State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARl RECORD

Other Listings

Review Code Reviewer Date

Page 1 of 4. *Resource Name or #: (Assigned by recorder) William Penn Hotel

P1. Other Identifier:

*P2. Location: ___ Not for Publication X Unrestricted a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 2200 W 8TH ST City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: 3S mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5141022015; 5s Clas Rev A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: x Building _ Structure _ Object _ Site _ District _ Element of District _ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(View, data, accession #)
01/06/09

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
BASCOM WEST 8TH STREET
42 CORPORATE PARK (R 200)
IRVINE, CA 92606

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/06/2009

*P10. Survey Type: (Describe) Intensive

DPR 523A (1/95)

*Required Information


*Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Record
- Archeological Record _ District Record Linear Feature Record _ Milling Station Record
- Rock Art Record _ Artifact Record _ Photograph Record _ Other (List):
P3a. Description (continued): elevation. cornice above 1st floor has decorative fascia
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

Resource Name or #: (Assigned by recorder) William Penn Hotel

NRHP Status Code: 3S

B1. Historic Name: ____________________________

B2. Common Name: ____________________________

B3. Original Use: apartment building

B4. Present Use: apartment building

B5. Architectural Style: Beaux Arts

B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1928

B7. Moved? X No Yes Unknown Date: ____________ Original Location: ________________

B8. Related Features:
None


B10. Significance: Area: Los Angeles Theme: Apartment Streetcar Suburbs, 1906-1945
Context: Residential Development and Suburbanization, 1913-1945

Period of Significance: 1928 Property Type: Apartment Applicable Criteria: A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under criterion C as a good example of the mid-rise apartment as a property type as outlined in the Westlake Historic Context Statement.

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton’s Lakeview and Leighton Hotels, Westlake... (continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 01/06/2009

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2–7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

_P1. Other Identifier:_ ANSONIA APTS

*_P2. Location:_ Not for Publication _X_ Unrestricted  *a. County_ Los Angeles County

_and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:_ Hollywood  _Date:_ 1996

c. Address:_ 2205 W 6TH ST  _City:_ LOS ANGELES  _Zip:_ 90057

d. UTM: (Give more than one for large and/or linear resources)  _Zone:_  _mE/ _mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 

APN: 51540320007

*_P3a. Description_ (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

_A) Property Type:_ residential, Mid-rise apartment  _B) Setting (general):_ on major thoroughfare  _C) General characteristics_.


_Fenestration:_ wood, casement, front  _Fenestration:_ wood, fixed, front, Palladian windows above aisl windows  _Fenestration:_ aluminum, vertical sliding, front, side, original openings, alteraion: yes  _Primary Entrance:_ front, double doors, transom lights, distinctive entry, central entrance topped by classical balustrade atop concrete...(continued on next page)

*_P3b. Resource Attributes:_ (List attributes and codes)

*_P4. Resources Present:_  x Building  _Structure  _Object  _Site  _District  _Element of District  _Other (Isolates, etc.)

_P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)_

**P5b. Description of photo:**

(View, data, accession #)

10/28/08

*_P6. Date Constructed/Age and Sources:_  _X_ Historic  _Prehistoric  _Both

1916  _Assessor_

*_P7. Owner and Address:_

JEB PROPERTIES INC
2205 W 6TH ST (103)
LOS ANGELES, CA 90057

*_P8. Recorded by:_

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*_P9. Date Recorded:_ 10/28/08

*_P10. Survey Type:_ (Describe)

Intensive

*_P11. Report Citation:_ (Cite survey report and other sources or enter "none."")


*Attachments:_ None  _Location Map  _Sketch Map  _x Continuation Sheet  _x Building, Structure, and Object Record  

_Archeological Record  _District Record  _Linear Feature Record  _Milling Station Record  

_Rock Art Record  _Artifact Record  _Photograph Record  _Other (List):

DPR 523A (1/95)  *Required Information
B1. Historic Name: Ansonia Apartments

B2. Common Name: 

B3. Original Use: apartment  
B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts, Classical Revival

*B6. Construction History:  (Construction date, alterations, and date of alterations)
Year constructed: 1916

*B7. Moved?  X No   Yes   Unknown   Date: ___________   Original Location: 

*B8. Related Features:  
Neon rooftop sign

B9a. Architect: John Parkinson  
b. Builder: 

*B10. Significance:  
Area: Los Angeles  
Theme: 
Context: Residential Development and Suburbanization, 1913-1945  
Theme: Apartment Streetcar Suburbs, 1906-1945  
Context:  
Architecture, Engineering and Designed Landscapes, 1913-1945  
Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1916  
Property Type: Apartment  
Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible within the same theme under Criterion C/3 as a significant example of a mid-rise apartment as a property type, and also as a significant example of the Beaux Arts style of architecture as applied to an apartment builiding.

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell  
*Date of Evaluation: 10/28/2008
B10. Statement of Significance (continued): accommodations. