

**Single-Family Residence**  
**2219 Ocean Avenue**  
**Santa Monica, California**  
City Landmark Assessment Report

Evaluation Report  
Building Permit History  
City Directory Research  
Photographs  
Tax Assessor Map  
Sanborn Maps



Prepared for:  
City of Santa Monica  
Planning Division

Prepared by:  
PCR Services Corporation  
Santa Monica, California

July 2006

## **Single-Family Residence**

2219 Ocean Avenue

City of Santa Monica

APN: 4289-022-003

City Landmark Assessment and Evaluation

## **BACKGROUND INFORMATION**

### Description of site or structure, note any major alterations and dates of alterations

The subject property is situated on the east side of Ocean Avenue on Lot 4 of Ivar A. Weid's Subdivision of Block 4 of the Town of South Santa Monica Tract in the City of Santa Monica. The subject property is located in the Ocean Park District of the City and fronts west towards Santa Monica State Beach and the Pacific Ocean. This property is currently not a designated City of Santa Monica Landmark, nor has it been previously identified or evaluated in the City's Historic Resources Inventory.

The subject property consists of a one-story, single-family residence situated near the west end of a 40-foot by 130-foot parcel, and a rear (east) detached garage that faces a narrow alley known as Ocean Court. The modest, turn-of-the-twentieth-century, massed-plan vernacular cottage is of wood frame construction with an irregular floor plan that is the consequence of several additions to the rear of the dwelling over the years. The west-facing house that sits approximately two feet above grade, is capped by a combination hipped and front-gabled roof with slightly bellcast boxed eaves. Narrow clapboard siding and corner boards sheathe most exterior surfaces. A front gabled roof clad with wood shingles in its gable face denotes the entry porch, which has been enclosed by multi-pane fenestration. Concrete steps that are now covered with flagstone lead to the once-recessed front entry door, which is shaded by a non-original flared metal porch hood. North of the entry porch, a wood-framed, double-hung sash window with plain, flat surrounds punctuates the primary (west) elevation. Fenestration along secondary elevations includes similar wood-frame sash, multi-pane fixed, and bay windows. A disabled access ramp leads to a rear entrance located on the south end of the dwelling's east elevation.

A detached, enclosed, single-car garage is situated near the southeast corner of the parcel. A low-pitched shed roof caps the garage, which is clad with board-and-batten wood siding and fronted by a metal tilt-up door. On the west end of the parcel, the raised concrete perimeter wall topped by a wood picket fence encloses a small, grassy front lawn that is bisected by concrete steps and a center path that leads to the front entry porch. In addition to the front lawn, landscaping consists of flowering shrubs, mature bushes, tree ferns, a small grassy rear lawn, and a mature rubber tree.

In researching the subject property no original building permits were located. Additionally, a review of City building permit ledger books did not reveal information about the subject property. As a result, the exact date of construction, initial owner, architect (if any), and builder are unknown. According to Los Angeles County tax assessor records the subject property was built in 1898; however, in reviewing Sanborn maps it appears that the dwelling was built sometime between 1903 and 1909. The 1902 Sanborn map shows that the block bounded by Ocean Avenue to the west, Pacific Street to the north, Strand Street to the south, and the Pacific Electric right-of-way (now Neilson Way) to east was devoid of improvements with the exception of the corner lot at Pacific Street and Ocean Avenue. This block is referred to on county assessor maps as the Ivar A. Weid's subdivision. The 1909 Sanborn map illustrates a small one-story dwelling on the lot at 2219 Ocean Avenue, though its footprint is illustrated slightly differently than what is noted on the 1918 and 1918-1950 Sanborn maps. Because of its architectural style, design, and size, it appears that the structure was built circa 1905.

Although undocumented by building permits, the 1918 Sanborn map indicates that the original dwelling had been substantially modified. Specifically, the recessed, open front entry porch had been enclosed with fenestration, which, being so close to the ocean, was quite common at that time and is still evident in other turn-of-the-twentieth-century cottages in the Ocean Park area. Additionally, by 1918, a large bay window had been constructed near the west end of the north elevation, and the rear (east) portion of the dwelling had been extended with a rather large, awkward shaped addition. A small detached garage was also added to the northeast corner of the lot during this time.

Approximately 20 years later, in 1937, a building permit for \$20 in day labor to construct a five-foot fence was issued to then-owner Mrs. Andrade. In 1946, a building permit was issued to then-owner J.A. Agnew for construction of concrete steps (probably those at the rear northeast entrance) for a cost of \$45. No other building permits for the subject property were located, although the 1918-1950 Sanborn map shows the dwelling split with two units, one at the front of the house (2219 Ocean Avenue) and the other behind it to the rear (2219½ Ocean Avenue). The tax assessor records today (2006) and City memos note the improvement as a one unit, 1,526 square foot single-family residence. Obviously, at some unspecified time it was converted back to its original use.

