

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Westminster Place Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: parts of St. Andrews Place east side, from Wilshire Boulevard to 5th Street

City or town: Los Angeles State: CA County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>5</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Italian Renaissance

Tudor Revival

French Renaissance

Mission/Spanish Colonial Revival

Mediterranean Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stucco, stone, wood, brick, steel, concrete,
terra cotta

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Westminster Place Historic District is composed entirely of multi-family buildings in the Wilshire Center area of Los Angeles. The district includes parcels on the east side of St. Andrews Place around the intersection of 6th Street and St. Andrews Place. The topography of the district is flat, and the district has a regular, rectilinear street grid pattern. Lot sizes vary, with some of the apartment buildings taking up a larger footprint than others. The resources are fronted by shallow lawns, sidewalks, and parkways with palm trees. Of the six total resources, five are contributors, and one is a post period of significance noncontributor. The Italian Renaissance, Tudor Revival, French Renaissance, Spanish Colonial Revival, and Mediterranean Revival styles are represented in the architecture of the contributors, with some resources exhibiting features of multiple styles. As a whole, the district retains all aspects of integrity, and the alterations that are visible from the street do not detract from the designers' original intent.

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Narrative Description

Setting

Westminster Place Historic District is a distinct and cohesive grouping of multi-family resources from the 1920s in the Wilshire Center area of Los Angeles. The district was originally developed in the very early twentieth century with single family houses and small apartments. Those buildings were replaced with higher density housing during a construction boom along the auto-centric Wilshire corridor in the 1920s. Commercial development that either lacks integrity or is from a different period borders the district to the east. A large multi-family housing development under construction in 2023 borders the district to the south. Multi-family residential development from outside the period of significance borders the district to the north. To the west of the district lies a very large multi-family residential development from a different period north of 6th Street, and a large school campus from a different period south of 6th Street. Outside of the district boundaries, in other parts of the Westminster Place tract, mid and late twentieth century demolitions have negatively impacted integrity. A variety of Period Revival architectural styles are represented, with some buildings exhibiting the influence of multiple styles. The resources have mostly been well maintained, keeping enough of the original materials and workmanship intact to retain integrity. The district retains its 1920s development pattern, still being entirely multi-family residential. The noncontributing resource is a post-period of significance multi-family building that is of similar scale to the contributors.

Resource Classifications

The five resources built within the period of significance retain sufficient integrity to be classified as contributors, with the one post period of significance resource classified as a noncontributor. Some of the contributors have garages on their parcels, visible in aerial photography and mostly obscured from the street. As a result, the garages have not been counted as resources, and are instead included in the descriptions of their associated apartment buildings.

Architectural Descriptions

1. 540 S. St. Andrews Place	APN: 5503017016	Contributor	1924
Architect: none	Builder: Ley Bros		Photos 1, 2, 3
Original Owner: Albert Balzer			

Building has an additional address at 538 S. St. Andrews Place. A three story apartment building in the Mediterranean Revival style. It has a rectangular plan, a hip and flat roof, stucco cladding, and a detached garage. Details include arched openings, a fire escape, corbels, decorative bas reliefs, quoins, and wood casement windows. Clay tiles on roof have been removed.

2. 544 S. St. Andrews Place	APN: 5503017017	Noncontributor	1971
Architect: L. Katzman	Builder and Original Owner: E. Weiss		Photo 3

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Building has an additional address at 546 S. St. Andrews Place. A four story apartment building with subterranean garage in the Late Hollywood Regency style.¹ It has a rectangular plan, a mansard roof, and stucco and brick cladding.

3. 554 S. St. Andrews Place APN: 5503017018 Contributor 1922
Architect and Builder: De Luxe Bldg Co. **Photos 4, 5, 6**
Original Owner: J.H. Prodger

Building has additional addresses at 556 and 558 S. St. Andrews Place, and 4021, 4023, 4025, 4027, and 4031 W. 6th Street. A two story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan, gable and flat roof, stucco cladding, and a detached garage. Details include arched openings, a Batchelder tile fountain, decorative brackets, hood moulds, and wood casement windows. Clay tiles on roof have been removed. Building has been restuccoed.

4. 608 S. St. Andrews Place APN: 5503032008 Contributor 1926
Architect: Gogerty & Weyl Builder and Original Owner: P.A. Weeger **Photos 4, 7, 8**

Building has an additional address at 606 S. St. Andrews Place. A five story apartment building in a mix of the Tudor Revival and French Renaissance Revival styles. It has an irregular plan, a gable and flat roof, and is built out of brick. Details include a Tudor arched opening, roof sign, fire escape, corbelled balconies, hood moulds, decorative bas reliefs, quoins, and wood double hung windows. Dormers have been added. Fifth floor stone balcony has been removed. Parapet has been altered. The roof sign was altered, and the building was connected to 614 S. St. Andrews Place within the period of significance. It is unknown exactly when the “Oxford Apt Hotel” sign was changed to read “The Versailles Apartments.”

5. 614 S. St. Andrews Place APN: 5503032008 Contributor 1928
Architect: E.B. Rust Builder and Original Owner: A. Moskowitz **Photos 7, 9**

A six story apartment building in a mix of the French Renaissance and Italian Renaissance revival styles. It has an irregular plan and is built out of brick. Details include arched openings, fire escape, lintels, arcaded corbel table, decorative bas reliefs, quoins, and wood casement windows. Hip roof was destroyed by fire. The height of the building, and its location sandwiched between two other tall apartment buildings softens the negative effects of the loss of the roof on overall integrity when viewed from the sidewalk. A fire broke out in the attic of 614 S. St.

