



CITY OF SANTA MONICA – CITY PLANNING DIVISION
HISTORIC DISTRICT DESIGNATION APPLICATION

C.C. Case No.: 18ENT-0356

18ENT-0356

Applications must be submitted, by appointment, at the City Planning public counter, Room 111 at City Hall. City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application you may call the City Planning Division at (310) 458-8341.

PROJECT ADDRESS: 2506-2516, 2518, 2524, 2528, & 2525 4th Street Corner District

Land Use Element District: Ocean Park Zoning District: OP2

Legal Description: _____

APPLICANT:

Name: Santa Monica Conservancy

Address: PO Box 653 Santa Monica, CA Zip: 90406

Phone: 310-399-3599 Email: info@smconservancy.org

CONTACT PERSON: (if different)

Name: Carol Lemlein

Address: _____ Zip: _____

Phone: 310.729.1165 Email: lemlein@aol.com

Relation to applicant: _____

PROPOSED DISTRICT BOUNDARIES:

Legal Description of Area (lots, blocks, tracts): Vawter's Subdivision of Blocks 6, 7, 8, 9, 10, 11, 12, and 13 Lucas Tract, Lot 6, 7, 8, 9 Hill Crest Tract, Block 2, portion Lot 1

Subject improvements are generally known as (if applicable): _____

Are property owners within the proposed district aware of this application?
 Yes No ** only 2518 4th is aware*

Is the proposed district identified in the Santa Monica Historic Resources Inventory:
 Yes: part of a larger district No

This section to be completed by City staff

Received By: G. Page Amount Paid: \$ 1238.18
Date Submitted: 10-18-18 11/20/18 Check No.: CC

GENERAL INFORMATION

BACKGROUND INFORMATION:

Please attach additional sheets if necessary to provide sufficient information regarding the potential district.

Description of potential district boundaries: 2506-2516, 2518, 2524, 2528, & 2525 4th Street

Please explain why this area is proposed.

This particular area remained undeveloped until the opening of Ocean Park Boulevard through this block in December 1917. The properties are primary development hugging the important new thoroughfare as prime, intact examples of the final build-out of the Ocean Park Neighborhood.

Statement of historic importance:

Please provide a narrative of the history of the area/neighborhood and the Period of Significance for the proposed district.

see attached

Statement of architectural significance:

see attached

Person(s) of historic importance: _____

see attached

Statement of other significance: _____

see attached

Documents and publications referenced that relate directly to proposed district or its contributing structures (bibliography):

see attached

BACKGROUND INFORMATION

DOCUMENTATION OF BUILDINGS:

Please attach *current* photographs, labeled with street addresses, of all structures and significant urban design features or other elements within the boundaries of the proposed historic district. Please provide the following information regarding each structure if known:

Date of construction: see attached Factual Estimated

Source: _____

Architect/Designer/Engineer: _____

Contractor/ Other builder: _____

Architectural Style: _____

Historic Use of Structure(s): _____

Present Use of Structure(s): _____

Is/Are structure(s) on original site: Yes No Unknown

LOCATION MAP:

Please provide a location map showing the boundaries of the historic district being proposed. Label all structures, urban design features, and other elements to be included in the proposed designation. Please include streets and roads and show distance from nearest major intersection. Please also show a north arrow on the map.

APPLICATION REQUIREMENTS:

- Completed application and payment of fee
- Any information you feel would be of assistance in reviewing the application, such as original plans, historic photos, or other historical information.

I hereby certify that the information contained in this application is correct to the best of my knowledge.