### Statement of Architectural Significance

The property at 2219 Ocean Avenue is a good, representative, but undistinguished example of a turn-of-the-twentieth-century, massed-plan vernacular cottage. Such hipped roof cottages were prevalent in southern California from the late 1890s through 1910. In addition, the building style and type was common in many parts of Santa Monica, particularly Ocean Park, during this time period.

Features that characterize this building type and style are similar to those found incorporated in early, modest Craftsman style houses. Such features incorporate horizontal wood siding or shingle siding, a hipped or gable roof, front porch, and wood sash windows with plain surrounds. Some examples display exposed structural elements such as rafters. The features on the subject property at 2219 Ocean Avenue, which are typical of the style and period, include the overall massing and scale, bellcast hipped roof, front gabled roof portion sheltering the recessed front entry porch (since enclosed), boxed eaves, double-hung sash windows, bay window, narrow clapboard siding, and corner boards. Numerous examples of turn-of-the-twentieth-century massed-plan vernacular cottages exist in the vicinity of the subject property, including excellent examples located on Fraser Avenue (138, 139, 140) and Wadsworth Avenue (128 and 145). In comparison with the subject property, these cottages are more architecturally distinctive and appear to exhibit higher levels of physical integrity on their primary elevations.

Sanborn maps indicate that the subject property was relatively isolated within the blocks between Pacific and Hollister avenues for several decades following its circa 1905 construction with no adjacent dwellings of consequence built until 1925, when a two-story Spanish Colonial Revival style apartment building (still extant) was erected next door at 2211 Ocean Avenue. Thereafter, few other buildings were erected facing Ocean Avenue north of Hollister Avenue until the 1950s, when several multi-family residences were constructed. In 1973, a five-story condominium building was erected on the adjacent south parcel, which dwarfs the subject property's low profile. The encroachment of newer buildings, however, does not appear to compromise the integrity of the subject property or detract significantly from the historic characteristics that make the cottage a typical example of its period and style.

### Statement of Historical Importance

**Santa Monica.** In 1875, the original townsite of Santa Monica was surveyed, including all the land extending from Colorado Street on the south to Montana on the north, and from 26<sup>th</sup> Street on the east to the Pacific Ocean on the west. Between 1893 and the 1920s, the community operated as a tourist attraction, visited mostly by wealthy patrons. Those areas just outside of the incorporated city limits were semi-rural in setting and were populated with scattered residences. After the advent of the automobile in the 1920s, Santa Monica experienced a significant building boom, with homes being constructed in the tracts north of Montana and east of Seventh Street for year-round residents.

**Ocean Park.**<sup>1</sup> The subject property is located within the City of Santa Monica's Ocean Park District. Ocean Park's history was somewhat independent from that of the rest of Santa Monica. Separated from the north by a gully, which today is filled by the Santa Monica Freeway, Ocean Park was initially oriented towards the beach where a series of piers and other tourist attractions were erected in the late nineteenth century. Much of the housing during this initial period of development was deliberately temporary in nature. Although residential tracts began to be subdivided from the large blocks of land owned by families such as the Lucas' and the Vawters in the mid-1880s, construction tended to cluster on streets nearest the ocean, with the 4<sup>th</sup> Street hill as the inland boundary.

In the years following the turn-of-the-twentieth-century, however, building activities intensified. Main Street became the commercial spine of the community, servicing both permanent residents and visitors who lived in the cottages, bungalows, and bungalow courts, which sprang up as far east as Lincoln Boulevard and beyond. By the close of the teens, a substantial portion of Ocean Park had been improved. The twenties and thirties witnessed nearly complete build out of the area, sometimes at the expense of older improvements. This pattern of development has continued in the post World War II era with the result that Ocean Park is characterized by a multi-layered and diverse historical legacy in terms of the ages, styles, and building types it contains.

Prior to the Second World War, the majority of properties erected near the beach in the Ocean Park area were for vacationing transients who came to enjoy Santa Monica's many seaside attractions. The subject property appears to have been erected for this purpose, given the large number of vacancies and turnover at the address as indicated in City Directories over the years (see City Directory research). Eventually, economic, social, and population trends evolved in the area such that short-term accommodations became longer-term residences for professionals, blue-collar workers, retirees, and others, especially following World War II until the early 1960s. Starting at that time, the City's Redevelopment Agency identified eight contiguous blocks in Ocean Park between Ocean Park Boulevard on the north, Marine Street (city limits) on the south, the old Pacific Electric right-of-way (renamed Nielson Way) on the east, and the Speedway (now Barnard Way) on the west to be razed for new multi-story residential construction. Today, sprawling apartment and condominium buildings erected during the 1960s and 1970s now sit within these blocks. Additionally, during this time period, all of the improved parcels containing beach-facing residential and commercial buildings west of Ocean Avenue and the Speedway to the beach from Bay Street to the city limits were cleared for public parks.

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<sup>1</sup> Excerpted from "Santa Monica Historical Resources Inventory, Phase 3 Final Report" by Leslie Heumann and Associates, May 1994, p.14.