¹ Documented as a local style by the Los Angeles Department of City Planning in their citywide historic context statements as a separate phase of the Hollywood Regency style after World War II. Compared to the earlier phase of the style, the approach to form, proportion, and ornament tends to be more eccentric, unconventional, and exaggerated. Architect John “Jack” Elgin Woolf perpetuated the popularity of Late Hollywood Regency in the postwar years, with the Pullman door and mansard roof emerging as essential characteristics of the style. City of Los Angeles, “Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Sub-Context: L.A. Modernism, 1919-1980,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

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Andrews Place and spread to the roof on September 17, 2010.² The roof was demolished to prepare for fire damage repairs in 2011.

6. 620 S. St. Andrews Place APN: 5503032009 Contributor 1926
 Architect: Richard D. King Builder: Harris N. Dickerman **Photos 7, 10**
 Original Owner: P.W. Howles

A six story apartment building in the Italian Renaissance style. It has an irregular plan, a flat roof, and is built out of concrete. Details include arched openings, fire escape, lintels, decorative bas reliefs, and wood double hung windows. Some windows have been replaced within original openings.

Integrity

The district retains all aspects of integrity. The resources are all in their original locations and therefore retain this aspect of integrity. The vast majority of resources’ overall massing, configuration, and character-defining decorative elements remain. Therefore, the district retains integrity of design. The multi-family residential nature of the neighborhood remains unchanged, so the district retains integrity of setting. Minor alterations have minimally affected the district's integrity of materials. Resources retain the majority of materials from initial construction; therefore this aspect of integrity remains intact. The original workmanship of the resources is still evident through overall construction methods and materials. The district retains this aspect of integrity. The original character-defining features still remain, presenting the same basic appearance from the street as it did in the 1920s. Even when alterations are visible from the street, they do not detract from the overall feeling of the district, nor do the alterations diminish the original intent of the designers for the district as a whole, so the district retains integrity of feeling. The resources have been continuously used as residences since their construction; therefore, the district retains integrity of association.

Resource Table

#	Address	APN	Status	Year Built	Photo
1	540 S. St. Andrews Place	5503017016	Contributor	1924	1, 2, 3
2	544 S. St. Andrews Place	5503017017	Noncontributor	1971	3
3	554 S. St. Andrews Place	5503017018	Contributor	1922	4, 5, 6
4	608 S. St. Andrews Place	5503032008	Contributor	1926	4, 7, 8
5	614 S. St. Andrews Place	5503032008	Contributor	1928	7, 9
6	620 S. St. Andrews Place	5503032009	Contributor	1926	7, 10

² “Waiting out the Blaze,” *Los Angeles Times*, 18 September 2010.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1922-1941

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gogerty & Weyl (architect)

Rust, Edward B. (architect)

King, Richard D. (architect)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Westminster Place Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its association with multi-family development tied to the construction boom of the 1920s along the Wilshire Corridor. The district is also eligible at the local level of significance under Criterion C in the area of Architecture as a property that embodies the distinctive characteristics of the Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, Italian Renaissance, and French Renaissance styles of architecture as they were applied to multi-family residential development in Los Angeles in the 1920s. The period of significance is 1922 to 1941, which encompasses the construction of all contributors, and ends after the buildings at 608 S. St. Andrews Place and 614 S. St. Andrews Place were joined together to form the Versailles Apartments.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development

Development of the Wilshire Corridor

Wilshire Boulevard was first laid out in the late nineteenth century by brothers Henry Gaylord and William Wilshire. The land for the wide gravel boulevard, which connected Westlake Park with Sunset Park was donated by the City of Los Angeles.³ The Wilshires convinced the city council not to allow streetcars or the hauling of industrial materials on the boulevard.⁴ Commercial development had been restricted on much of Wilshire, restrictions removed in the late 1920s.⁵ The relaxation of single family residential building restrictions, commercial expansion, the establishment of numerous houses of worship, and the impact of the automobile on urban form led to explosive growth in the Wilshire area.⁶ Wilshire Boulevard became a retail destination in the late 1920s and 1930s, with a diverse selection of department stores and a wide auto-oriented streetscape.⁷ It became known as the Fifth Avenue of the West.⁸ By the 1930s, the area around the intersection of Wilshire Boulevard and Western Avenue became home to one of the finest apartment districts in metropolitan Los Angeles.⁹

³ City of Los Angeles, "Wilshire Community Plan Area: Historic Resources Survey Report," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

⁴ National Register of Historic Places, Miracle Mile Apartments Historic District, Los Angeles, Los Angeles County, California, SG100008438.

⁵ "Pellissier Restriction Wiped Out," *Los Angeles Times*, 2 September 1928.

⁶ PCR Services Corporation, "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for Community Redevelopment Agency of the City of Los Angeles, 2009.

⁷ Ibid.

⁸ "Soaring Wilshire Values Told," *Los Angeles Times*, 8 April 1928.

⁹ "Big Apartment Sold for Cash," *Los Angeles Times*, 2 July 1933.

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Development of Westminster Place Historic District

The area around the district's boundaries was officially annexed to the city as part of the Colegrove Addition in 1909, which saw several areas west of downtown join together to seek annexation, partially to free themselves from the exorbitant water rates charged by the Hollywood Water Company.¹⁰ In 1901, W.G. Nevin laid out Manhattan Place, Gramercy Place, Wilton Place, and, St. Andrew's Place.¹¹ Residential subdivisions in this area that were being developed in the 1900s advertised their proximity to the Los Angeles Railway yellow car running along W. 6th Street.¹² The Westminster Place tract was recorded on February 13, 1906, with owners Wilshire Boulevard Land Co. and Los Angeles Trust Company. The tract was bounded by Wilshire Boulevard to the south, Fifth Street to the north, Western Avenue to the east, and Henry J. Brown's Wilshire terrace tract on the west. The tract was originally laid out for single-family use and transformed into a multi-family district along with neighboring tracts, with a swell of development in the late 1920s.¹³

Sanborn maps from 1921 show two story single family homes and four-flats around the intersection of St. Andrews Place and 6th Street. The 1912 two story single family house at 608 S. St Andrews Place was relocated in 1923. The 1914 two story single family house at 540 S. St. Andrews Place was relocated in 1923. The 1916 two story single family house at 620 S. St. Andrews Place was relocated in 1924. The 1912 two story single family house at 614 S. St Andrews Place was demolished in 1928. The 1920 four-flat at 602 S. St. Andrews Place was relocated in 1939 and replaced with a parking lot. The 1913 two story single family house at 544 S. St Andrews Place was demolished in 1970.