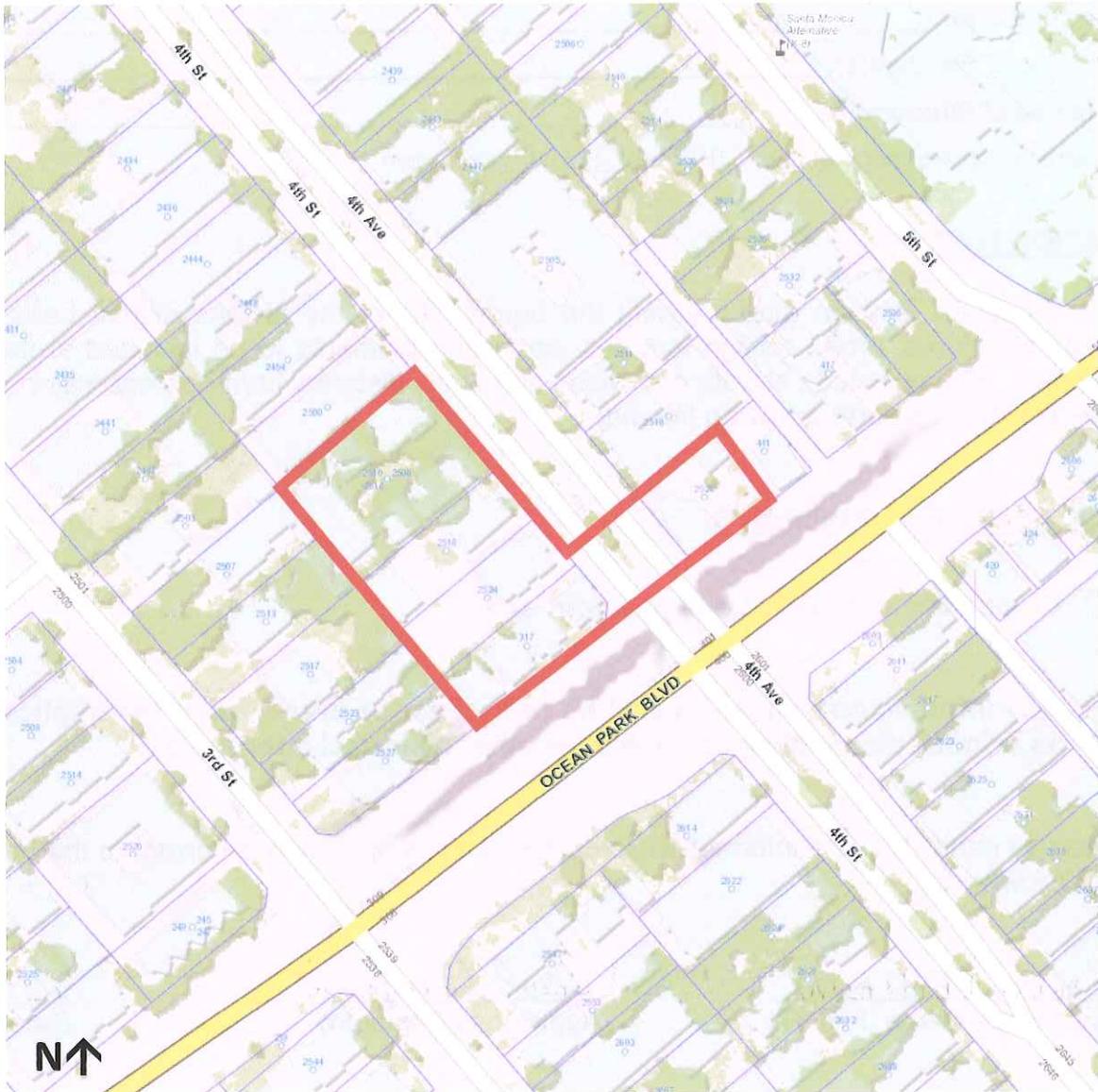
CAROL LEMLEIN
Applicant's Name (PRINT)

Carol Lemlein
Applicant's Signature

10-18-18
Date

4TH STREET & OCEAN PARK BOULEVARD CORNER DISTRICT

The Fourth Street & Ocean Park Boulevard Corner District, consists of 5 parcels, 2506-2516, 2518, 2524, 2528, and 2525 4th Street.



OCEAN PARK

In 1875, when the Town of Santa Monica was established, Ocean Park was the Lucas Ranch. The north-west corner, from Front Street (Pico Boulevard) to Strand Street, and from Santa Monica Street (3rd Street) to Promenade (Neilson Way) were the only blocks where parcels were for sale. Well-respected attorneys, judges, and landowners with titles like Major, Captain, and Colonel leftover from the Civil War, quickly scooped up double-lots. South Santa Monica became a posh beach house enclave for Los Angelinos.

The Lucas family farmed the rest of Ocean Park, and up to 20th Street in Sunset Park. By 1886, after a series of family tragedies, the Lucas' sold off their Santa Monica holdings in parcels ranging from 10 to 20 acres each. All of the parcels west of Abbie Street (4th Street) and a few others as well (roughly a third of today's Ocean Park Neighborhood), went to W.D. Vawter as soon as they went up for sale in 1884. The rest were sold to various British real estate speculators, and local farmers. The area remained rural. In 1889, an Ostrich Farm moved onto a portion of Vawter's land at the corner of today's Main and Hill Streets. It was an instant attraction and soon people started to take notice of the appeal of the south side beach.