As a result of the City's redevelopment efforts, it appears that Ocean Park's only remaining concentration of early twentieth century beach dwellings located west of Neilson Way are the four blocks situated between Hollister Avenue and the north side of Ocean Park Boulevard (the potential South Beach Historic District).

**Ocean Avenue and Barnard Way (formerly The Speedway).** The area that includes the property at 2219 Ocean Avenue was part of the Ocean Park District that Sanborn maps indicate was beginning to be improved with dwellings, particularly near the beach, at the turn of the twentieth century. Sanborn maps and tax assessor records also confirm that the parcels immediately west of the subject property along Ocean Avenue between Pacific and Strand avenues remained unimproved. This was due, in large part, to the topography of the area, which dropped off at the beach-facing edge of the parcels west of Ocean Avenue north of Hollister Avenue. As a result, the subject property has enjoyed unobstructed views to the beach throughout its history.

In 1902, Ocean Avenue (then known as South Ocean Avenue) terminated at Hollister Avenue, one block south of where the subject property would be built approximately three years later. By 1909, Sanborn maps show that the recreational Bristol Pier (later known as Crystal Pier) had been constructed at the west end of Hollister Avenue, which, along with other piers constructed along the Santa Monica Bay, buttressed Ocean Park's informal, tourist-oriented reputation.

Substantial differences in the development history of Ocean Park north and south of Hollister Avenue were already well in evidence by 1902. Tax assessor records and Sanborn maps indicate that the blocks between Pico Boulevard and Hollister Avenue (in which the subject property is located) contained larger parcels with a mix of east-west and north-south orientations in comparison with the area south of Hollister Avenue with its narrower, north and south-facing lots. Additionally, South Ocean Avenue terminated at Hollister Avenue (with the Speedway originating a few parcels west), further emphasizing the different development patterns of this portion of Ocean Park. It would not be until the 1960s that Ocean Avenue would be extended south at Hollister Avenue by connecting with the street formerly known as the Speedway (renamed Barnard Way) that continued to the city limits at Marine Street.

The presence of the Speedway was a clear demarcation between the north-south facing dwellings east of the Speedway and the beach-facing rooming houses, transient hotels, apartment buildings, restaurants, and storefronts that were erected to the west along The Promenade prior to World War II. In contrast, a similar demarcation did not exist north of Hollister Avenue along Ocean Avenue where the subject property is located. In fact, as late as 1950, Sanborn maps show that while the residential and commercial blocks south of Hollister Avenue were almost entirely improved by that time, many of the parcels

north of Hollister Avenue remained vacant. Since 1950, the few flats and apartments that had been constructed in Ocean Park north of Hollister Avenue where the subject property is located have been replaced with multi-story, multi-family residential buildings that have altered the character of the neighborhood. Today, in the immediate area along Ocean Avenue, only the subject property and a two-story fourplex situated on the adjacent parcel to the north were erected prior to World War II.

As a consequence of the City's redevelopment program that removed all of the beach-facing improvements west of the Speedway (Barnard Way), a windshield survey concludes that the subject property remains the only extant single-family dwelling that faces west towards the beach along Ocean Avenue/Barnard Way in Ocean Park. In contrast, Ocean Park's extant pre-World War II single-family dwellings located within the four blocks south of Hollister Avenue (the potential South Beach Historic District) have a north-south orientation not facing the sea. Nonetheless, the distinct development patterns of the seaside areas north and south of Hollister Avenue render problematic any conclusion of significance based primarily upon the orientations of the dwellings in the two areas.

#### Person(s) of Historical Importance

Between 1913, when the subject property first appears in city directories, until approximately 1937, the subject cottage served as a rental property under the ownership of Albert F. and Helen L. Andrade, for whom no occupation was listed. The Andrades occupied the dwelling during the years between renters that included Judith M. Lane (1919-22), Joseph W. Brown (1927), and Mrs. Edna Larkin (1930-31), none of whose occupations were identified. A building permit dated 1946 and the 1947-48 city directory indicate that Joseph M. Agnew, a salesman, and his wife Elizabeth were the subject property's owner/occupants. The only other resident identified with the 2219 Ocean Avenue address in city directories was Hermina M. Wetzel (no occupation listed), who appears as the householder between 1952 and 1954.

#### Statement of other significance

No evidence was discovered in the current research process to indicate other significance. Further, the property does not appear to meet criteria for high aesthetic or artistic value as it is defined in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

Is the structure representative of a style in the City that is no longer prevalent?

As a building type and style, the massed-plan, vernacular, turn-of-the-twentieth-century cottage was once very prevalent in the older sections of the City, including the Ocean Park area and the original townsite of Santa Monica. In the vicinity of the subject property, the potential South Beach Historic District situated between Hollister Avenue and Ocean Park Boulevard west of Neilson Way contains a number of good, highly intact examples of the type and style. Therefore, it cannot be concluded that the subject property's architectural style is no longer prevalent in the City of Santa Monica.

Does the structure contribute to a potential historic district?