In 1921, permits were issued to owner James H. Prodder for the construction of a courtyard apartment at 554 S. St. Andrews Place (Resource #3). De Luxe Building Co. is listed as architect. An original permit could not be found for the garage; while likely to be original, it cannot be confirmed. A shape that appears to be the roof of the garage is visible in an aerial photo from 1925, although difficult to confirm. The garage is referenced on a permit for termite repair from 1945. The apartment building has a driveway with a porte cochere that matches archways elsewhere on the building, suggesting automobile accommodation on the parcel from the time the building was completed. A close look at the fountain in the front courtyard reveals that it is made of Batchelder tile, and the designs match No. 442 and No. 443 as seen in the 1923 Batchelder catalog. Owner Albert Balzer obtained permits in 1923 for the construction of the apartment building at 540 S. St. Andrews Place (#1), with the permit for a garage that had space for one car per unit being issued the next year. Ley Bros. served as builders. A classified ad in

¹⁰ National Register of Historic Places, Boulevard Heights Historic District, Los Angeles, Los Angeles County, California, SG12000809.

¹¹ Brian Curran, "The 'Places' – Wilton, Gramercy, St. Andrew's and Manhattan," *Larchmont Chronicle*, 30 March 2023.

¹² "Brevities," *Los Angeles Times*, 22 April 1907.

¹³ Brian Curran, "'Chateaux in the sky' part 2: Gramercy, St. Andrews and Manhattan," *Larchmont Chronicle*, 29 June 2023.

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the *Los Angeles Times* from 1924 describes the building as, “exclusive,” and points out the tile baths and new furniture.¹⁴ Another ad from 1928 mentions beautiful furniture, oriental rugs, a Steinway piano, radio, and Victrola; the owner was leaving the city and offering a four-month lease.¹⁵ Although the Los Angeles Railway ran streetcars through the district along 6th Street, the presence of these garages ties the district’s 1920’s development more closely with the auto-oriented Wilshire Boulevard.

Permits were issued in 1925 to owner/contractor P.A. Weeger for an apartment hotel at 608 S. St Andrews Place, (#4) designed by architects Gogerty & Weyl. The sign on the building originally read “Oxford Apt Hotel,” according to a photo from 1929. In 1926, owner P.W. Howles was issued permits for the construction of a for an apartment building at 620 S. St Andrews Place (#6), designed by Richard D. King. A Sanborn map from 1950 refers to this building as “Wilshire Manor.” It is unknown whether or not that was the original name of the building. Owner A. Moskowitz obtained permits in 1928 for the construction of an apartment building at 614 S. St Andrews Place (#5), designed by architect E.B. Rust. The certificate of occupancy indicates that the building also contained hotel rooms.

The Los Angeles Railway streetcar track running through the district on 6th Street was removed in 1931.¹⁶ The first mention of the “Versailles Apartments” name is in reference to the building at 614 S. St. Andrews Place (#5) in a 1938 *Los Angeles Times* article reporting on the sale to Pacific Home.¹⁷ 608, 614, and 620 S. St. Andrews Place (#4, 5, 6) had all been built without dedicated parking. The 1939 relocation of 602 S. St. Andrews Place made space for a surface parking lot, and Pacific Home is listed as the owner on the relocation permit. A permit issued in 1941 calls for the addition of a new entrance for 608-614 S. St Andrews Place (#4, 5), with the buildings being joined together at this time. A report on the sale of the two buildings from 1952 in the *Los Angeles Times* refers to 608 S. St. Andrews Place (#4) as an “annex” to the Versailles Apartments at 614 S. St. Andrews Place (#5).¹⁸

Criterion C: Architecture

The district contains excellent examples of multiple early twentieth century Period Revival styles. Period Revival styles in Wilshire Center have been referred to as “The Architecture of Fantasy” in the Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report.¹⁹

¹⁴ Advertisement for 540 S. St. Andrews Place, *Los Angeles Times*, 21 August 1924.

¹⁵ Advertisement for 540 S. St. Andrews Place, *Los Angeles Times*, 26 March 1928.

¹⁶ “R’-Whittier Boulevard and W. 3rd Street Line (1920-1947),” *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary_r.htm (accessed October 10, 2023).

¹⁷ “Wilshire District Realty Sold,” *Los Angeles Times*, 4 December 1938.

¹⁸ “Large Property Deal,” *Los Angeles Times*, 25 May 1952.

¹⁹ PCR Services Corporation, “Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report,” prepared for Community Redevelopment Agency of the City of Los Angeles, 2009, 62.