In 1892, Abbot Kinney anticipating the arrival of the Santa Fe line from the south, acquired the marshy strip south of Strand Street and west of Lucas Avenue (Main Street), which extended south into what would become Venice of America. That same year, when the Santa Fe Railroad finally made its way through Ocean Park, it naturally built its station on Hill Street, across from the entrance to the Ostrich Farm. Vawter planted a grove of eucalyptus trees adjacent to the station 70 feet deep and extending 1000 feet north, to serve as a shady picnic and recreation area.

In 1893, Kinney donated a 5-acre parcel of sand west of the depot and Vawter Park to the YMCA for a beach resort. It was an instant success. It is not clear if folks started calling the resort Ocean Park because of the proximity to Vawter's trees, or if Abbot Kinney had already planned on the name Ocean Park Company for his new amusement business from the start, but the name caught on, and in 1895, the SFRR officially changed the name of the depot from South Santa Monica to Ocean Park, and it stuck.

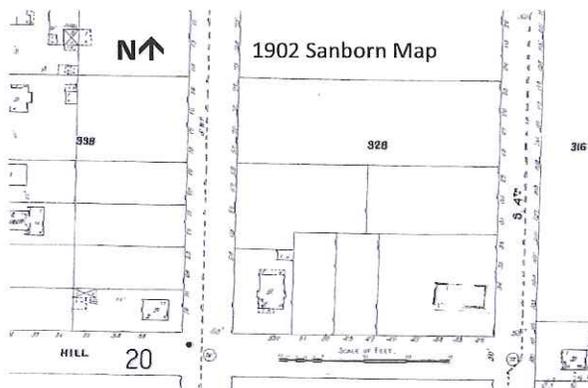
In 1898, the city built an outfall sewer through Kinney's land at Pier Avenue. Kinney turned the utilitarian wharf that supported the pipe into Santa Monica's first pleasure pier. (Actually it was the second pleasure pier, the Santa Fe had built a very short, short-lived, uninteresting wharf near the YMCA bathhouse which had just been condemned.) Pier Avenue soon became a lively commercial street. With so much activity in the vicinity, landowners started to subdivide and investors bought lots. But development was still happening only on the beachfront on parcels rented on two and three year leases from Abbot Kinney in his sand dunes. In 1900, Kinney started selling off his beach parcels. That's when the boom hit Ocean Park. The first Sanborn maps were drawn of

Ocean Park in 1902. They cover only the western-most blocks, indicating little development east of Third Street. Ingersoll notes that the boom hit its peak in 1902, just when the maps were being produced.

FOURTH STREET HILL

When the Lucas family established their ranch in 1875, they built a grand home on a hilltop that overlooked the burgeoning town of Santa Monica to the north-west. When the ranch was subdivided, the house was sold with minimal grounds on a parcel of about 2.5 acres that we know today as Hotchkiss Park at the corner of Strand Street and Fourth Street. This block of Fourth Street extended all the way to Hill Street with out a break, but Central Avenue T-ing into it midway. The Lucas Tract Subdivision established Central Avenue in 1884.

In 1896, with all the success of the Ocean Park resort, the Vawters extended their north side electric streetcar line to the south side. The new “loop-line” came into Ocean Park along Main Street, east on Hill Street, north on Fourth Street, and back to the north side to the point of beginning.¹ The point of this line was to connect the busy Ocean Park beach resort to central Santa Monica. There was a second bridge across the gully at Fourth Street for the return trip, and it made sense for the Vawter line since Hill Street went through the middle of their Lucas holdings and Fourth Street was along the east edge of them. Service was, however, infrequent. What really helped connect the two sides of town was the paved walk that Abbot Kinney built at the beach, and of course the Los Angeles and Pacific Electric Train line that took over the Santa Fe right-of-way on Main Street.

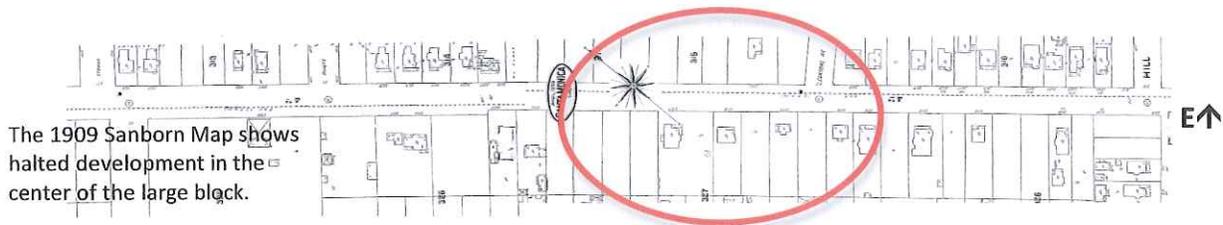


The 1902 Sanborn Map shows only the Hill Street corner of the subject block of Fourth Street (left). We can assume that there were few if any structures to protect from fire on Fourth Street at the time the maps were made, or they would have shown more.