The subject property has not been previously identified as a contributor to any potential historic district in the City, including the nearby South Beach Historic District identified in the Historic Resources Survey Update of Ocean Park completed in 2004. This appears to be due to the relative isolation of the subject property from the significant concentration of dwellings in the potential South Beach Historic District that are united architecturally and aesthetically by plan and by the area's historical and physical development. As a result, it appears that the subject property does not contribute to a potential historic district.

## **CONCLUSION**

In summary, based on current research and the above assessment, the property located at 2219 Ocean Avenue does not appear to meet the City of Santa Monica's Landmark Criteria. The property was evaluated according to statutory criteria as follows:

Landmark Criteria:

9.36.100(a)(1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

The subject property does not appear to satisfy this criterion. The residence is a typical example of a turn-of-the-twentieth-century, massed-plan vernacular cottage erected in the Ocean Park area of Santa Monica circa 1905. The dwelling exhibits a moderate degree of integrity of design, workmanship, and materials on its primary (west) elevation despite the enclosing of the front entry porch. However, better examples of the style and type with higher levels of integrity exist in the blocks south of the subject property.

In terms of exemplifying other elements of the City's history, the neighborhood around the subject property between Pico Boulevard and Hollister Avenue has been extensively



developed with modern apartment buildings and condominiums since World War II. As a result, the architectural integrity and contextual history of the immediate area has been substantially compromised such that neither the neighborhood, nor the subject property, sufficiently reflects the cultural, economic, and architectural history of the City to warrant designation under this criterion. Additionally, due to Ocean Park's distinct development patterns north and south of Hollister Avenue, the fact of the subject property's beach-facing orientation is not of sufficient individual importance to warrant designation under this criterion.

9.36.100(a)(2) It has aesthetic or artistic interest or value, or other noteworthy interest or value.

The subject property does not possess sufficient aesthetic or artistic value necessary for designation under this criterion.

9.36.100(a)(3) It is identified with historic personages or with important events in local, state or national history.

In concluding the background research, the data did not reveal any information on the property's owners and/or occupants to indicate historical significance or notability. Therefore, the subject property does not appear to satisfy this criterion.

9.36.100(a)(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.

The property does not appear to satisfy this criterion. The subject property is a typical example of an early turn-of-the-twentieth-century massed-plan vernacular cottage that incorporates the massing, roof form, porch configuration (now enclosed), siding, fenestration and other architectural elements of the idiom into its overall design. However, better, more representative examples of the type and style exhibiting higher levels of integrity are located in the vicinity of the subject property, particularly along Wadsworth and Fraser avenues west of Neilson Way.

9.36.100(a)(5) It is a significant or a representative example of the work or product of a notable builder, designer or architect.

Because original building permits were not located during the current survey process, the initial architect, designer, and/or builder of the subject property could not be identified. Therefore, the property does not appear to meet this criterion.

9.36.100(a)(6) It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

Application of this criterion does not indicate that the resource has a unique location or singular physical characteristic that makes it unique. However, by virtue of the fact that this building has been in the Ocean Park area since its construction circa 1905, it has become an established feature of the area and may meet this criterion.

## CITY DIRECTORY RESEARCH

### 2219 Ocean Avenue

Year	Entry
1899	No listing. (Note: Ocean Park is not included in this directory)
1905	No listing. (Note: There is no reverse directory section of this directory)
1907	No listing. (Note: There is no reverse directory section of this directory)
1912	No listing. (Note: There is no reverse directory section of this directory)
1913-14	Vacant.
1915-16	Vacant.
1917	Andrade, Albert F. (no occupation listed)
1918	Andrade, Albert F. (no occupation listed)
1919-20	Lane, Judith M. (no occupation listed)
1921-22	Lane, Judith M. (no occupation listed)
1923-24	Andrade, Albert. (no occupation listed)
1925	Andrade, Albert F. (no occupation listed)
1927	Brown, Joseph W. (no occupation listed)
1928	Vacant.
1930-31	Larkin, Edna Mrs. (no occupation listed)
1933	Andrade, Helen L. Mrs. (widow of A.F.)
1936	Andrade, Helen L. Mrs. (widow of A.F.)
1938	Vacant.
1940	Vacant.
1947-48	Agnew, Joseph M. (Elizabeth W.), salesman
1952-53	Wetzel, Hermina M. (no occupation listed)
1954	Wetzel, Hermina M. (no occupation listed)
1958-59	Address not listed.
1960-61	Address not listed.