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The Architecture of Fantasy²⁰

Among the most prolific of architectural styles extant in the city of Los Angeles, Period Revival styles represent the exuberant period of expansion during the 1920s fueled by the oil, automotive, and motion picture industries and the population boom. Entire cityscapes were constructed to emulate the past. By the 1920s, some of the new architecture in Los Angeles drew from European precedents. Hollywood's most famous export created a permissive, open-minded, and pioneering atmosphere in the city at-large with regards to the built environment. In addition to Spanish and Mediterranean Revival styles, French Renaissance, English Tudor, and Chateausque styles became an additional source of aesthetic inspiration in production design and architecture. Names that were given to apartment buildings, such as St. Germaine and Chalfonte, evoked legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the Wilshire Corridor area helped make such monikers more visible, and thus further these cultural and social aspirations. While architects and designers in Los Angeles during the first decades of the twentieth century borrowed heavily from established European traditions, non-European and exotic places also captured the public imagination. An architecture of fantasy then emerged from eclectic sources, and Los Angeles proved to be fertile ground for testing these experiments.

Spanish/Colonial Revival²¹

Influential in the spread of Spanish Colonial Revival architecture were the Spanish-style buildings at the 1915 Panama California Exposition in San Diego, designed by Bertram Goodhue and Carleton Winslow, Sr. Advancing the Spanish Colonial Revival were publications by architects who had studied the historic structures of Mexico and the Mediterranean, in particular that of Andalusia. They stressed the appropriateness of Mediterranean form for a climate such as Southern California's and called out the elements of the style. In addition to expanses of unbroken white or pastel-colored walls and low-sloped red tile roofs, Requa noted the importance of enclosed outdoor spaces and the need for details such as wrought iron for balconies and for *rejas*, or window grilles. Spanish Colonial Revival became ubiquitous in 1920s Los Angeles. Most every building type made use of it, employing all forms of construction—wood frame, brick masonry, reinforced concrete, even adobe. Because of the stress on picturesquely assembled masses, Spanish Colonial Revival style was extremely flexible. It could vary in scale and use.

²⁰ Excerpted and adapted from PCR Services Corporation, "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for Community Redevelopment Agency of the City of Los Angeles, 2009.

²¹ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

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Mediterranean Revival²²

The origin of the Mediterranean Revival style is Italy, and while it shares many features with the Spanish Colonial Revival, there are identifiable differences. The composition of Mediterranean Revival is less picturesque, with uniformly horizontal roof lines and little emphasis on separate massing. Along with this comes increasing formality, approaching axial symmetry in many cases. Perhaps the most apparent difference is the roof. Both employ low pitches and clay tiles. The Mediterranean Revival style roof is typically hipped, while that of the Spanish Colonial Revival style is gabled. Also different is the approach to landscaping, reflecting the difference between Spanish and Italian traditions. Spanish Colonial Revival often turns inward, with the characteristic outdoor space being an enclosed courtyard or patio. Mediterranean Revival, in contrast, makes use when possible of the formal garden that extends outward from the building.

Italian Renaissance²³

Italian Renaissance style was a second revival of Italian Renaissance architectural forms in the United States. The Italianate style had been previously popular in the mid-nineteenth century. Late nineteenth and early twentieth century Italian Renaissance revival architecture more closely imitated the Renaissance and Baroque architecture of Italy and France that first emerged in Florence during the 1400s and spread throughout Europe thereafter. By the late nineteenth century, the range of historical models increased, and their forms were more accurately recreated in part as a result of accumulated archaeological and historical knowledge as well as improved printing technology allowing for the dissemination of photographic documentation. Additionally, more Americans and American architects had also traveled to Europe and seen historic European architecture firsthand. Italian Renaissance revival style buildings feature a variety of late Renaissance and Baroque ornament, such as scroll patterns, broken pediments, statuary, round windows, pilasters, and balustrades. They usually feature elaborate arched openings, most especially a monumental ground floor arched entry. Much like with Beaux Arts Classicism and Neoclassicism, Los Angeles followed the national trends and Italian Renaissance was applied to a number of different property types in the late nineteenth and early twentieth centuries.

French Renaissance²⁴

French Renaissance is an umbrella term for the large number of French-inspired derivatives that appeared in the United States immediately after World War I. While earlier, single-family examples were typically more eclectic and ornate, the style became less refined in later years, and multi-family residential buildings rendered in the style exhibited a range of detail and

²² Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

²³ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Beaux Arts Classicism, Neoclassical, and Italian Renaissance Architecture, 1895-1940," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

²⁴ Excerpted and adapted from National Register of Historic Places, Miracle Mile Apartments Historic District, Los Angeles, Los Angeles County, California, SG100008438.

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articulation. French Renaissance revival style buildings within National Register districts in Los Angeles commonly display steeply pitched, hipped roofs, sometimes with flared eaves; stucco exteriors, sometimes with cut stone details; prominent exterior chimneys; and a range of architectural detailing including quoins, pilasters, string courses, belt courses, pediments, and pilasters. Stoops and window bays often feature hipped, standing seam metal roofs and awnings. Later examples from the 1930s and 1940s typically reflect simpler articulation and ornamentation than earlier examples.

Tudor Revival²⁵

Tudor Revival architecture drew upon a variety of medieval prototypes ranging from thatched-roofed cottages to grand manor houses. Early examples of the style tend to be rather rustic and eclectic compared to later examples that are more refined. The earliest examples of the style appeared in the United States during the 1890s, usually in the form of large estates. By the 1920s, the Tudor Revival had become a permanent part of domestic American architecture in the country's rapidly growing suburbs. Developers were quick to adopt the style to middle class communities. The Tudor Revival style was favored in up-scale neighborhoods in Los Angeles such as West Adams in the early years of the twentieth century, often appearing side-by-side with Craftsman. Both styles replaced the earlier Victorian styles that had clustered around Downtown in the early years of its development and signaled the growing prosperity of the city builders who spearheaded the movement toward more suburban residential areas. Examples of Tudor architecture in Los Angeles illustrate a high quality of design, often by Los Angeles' first group of professional architects, and feature a high degree of workmanship by local artisans and builders. Examples from the period between 1895 and 1929 grew out of the Arts and Crafts movement, with an emphasis on pre-industrial aesthetics and crafts. Tudor Revival experienced a second wind as a style embraced by proponents of Period Revival architecture.