The 1909 Sanborn Maps show the full block from Strand to Hill Street. By then it was sparsely developed with tiny cottages. Even though the Fourth Street sites had better views and might have been seen as more desirable lots, they were harder to get to without a through street. It was

¹ Ingersoll

still just the “outskirts” of the developed part of Ocean Park. Activity still focused near the beach, and near the streets that led to the beach.



The oldest extant building on Fourth Street between Strand and Hill Streets, fronts the court at 2506 4th Street. It appears to have been built circa 1903, which is consistent with the maps. But development was sparse. The 1918 map was drawn during construction of the opening of Ocean Park Boulevard (then Central Avenue) from Fourth Street to the beach and shows houses, yet to be moved, in the new roadway. It is at that moment in time that development on the south half of the block kicked in, spurred by a significant change in access. Very soon, all the rest of the buildings in the proposed district were built.

Before Ocean Park Boulevard opened up, this was a very long block. The Corner District was right in the middle of it, which explains the delay in development before Central Avenue came through. The opening of Central Avenue was lauded in the December 12, 1917 *Santa Monica Outlook* as a “big thing for the business district in Ocean Park to have a thoroughfare reaching direct to Los Angeles right through the heart of Ocean Park.” Most Ocean Park residents, with the exception of a handful who objected to the assessments they would have to pay, favored the project. It is not surprising that property owners in the Corner District jumped on board with the burgeoning regional development boom to enjoy a very local boom of their own. Thus the Corner District, in addition to its cohesive representation of revival architectural styles, provides an excellent visual on what happened to a thinly developed area when a new boulevard came through.

In the late 1960s, the city widened and regraded Ocean Park Boulevard again. This time they removed the hill at Fourth Street altogether to create a more highway-like approach to the beach. To widen the roadway, entire parcels (120 feet in all) were removed from the south side, which did not directly impact the subject properties. But a bridge was built to connect the two sides of Fourth Street, and approaches down to Ocean Park Boulevard from Fourth Street were also engineered. Finally, all the properties on the both sides of Fourth Street deeded the city the front 12 feet of their parcels for the widening of Fourth Street for extra lanes and street parking to accommodate the anticipated flow of cars coming off the new I-10 freeway exit at Fourth Street and Olympic Boulevard heading south. The city paid the owners of 2506-2516 Fourth Street, for example, \$5800 for their 12 feet.²

² City of Santa Monica Open Data Portal, <https://data.smgov.net/>

Typically, alterations such as these highway improvements are seen as the end of historic integrity of a district in which the initial development was 100 or more years ago. But these changes are themselves fifty years old, and the character of the neighborhood has shown great resilience in the midst of those changes. The particular way that a new era of multi-unit housing, which came of age in the 1920s, came head to head with the complete buy-in to freeway living in 1960s California is perfectly legible at Fourth Street and Ocean Park Boulevard.

Architecturally, the district manifests the early history and development of Ocean Park through the representation of three styles, Late Victorian Cottage, Craftsman and Mission Revival. It also represents several types of multifamily arrangements of the teens through the 1920s starting with an early Victorian, which was subdivided and incorporated into a court, through the 2-story 1936 apartment building with accommodation for automobiles. Finally, the three Mission Revival structures, which are characterized by flat roofs, and elevated corner parapets trimmed with red tile, are a rare find in Santa Monica.

2506-2516 Fourth Street



This bungalow court has been subdivided into condos, on Lot 7 of Vawter's Subdivision of Blocks 6-13 of the Lucas Tract. The Condominium Re-Subdivision is Tract #50770.

The city's current Historic Resources Inventory lists this property as 5S3. A front bungalow, referred to as 2506 4th Street, faces the sidewalk. Five other bungalows on the property are dated circa 1925 on the Historic Resources Inventory.