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## PHOTOGRAPHS



*Primary (west) elevation, looking east.*



*Primary (west) and secondary (north) elevations, looking east.*





*Rear (east) and south elevations, looking west.*



*Rear (east) elevation, looking northwest.*





*Front entry porch area, west elevation, looking southeast.*



*Entrance detail, looking east.*



*Porch fenestration detail, looking east.*



*Window detail, looking east.*



*Detached rear (east) garage, looking northwest.*



*Rear (east) alley (Ocean Court), looking south. Subject garage is on right.*



*Context view, looking southeast from City park. Subject property is at center.*



*Context view, looking south from Ocean Avenue. Subject property is on far left.*



*Context view, looking north from Ocean Avenue. Subject property is on far right.*



*View looking west from front lawn of subject property.*

# **MISCELLANEOUS ATTACHMENTS**

**Current Tax Assessor Map**

**Sanborn Fire Insurance Map 1902**

**Sanborn Fire Insurance Map 1909**

**Sanborn Fire Insurance Map 1918**

**Sanborn Fire Insurance Map 1918-1950**

Next >>

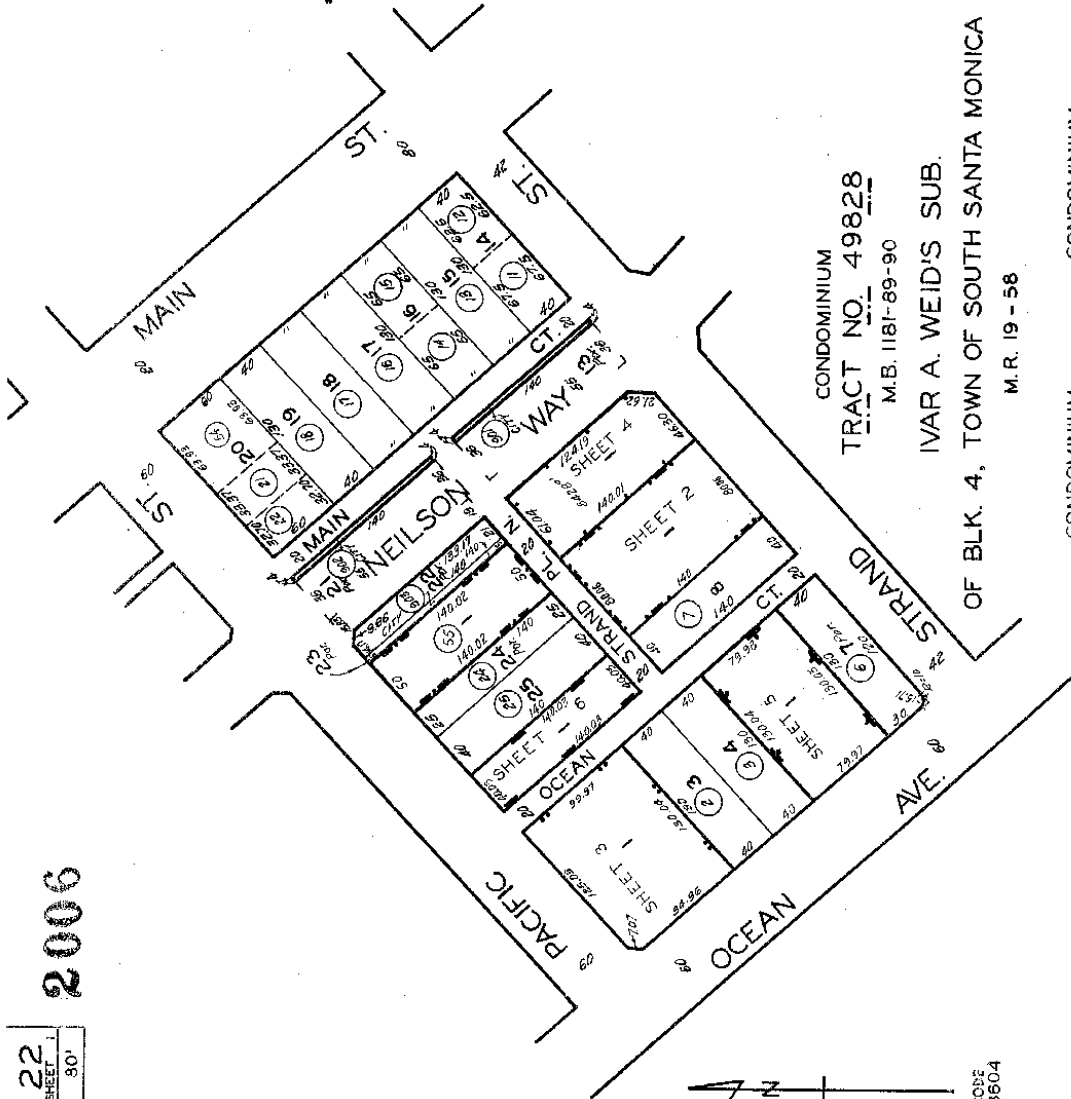
View Enlarged Map

View Printing Instructions

County of Los Angeles, Rick Auerbach, Assessor

4289 22 SHEET 1 SCALE 1" = 50' 2006

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CONDOMINIUM  
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CONDOMINIUM  
 TRACT NO. 46811  
 M.B. 1159-44-45