Architects

The district exhibits the work of notable architects, listed alphabetically.

De Luxe Building Co.

De Luxe Building Co. was an architectural design firm active in Los Angeles in the early twentieth century. Aside from publishing books of plans, they also made plans to order, and employed a large building department.²⁶ Their 1919 *Home-Kraft-Homes* catalog focuses primarily on single family bungalows, "along distinct California lines for the people of the East and especially designed for their climate."²⁷ In 1920, they published *De Luxe Flats*, which features many designs for Mediterranean Revival style apartments.

²⁵ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Arts and Crafts Movement, 1895-1930," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2016.

²⁶ *De Luxe Flats* (Los Angeles: De Luxe Building Co., 1920).

²⁷ *Home-Kraft-Homes* (Los Angeles: De Luxe Building Co, 1919).

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Ada Bell Harper Maescher (1868-1939) was the president of De Luxe Building Co. for seventeen years and published five books on the building industry. She was born in Ripley County, Indiana, and married Victor E. Maescher. They lived at a 4652 Mascot Street in Los Angeles (extant).²⁸ In 1922, Ada Maescher organized a film company, using the De Luxe name to produce *Night Life in Hollywood*, with which she sought to portray Hollywood as an attractive model city populated with home-loving people, rather than a den of debauchery.²⁹

Gogerty & Weyl³⁰

The architectural partnership of Gogerty and Weyl was formed in 1926 and lasted only about two years. They designed the Fred C. Thomson Building (1928, Historic-Cultural Monument [HCM] #1196, extant), Spanish Baroque style Palace Theater at 1735 Vine Street, later the Avalon Hollywood (extant), and the Spanish Colonial Revival style Baine Building at 6601-09 Hollywood Boulevard (extant), as well as the Shane Building at 6654 Hollywood Boulevard (extant), all listed as contributors to the National Register-listed Hollywood Boulevard Commercial & Entertainment Historic District (#85000704). They also designed the Yucca Vine Tower, at 6301 Yucca Street, in 1929 (extant).

Henry L. Gogerty (1894-1990) was born in Zearing, Iowa, on January 30, 1894, and received degrees in both architecture and engineering from the University of Illinois. After serving in field artillery in World War I, he settled in Los Angeles and opened his practice. Besides the work with Weyl, he is credited with designing over 350 schools in Southern California, where he pioneered the gliding classroom walls that allowed for the reconfiguration of the learning spaces as needed. He also designed numerous innovative industrial complexes, such as the Hughes Aircraft complex in Mar Vista (extant) that housed the Spruce Goose, as well as shopping centers, office buildings, and jails. He passed Away in Los Angeles on January 4, 1990, at the age of 96.

Carl Jules Weyl (1890-1948) was born in Stuttgart, Germany, on December 6, 1890. His father, Karl Friedrich Weyl, was also an architect and the field engineer of the famed Gotthard Rail Tunnel through the Alps. Carl Jules Weyl received his architectural training at the Ecole des Beaux Art Academy in Paris, where he earned both architectural and engineering degrees, before he immigrated to the United States in 1912. He worked as an architect in California, first in San Francisco for the architect John W. Reid, Jr., a designer of the San Francisco Civic Center and many schools. Weyl moved to Los Angeles in 1923, where he designed the Brown Derby Restaurant #2 at 1628 N. Vine Street (demolished), Gaylord Apartments at 3355 Wilshire Boulevard (extant), York Boulevard State Bank Building (HCM 581) at 5061 York Boulevard in

²⁸ Max Binheim and Charles A. Elvin, *Women of the West; a series of biographical sketches of living eminent women in the eleven western states of the United States of America* (Los Angeles: Publisher Press, 1928), 63.

²⁹ "Hollywood 'Night Life' Home of Motion Pictures Proves to be Model City as Shown in Homes of Film Stars," *Los Angeles Times*, 3 May 1922.

³⁰ Excerpted and adapted from Fisher, Charles J. "Fred C. Thomson Building Case No. CHC-2019-3115-HCM," edited by Los Angeles Department of City Planning. Los Angeles: City of Los Angeles, 2019.

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Highland Park (extant), and the Herman Building at 1638-40 N. Vine Street (altered), as well as many other buildings and Hollywood estates. When building slowed during the Great Depression, Weyl began working as a set designer for Cecil B. DeMille Productions and then for Warner Brothers as an art director. He won an Oscar in the category Best Art Direction for the film *The Adventures of Robin Hood*. He was also nominated in the same category for the film *Mission to Moscow*. Weyl passed away in Los Angeles on July 12, 1948, at the age of 57.

Richard D. King (1879-1945)³¹

Richard Douglas King, born in Jackson, Tennessee on December 31, 1879, was a prolific, little known architect who moved to Los Angeles in 1911 and worked in the area for thirty-four years until his death in 1945. King is best known for his National Register-listed Villa Riviera (1929, extant; NR #96000778) on the shoreline in Long Beach. King won an international competition for the Chateausque design of the building. He also designed the Hollywood Professional Building (HCM #876, extant).

Edward B. Rust³²

E. B. Rust (1883-1958) served as secretary of Ye Planry Building Company in Los Angeles before starting his own architectural firm in 1913. Rust's early work was mostly single family residences and bungalows, much of it in the Craftsman style. He later designed a series of hotel and apartment buildings for Mayo in Los Angeles from 1922 to 1927 including: 975 Ingraham Street (demolished), 633 Bixel Street (demolished), 521 Union Drive (altered), 1051-65 Vine Street (demolished), 1901-15 W. 6th Street (demolished), 4121 Wilshire Boulevard (the Los Altos, extant), and 5272 Hollywood Boulevard (demolished). Other hotel-apartments in the Hollywood and Mid-Wilshire areas include Fleur de Lis apartments at 1825 Whitley Avenue (extant), William Penn Hotel at 2208 W. 8th Street (altered), and an apartment building at 3198 W. 7th Street (extant).