The street-facing bungalow, known as 2506 4th Street, is a Turn of the Century hipped roof cottage built in approximately 1903.³ A front facing dormer with highly-decorative scrollwork sits above a front porch inset on the south side on the shingled façade. A leaded glass window is centered in the dormer and matches the pattern of leaded glass that fills the top third of

³ City of Santa Monica Historic Resources Inventory, Continuation Sheet: 2400-2500 Block of 4th Street District, 2506 4th Street (Bungalow Courts) 1983

a large window within the front porch. The entry door appears to be an original single light door. Foliage obscures much of the house from the street. The rest of the court



consists of a small bungalow directly behind 2506, a rectangular building with multiple units to the south, and another rectangular structure with multiple units across the rear of the parcel. They have clapboard siding and are Craftsman style. All the structures on the parcel are separated by a large green space with mature trees, and are separated from the street by a hedge making detailing difficult to discern.

2518-2522 Fourth Street



This property was designated as a Structure of Merit on December 11, 2017. It is described as 3717 square feet on a 7146 square foot parcel on Lot 8 of Vawter's Subdivision of Blocks 6-13 of the Lucas Tract. It has 5 units and a cumulative 6 bedrooms and 5 baths, and was built in the Spanish Colonial Revival Style in 1936. In addition to the Structure of Merit, at the front of the parcel, there is a second structure with additional units and parking in the rear, which also dates from 1936.

For full details on this property, see: *Structure of Merit Assessment Report, Triplex Apartment Building, 2518 4th Street, Santa Monica, California*, Ostashay & Associates Consulting, Jan Ostashay, Principal, December 2017

2524 Fourth Street

This house is described as 1702 square feet on a 7103 square foot parcel on Lot 8 of Vawter's Subdivision of Blocks 6-13 of the Lucas Tract. It has 3 units and a cumulative 2 bedrooms and 3 baths (one bachelor and two one bedroom units), and it was built in 1917.



This property has a status code of 5S3 on the city's Historic Resources Inventory. The narrative in the 2011 HRI indicated that Henry and Annie Scheer owned and resided at the property in 1917, soon after it was first built. Directories indicate that they lived there for three

years, until 1921. Scheer was a building contractor; a permit in his name for the building of 2520 Fourth Street was recorded in June 1916. (2520 may have been the address for the house one parcel north known today as 2518 Fourth). The structure appears to have the same footprint today as it had in the 1918 and 1950 Sanborn maps.



The Mission Revival bungalow has a flat roof punctuated by projecting piers. The main entryway is inset between two large piers spanned by an arch on the south end of the façade. The door itself is covered with a screen and has what appear to be original or old sidelights and a fanlight above. A tripartite window with a large single-pane center panel and two narrow side panels with nine-over-one sashes dominate the rest of the façade. Below the window is a large window box supported by brackets. Shading the front window is a tiled shed roof supported by beams and brackets similar to those that support the window box. Near the front on the south elevation, there is a large arched window that has similar proportions to the front entry. It is possible that there was an open porch or front entry that was enclosed early on. Close to the front on the north elevation is an intricate stained glass window adjacent to a chimney with a tiled gable top. Further west on the north elevation is another tiled shed roof over what appears to be an enclosed porch or side entry.



2528 Fourth Street & 321, 319, 317 Ocean Park Boulevard



This 7094 square foot parcel has four addresses, for 4 cottages. It is formally known as Lot 9 of Vawter's Subdivision of Blocks 6-13 of the Lucas Tract. The four units total 3389 square feet with 8 bedrooms and four baths. The assessor does not indicate them as individual structures, and no exact year built is indicated.

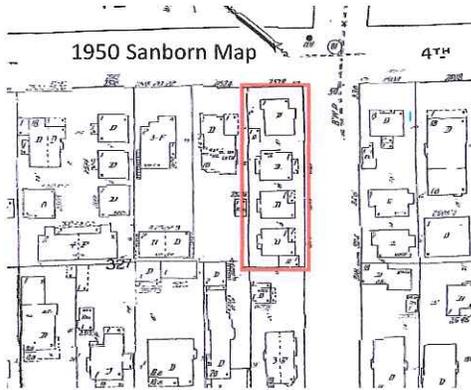
The 2011 HRI listed all four cottages as potential contributors to a Fourth Street Historic District. The front house was dated on the DPR sheet circa 1923 on the basis of its style. The consultants did not find records of its construction date. John W. Wraith, the assessed owner of the parcel and occupant of 321 in 1920, may have built 317, 319 & 321 Ocean Park Boulevard. The report seems confident of a 1919 construction date for the back cottages. They are very similar with only minor differences in roofs and siding.