CONDOMINIUM  
 TRACT NO. 45570  
 M.B. 1108-50-51

CONDOMINIUM  
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IVAR A. WEID'S SUB.  
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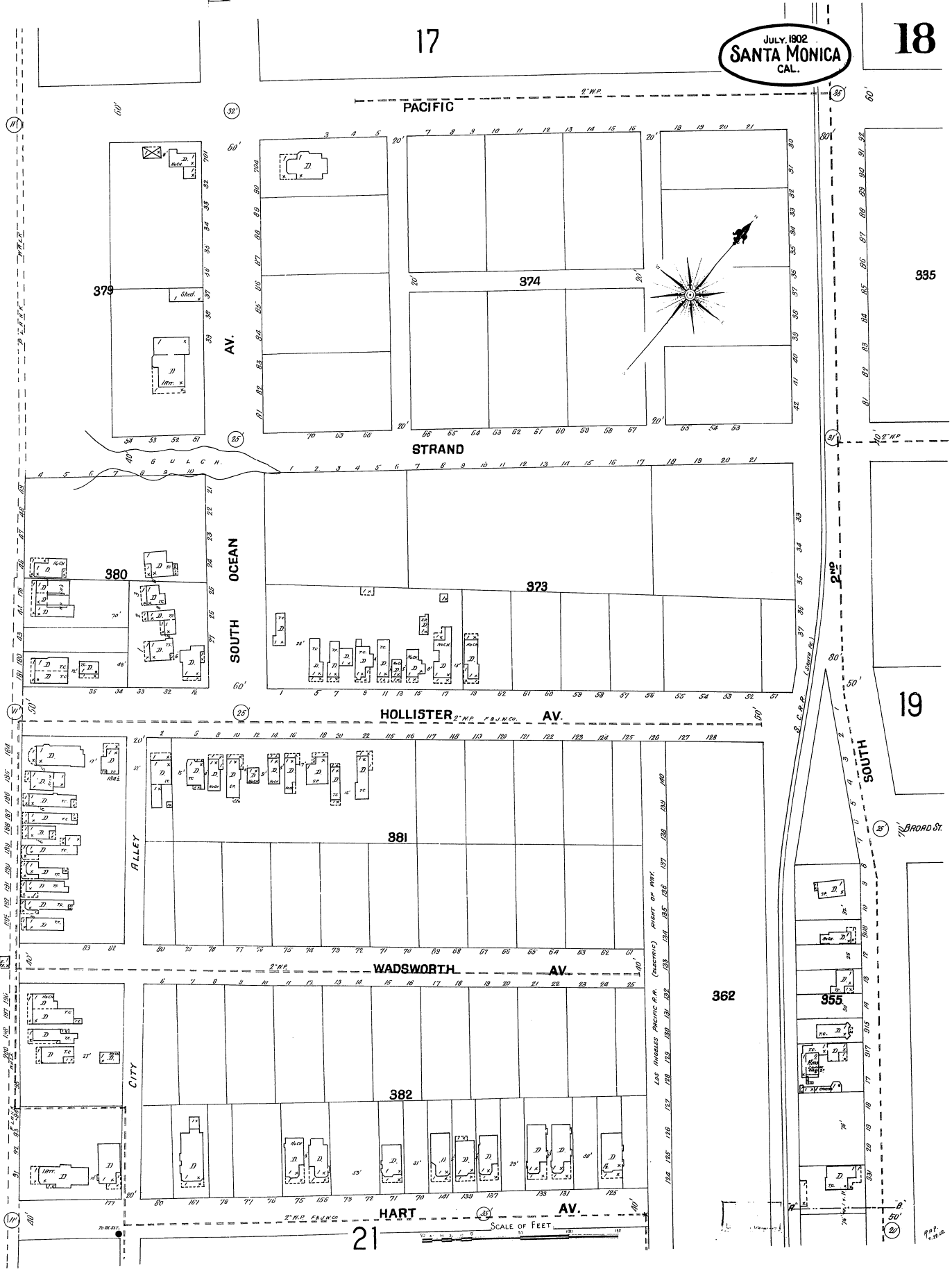
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FOR PREV. ASSMT. SEE: 327-42

