

### **Tract 5217 (1924)**

Tract 5217 is one of the earliest subdivisions in this part of Santa Monica. It was subdivided by realtor W.V. Harris, who was simultaneously subdividing Tract 7993 in the Pico neighborhood. Tract 5217 is an irregularly-shaped tract bounded by the south side of Oak Avenue and Ocean Park on the north, Ashland Avenue on the south, 14<sup>th</sup> Street on the east, and 11<sup>th</sup> Street on the west.

The neighborhood of single-family residences evolved during periods when demand for housing by workers at nearby Douglas Aircraft was high. The 1940 U.S. Census reveals the area was densely populated and shows the neighborhood was home to many assembly workers (painters, welders, machinists) at Douglas Aircraft. By the time the 1950 Sanborn Maps were issued, most of the parcels had multiple dwellings on them. The network of rear alleyways mapped during subdivision facilitated access to these structures.

### **Santa Monica Highlands (Tract 7952) (1924)**

Santa Monica Highlands/Tract 7952 was subdivided by Los Angeles-based developers Ben C. Sheldon (c.1877-1959) and Hervey M. Porter (c.1870-1938). The irregularly-shaped tract was bordered by Grant Street on the north, Pine Street on the south, 14<sup>th</sup> Street on the east, and Euclid Street on the west, with the addition of a full block bordered by Grant, Euclid, Pacific, and 11<sup>th</sup> Streets.

Sheldon was responsible for extensive subdivision in the 1920s and 1930s in Santa Monica, Glendale, and Rancho Park, and was at one time a member of the Oregon State Legislature.<sup>137</sup> Porter was active in the Los Angeles Realty Board and in the early 1920s he constructed bungalows for sale in Hollywood.<sup>138</sup> The 50' x 100' lots in Tract 7952 were perfectly suited for small bungalow construction. Advertised amenities included “some of the last choice Hill-site property overlooking the Santa Monica Bay District” and its proximity to Pico Boulevard as a “direct artery.”<sup>139</sup> The subdivision attempted to combine the best of the beach with accessibility to Los Angeles via automobile. Sanborn Maps from 1941 show the area was devoid of multi-family residential development prior to the war.

Known as Santa Monica Highlands, this tract should not be confused with a 1913 area of the same name located north of the Santa Monica city limits. Handmade notations indicate that early lot sales were clustered on all four corners of the intersection of 11<sup>th</sup> Street and Cedar Street. Another cluster of parcels on the north and south sides of Pearl Street near 14<sup>th</sup> Street were also quickly sold.

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<sup>137</sup> “Ben Sheldon – Early Day Land Developer Dies,” *Los Angeles Times*, June 30, 1959, C6.

<sup>138</sup> Page B3 Advertisement, *Los Angeles Herald*, February 12, 1921.

<sup>139</sup> “Display Ad,” *Santa Monica Evening Outlook*, c. 1924.



*City of Santa Monica*

**HISTORIC RESOURCES INVENTORY UPDATE  
HISTORIC CONTEXT STATEMENT**

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