Additional Architect/Builders (alphabetical order following Section 8 page 9)

De Luxe Bldg Co. (architect & builder)
Dickerman, Harris N. (builder)
Katzman, L. (architect)
Ley Bros. (builder)
Moskowitz, A. (builder)
Weeger, P.A. (builder)
Weiss, E. (builder)

³¹ Excerpted from Charles J. Fisher, "Redwine Building Case No. CHC-2015-4247-HCM," edited by Los Angeles Department of City Planning, Los Angeles: City of Los Angeles, 2015.

³² Excerpted from National Register of Historic Places, Los Altos Apartments, Los Angeles, Los Angeles County, California, 99000765.

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Conclusion

Westminster Place Historic District is significant in the area of Community Planning and Development as a multi-family neighborhood that was built during a rapid period of densification in the 1920s along the Wilshire Corridor. New development during this period changed the identity of the preexisting single family neighborhoods in order to accommodate a population boom. The area within the boundaries of the district still maintains the sense of place that was present in the 1920s and 1930s, which is rare in the area, due to demolitions and later twentieth century development. The district is significant in the area of Architecture for exhibiting various Period Revival styles, with specific emphasis on how styles with European precedent were combined on a grand scale to create an architecture of fantasy. The high integrity of the individual buildings is notable, as most neighborhoods in Los Angeles with extant examples from this period no longer retain sufficient integrity to communicate the original intent of the architects and builders.

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9. Major Bibliographical References

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Fisher, Charles J. "Redwine Building Case No. CHC-2015-4247-HCM." Edited by Los Angeles Department of City Planning. Los Angeles: City of Los Angeles, 2015.

"Hollywood 'Night Life' Home of Motion Pictures Proves to be Model City as Shown in Homes of Film Stars." *Los Angeles Times*. 3 May 1922.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Los Angeles Office of Historic Resources; Los Angeles County Office of the Assessor

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 34.063521 Longitude: -118.311211

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Westminster Place Historic District is shown outlined in red on the accompanying sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to exclude commercial development that either lacks integrity or is from a different period on the east. A large multi-family housing development under construction in 2024 of a completely different scale, character, and feeling was excluded

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from the boundaries to the south. Multi-family residential development from outside the period of significance borders the district to the north and informed the northern boundary. The west side of St. Andrews Place was not included within the boundaries. The very large multi-family residential development from outside the period of significance that dominates the west side of St. Andrews Place north of 6th Street is of a completely different scale, character, and feeling compared to the east side of the street. The large school campus from outside the period of significance that dominates the west side of St. Andrews Place south of 6th Street is of also completely different scale, character, and feeling compared to the east side of the street.

11. Form Prepared By

name/title: James Dastoli
organization: _____
street & number: P.O. Box 1834
city or town: Los Angeles state: CA zip code: 90028
e-mail: james.dastoli@gmail.com
telephone: _____
date: November 2023; Revised January 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Westminster Place Historic District
City or Vicinity: Los Angeles
County: Los Angeles
State: California
Photographer: James Dastoli
Date Photographed: February-September 2023

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Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10 Looking east at 540 S. St. Andrews Place (Resource #1)
- 2 of 10 Looking east at 540 S. St. Andrews Place (detail close up) (#1)
- 3 of 10 Looking east at 540 and 544 S. St. Andrews Place (#1 & #2)
- 4 of 10 Looking southeast at 554 and 608 S. St. Andrews Place (#3 & #4)
- 5 of 10 Looking northeast at 554 S. St. Andrews Place (#3)
- 6 of 10 Looking east at 554 S. St. Andrews Place (detail close up) (#3)
- 7 of 10 Looking southeast at 608, 614, and 620 S. St. Andrews Place (#4, #5, #6)
- 8 of 10 Looking southeast at 608 S. St. Andrews Place (#4)
- 9 of 10 Looking east at 614 S. St. Andrews Place (#5)
- 10 of 10 Looking east at 620 S. St. Andrews Place (#6)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