ASSessor'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

Ocean

Pacific



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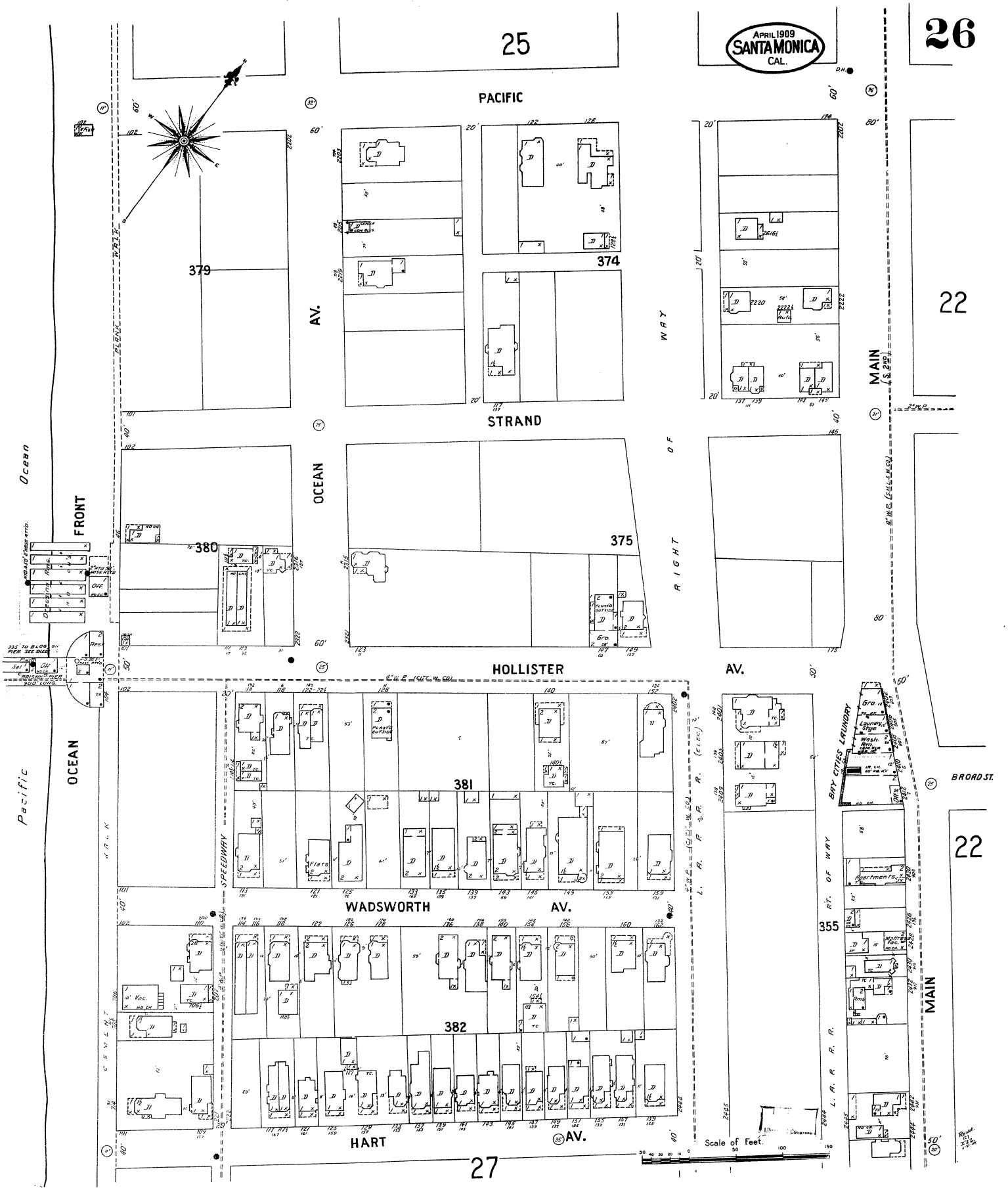
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SCALE OF FEET

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APRIL 1909  
SANTA MONICA  
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SANTA MONICA, CAL.

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THE PROMENADE

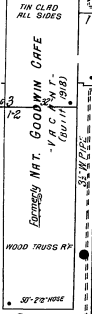
MAIN

(See below)

CRYSTAL PIER

660

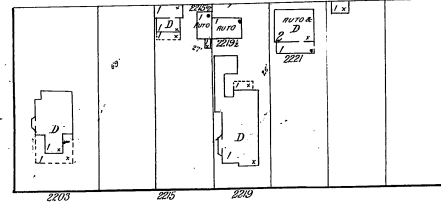
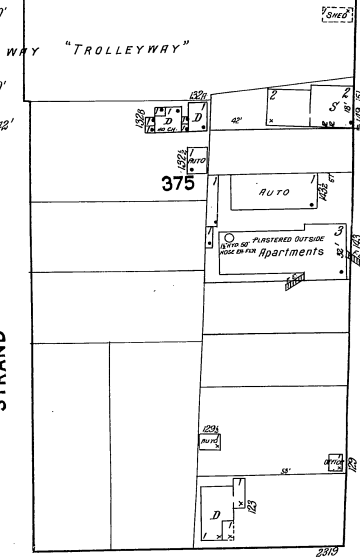
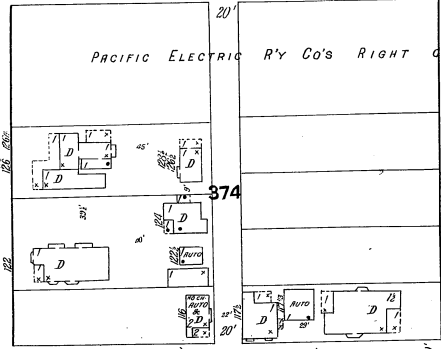
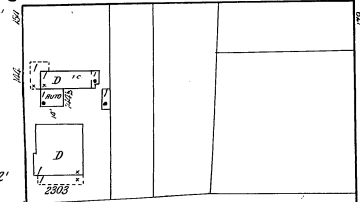
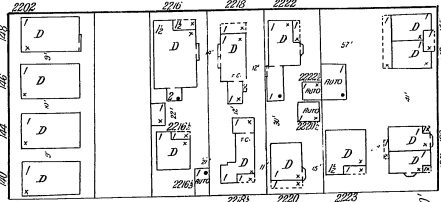
PLANNED WALKWAY ON WOOD & CONCRETE PILES



