requirements for local, state, or federal listing.  |
| 1201    | 3rd          | St     | 1201 3rd St Promenade      | 1935                    | Morgan, Walls and Clements           |                | Ralph's Grocery                                 | Barnes and Noble; Europa | Not applicable            |                           | 5D3                      | 6L             | 1201 3rd Street (Ralph's Grocery) was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it has been extensively altered and does not retain sufficient integrity for local, state, or federal listing.  |
| 1237    | 3rd          | St     | 1237-1239 3rd St Promenade | 1954                    | Joseph Halpern                       |                |   |                          | Not applicable            |                           | 5D3                      | 6L             | 1237-1239 3rd Street was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it has been extensively altered and does not retain sufficient integrity for local, state, or federal listing.   |

| Address | Street   | Suffix | Location                                     | Year Built per Research | Architect             | Builder | Historic Name | Common Name | Architectural Style   | Additional Style | Previous HRI Status Code | Local Register | Statement of Significance   |
|---------|----------|--------|--|-------------------------|-----------------------|---------|---------------|-------------|-----------------------|------------------|--------------------------|----------------|---|
| 1242    | 3rd      | St     | 1242-1246 3rd St Promenade                   | 1937                    | Norstrom and Anderson |         |               |             | Not applicable        |                  | 5D3                      | 6L             | 1242-1246 3rd Street was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it has been extensively altered and does not retain sufficient integrity for local, state, or federal listing.                 |
| 1352    | 3rd      | St     | 1352-1360 3rd St Promenade                   | 1929                    | Krempel and Erkes     |         | Bank of Italy |             | Not applicable        |                  | 5D3                      | 6L             | 1352-1360 3rd Street (Bank of Italy) was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it has been extensively altered and does not retain sufficient integrity for local, state, or federal listing. |
| 1429    | 3rd      | St     | 1429 3rd St Promenade                        | 1913                    |                       |         |               |             | Not applicable        |                  | 5D3                      | 6L             | 1429 3rd Street was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it has been extensively altered and does not retain sufficient integrity for local, state, or federal listing.                      |
| 1231    | 4th      | St     | 1231-1235 4th St                             | 1946                    |                       |         |               |             | Late Moderne          |                  | 5D3                      | 6L             | 1231-1235 4th Street was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it does not, on its own, appear to satisfy the registration requirements for local, state, or federal listing.                 |
| 510     | Arizona  | Ave    |  | 1956                    |                       |         |               |             | Commercial Vernacular |                  | 5D3                      | 6L             | 510 Arizona Avenue was previously identified as a contributor to the Central Business District Historic District. However, this area is no longer eligible as a historic district. While the property contributed to the scale, continuity, and character of the former historic district, it does not, on its own, appear to satisfy the registration requirements for local, state, or federal listing.                   |
| 317     | Wilshire | Blvd   | 317-335 Wilshire Blvd; 325-329 Wilshire Blvd | 1925                    | Paul R. Williams      |         |               |             | Not applicable        |                  | 5B                       | 6L             | 317-335 Wilshire Boulevard was previously identified as eligible for listing as a Santa Monica Landmark, and as a contributor to the Central Business District Historic District. However, the building has been extensively altered and does not retain sufficient integrity for listing.  |
| 1318    | 2nd      | St     |  |                         |                       |         |               |             | Not applicable        |                  | 5D3                      | 6Z             | 1318 2nd Street was previously identified as a contributor to the Central Business District Historic District. However, the building has since been demolished.   |
| 1522    | 2nd      | St     | 1522-1524 2nd St                             |                         |                       |         |               |             | Not applicable        |                  | 5D3                      | 6Z             | 1522-1524 2nd Street contained a ghost sign that was previously identified as a contributor to the Central Business District Historic District. However, the sign and the building with which it is associated have since been demolished.  |
| 1427    | 4th      | St     | 1425-1429 4th St                             |                         |                       |         |               |             | Not applicable        |                  | 5D3                      | 6Z             | 1425-1429 4th Street was previously identified as eligible for listing as a Santa Monica Landmark. However, the building has since been demolished.   |
| 1332    | 5th      | St     | 1332-1336 5th St; 1342 5th St                |                         |                       |         |               |             | Not applicable        |                  | 5S3*                     | 6Z             | 1332-1336 5th Street was previously identified as eligible for listing as a Santa Monica Structure of Merit. However, the building has since been demolished.   |
| 1554    | 5th      | St     | 1550-1558 5th St                             |                         |                       |         |               |             | Not applicable        |                  | 5B                       | 6Z             | 1550-1558 5th Street (Royalty Auto Body) was previously identified as eligible for listing as a Santa Monica Landmark, and as a contributor to the Central Business District Historic District. However, the building has since been demolished.  |
| 1423    | 7th      | St     |  |                         |                       |         |               |             | Not applicable        |                  | 5B                       | 6Z             | 1423 7th Street was previously identified as eligible for listing as a Santa Monica Landmark, and as a contributor to the Central Business District Historic District. However, the building has since been demolished.   |
| 402     | Colorado | Ave    |  |                         |                       |         |               |             | Not applicable        |                  | 3S; 5B                   | 6Z             | 402 Colorado Avenue (Sears Auto Center) was previously identified as eligible for listing as a Santa Monica Landmark, and as a contributor to the Central Business District Historic District. However, the building has since been demolished.   |
| 1444    | Lincoln  | Blvd   |  |                         |                       |         |               |             | Not applicable        |                  | 5S3*                     | 6Z             | 1444 Lincoln Boulevard was previously identified as eligible for listing as a Santa Monica Structure of Merit. However, the building has since been demolished.   |
| 1607    | Lincoln  | Blvd   | 1607-1613 Lincoln Blvd                       |                         |                       |         |               |             | Not applicable        |                  | 5S3                      | 6Z             | 1607-1613 Lincoln Boulevard (Santa Monica Municipal Bus Barn) was previously identified as eligible for listing as a Santa Monica Landmark. However, the building has since been demolished.  |
| 1515    | Ocean    | Ave    |  |                         |                       |         |               |             | Not applicable        |                  | 5S3*                     | 6Z             | 1515 Ocean Avenue (Pacific Sands Motel) was previously identified as eligible for listing as a Santa Monica Structure of Merit. However, the building has since been demolished.  |