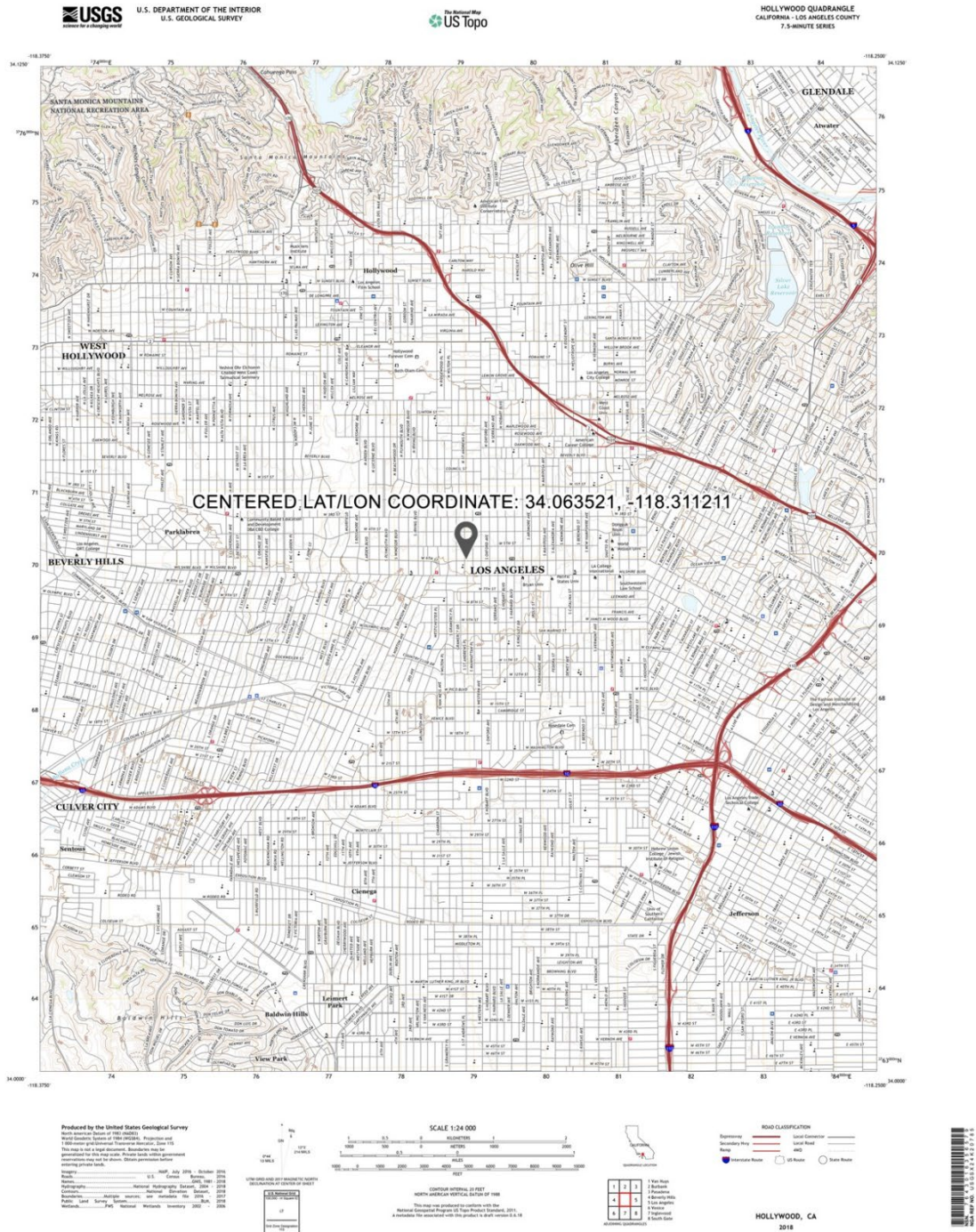
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Location Map



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Sketch Map



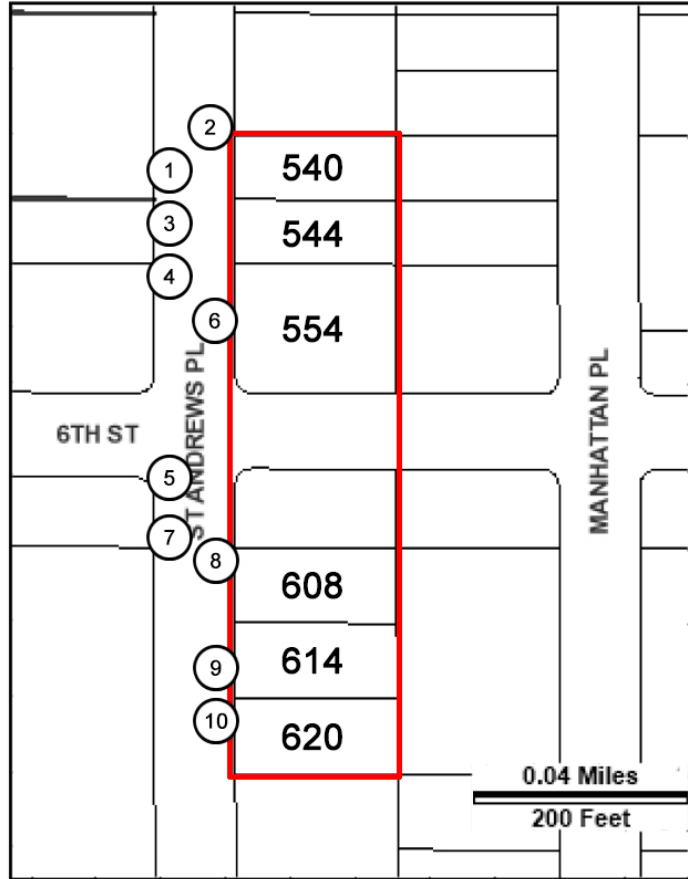
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Photo Key