The July 24, 1920 *Santa Monica Outlook* confirms that Mr. Wraith took out a permit for 321 Central Avenue for \$2000. The December 6, 1922 *Santa Monica Outlook* indicates that Mr. Wraith took out a permit for a new "flat building" at 327 and 328 Central Avenue (the 1918 Sanborn labels the new Central Avenue facing side of the parcel as 329 Central Avenue, so this was more likely the front house). Directory and census information indicate that the Wraiths resided at 319 and 321 Ocean Park Boulevard and at 2528 Fourth Street for various intervals over nearly 30 years from 1921-1947.



In 1917, when Central Avenue (Ocean Park Boulevard) was opened up from Main Street to 4th Street, the parcel that contains the 4 subject structures was known as 2528 Fourth Street. It was a mid-block parcel developed with one small dwelling that had a porch on the north-facing elevation. The dwelling at 2528 Fourth Street that appears on the 1918 Sanborn map does not appear to have been reused on the site when the property was redeveloped after the opening of Ocean Park Boulevard, reorienting it as a corner property. The parcel immediately to the south, 2532 Fourth Street, was removed for the opening of

Central Avenue. In 1926, Central Avenue, which along various stretches to the west was known as Dwight Avenue and to the east as National Boulevard, became unified with the name Ocean Park Boulevard.



By the 1950 Sanborn the property was developed with the four cottages that remain today, along with two garages. The garage associated with the Fourth Street cottage remains extant, but the garage on the west (rear) edge of the parcel is not remaining.

In the 1960s, two more parcels along the south side of the Ocean Park Boulevard (opposite the subject parcel) were removed for widening and deep grading between Main Street and Lincoln Boulevard. The hill directly in front of the cottages was adjusted to give access to the boulevard from a new Fourth Street Bridge. A change in street level and resulting retaining wall in front of the property made it inaccessible as a garage. Remarkably, the shallow front yards do not appear to have been altered during the many changes to the boulevard.

2528 Fourth Street



This Mission Revival residence is oriented towards the corner of Ocean Park Boulevard and Fourth Street. It is clad with stucco with a banded parapet capped with tile. The Fourth Street façade is mostly unadorned except for the chimney and symmetrical windows with asymmetrical mullions on either side. The front door is arched, facing Fourth Street, with curved steps that can be approached easily from either direction. The Ocean Park Boulevard façade has both a tripartite, arched window and double transom windows. A narrow wooden garage survives on the north side of the structure.

321 Ocean Park Boulevard



This wooden Craftsman cottage is clad in alternating widths of lapped siding. Extended rafter tails support the gabled roof. A front entryway protrudes from the center of the front facade under a shed roof, accessed on the east side. On either side of the entry are wooden windows with transoms separated by decorative mullions.

319 Ocean Park Boulevard



This lapped-siding-clad, Craftsman bungalow is topped with a forward facing gabled roof and a brick chimney. A second smaller gable extends the façade forward on the west side. The east side of the façade is an inset porch that appears to be covered with a pergola, which is very overgrown. What appears to be an original front door can be seen through screening that is tacked on to the intact original porch structure.

317 Ocean Park Boulevard



This simple wooden Craftsman cottage has a forward facing gable roof with an offset gable over an inset front porch. The details include extended rafter tails, square porch posts and long, split shingle siding, which has been painted pink. An original front door is visible inside what appears to be an intact front porch simply enclosed by screening nailed in place.

2525 Fourth Street



This house has 1120 square feet on a 5583 square foot parcel on Lot 2, Block 1 of the Hillcrest Tract. It has 1 unit with 2 bedrooms and 1 bath, and was built in 1922. 411 Ocean Park Boulevard, on the rear portion of this subdivided parcel, does not contribute to the potential district, nor does it have any perceptible historic value. The city's Historic Resources Inventory lists 2525 Fourth Street as 5S3.

This flat-roofed Mission Revival Style bungalow is long and asymmetrical. It has a tile-edged, irregularly stepped parapet. The entry bay has a curved canopy supported by decorative brackets. The variously tripartite and paired windows have tiled pent canopies, which are also supported by the decorative brackets. The non-original



front door is flanked by what appear to have been sidelights, which have been filled in with metal screening. A poured concrete planter bed extends across the façade. The south facing façade is symmetrical with

three bays. The center bay has a tiled, shed canopy nestled between piers shading a large arched window, which has been infilled. On either side are tripartite casement windows each with a tiled, pent, bracketed canopy. An original garage with barn doors remains in the north-east corner of the parcel.