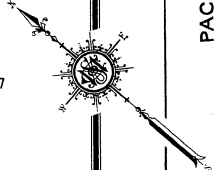
ALL HYDRANTS CONNECTED BY SHORT PIECE OF 2" PIPE

WOOD TRUSS RA.

WOOD TRUSS RA.



Pacific Ocean



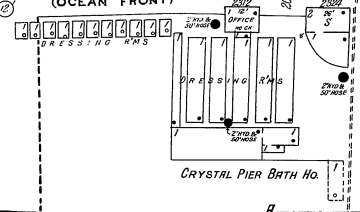
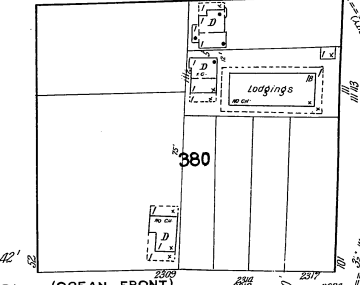
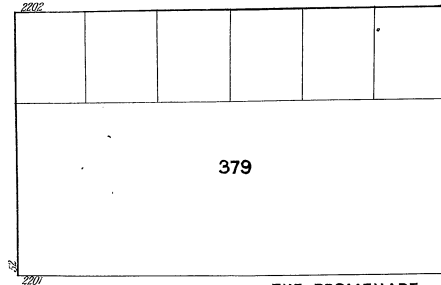
21

OCEAN

AV

HOLLISTER AV

24



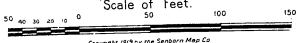
THE PROMENADE

(OCEAN FRONT)

(See above)

23

P a c i f i c O c e a n



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SANTA MONICA, CAL.

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CAT. 103

THE PROMENADE

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23

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MAIN

(N. 412)

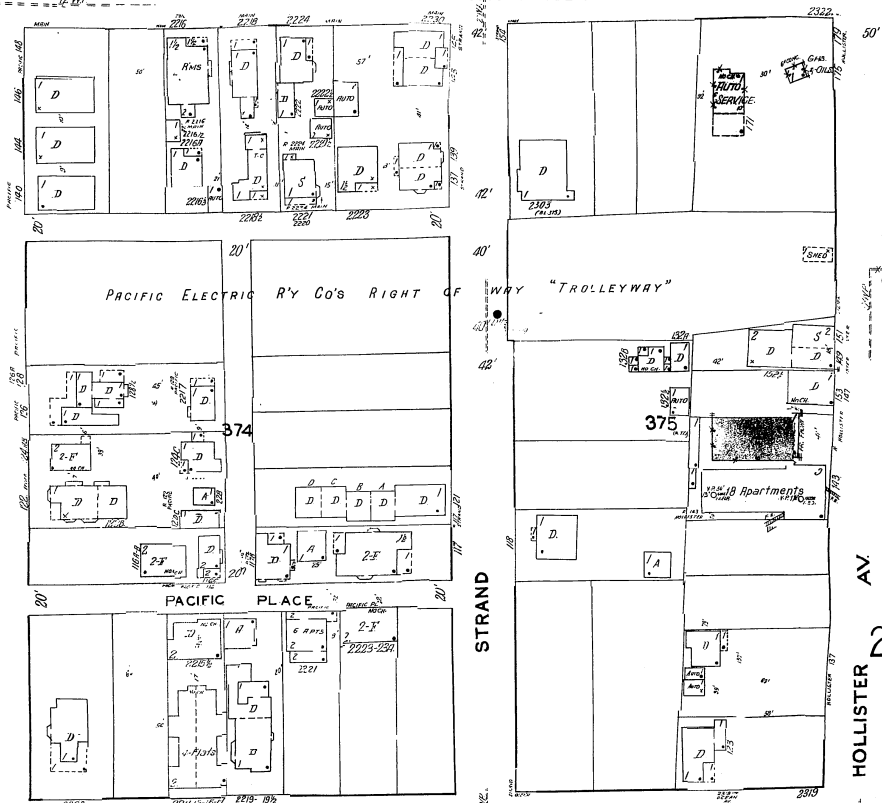
(See below)

CRYSTAL PIER  
660

PLANNED MURDER FOR WOOD & CONCRETE PILES

REMOVED

VAC. & OPEN



Pacific Ocean



21

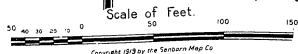
OCEAN AV.

379

380

THE PROMENADE

Pacific Ocean



HOLLISTER AV.

23

CRYSTAL PIER