LEGEND

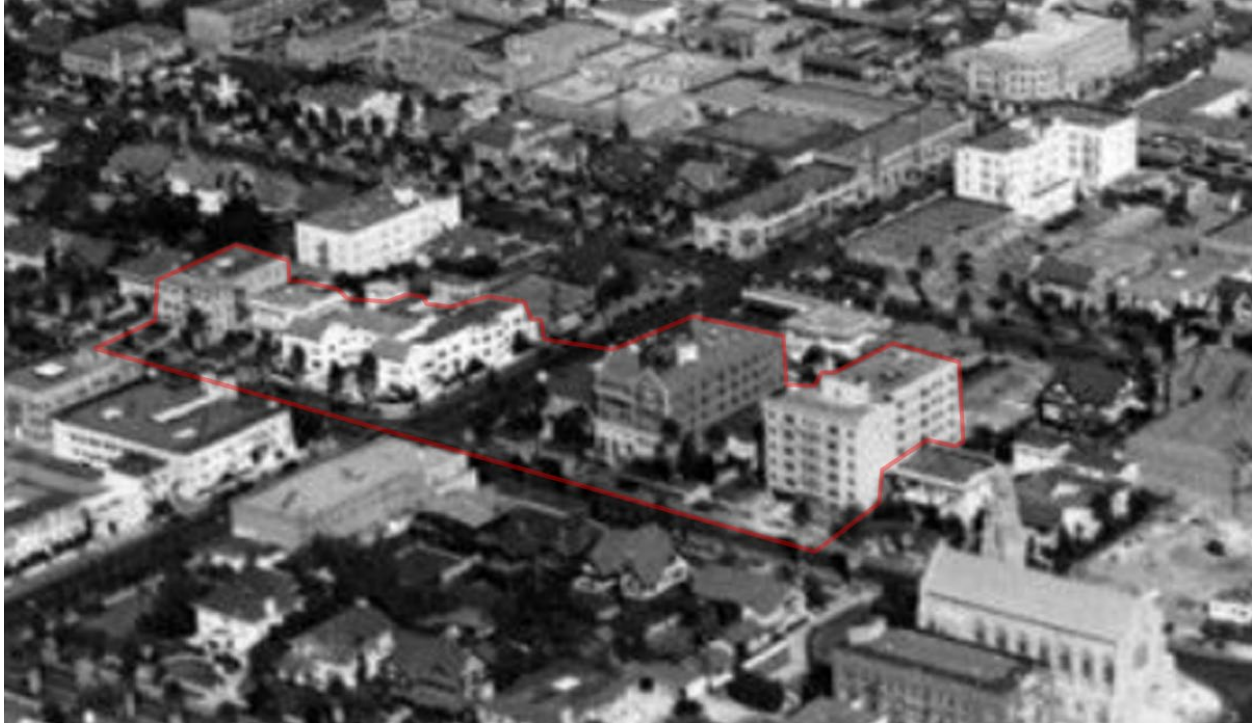
District Boundary



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Figure 1 Aerial, 1925; Security Pacific National Bank Collection (cropped)



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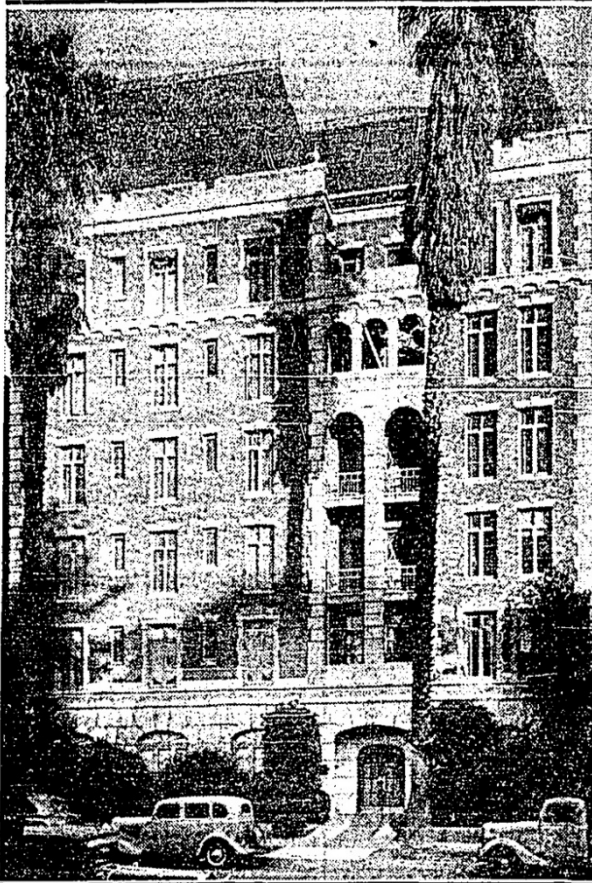
Figure 2 Oxford Apt Hotel, later The Versailles Apartments at 608 S. St. Andrews Place (#4)
1929; Dick Whittington, photographer



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Figure 3 ““Wilshire District Realty Sold,” *Los Angeles Times*, December 4, 1938



Above is shown a view of the six-story Versailles Apartment Building, situated at 614 St. Andrews Place, purchased for a reported consideration of \$200,000.

Wilshire District Realty Sold

In one of the largest multiple-housing deals of the month, the six-story Versailles Apartment building, situated at 614 S. St. Andrews Place, was bought during the week by Pacific Home from Bernard Pollack for a reported consideration of \$200,000. The B. W. Tye Co., Wilshire Blvd. realtors, negotiated the deal for the buyer, C. G. Higbie and Harry Gordon represented the seller. The deal, it was explained, was contingent on the defeat of the single tax and “ham and egg” pension propositions in the recent California election.

In one of the largest multiple-housing deals of the month, the six-story Versailles Apartment building, situated at 614 S. St. Andrews Place, was bought during the week by Pacific Home from Bernard Pollack for a reported consideration of \$200,000. The B. W. Tye Co., Wilshire Blvd. realtors, negotiated the deal for the buyer, C. G. Higbie and Harry Gordon represented the seller. The deal, it was explained, was contingent on the defeat of the single tax and “ham and egg” pension propositions in the recent California election.

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Photo 1 Looking east at 540 S. St. Andrews Place (Resource #1)



Photo 2 Looking east at 540 S. St. Andrews Place (detail close up) (#1)



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Photo 3 Looking east at 540 and 544 S. St. Andrews Place (#1 & #2)



Photo 4 Looking southeast at 554 and 608 S. St. Andrews Place (#3 & #4)



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Photo 5 Looking northeast at 554 S. St. Andrews Place (#3)



Photo 6 Looking east at 554 S. St. Andrews Place (detail close up) (#3)



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Photo 7 Looking southeast at 608, 614, and 620 S. St. Andrews Place (#4, #5, #6)



Photo 8 Looking southeast at 608 S. St. Andrews Place (#4)



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Photo 9 Looking east at 614 S. St. Andrews Place (#5)



Photo 10 Looking east at 620 S. St. Andrews Place (#6)

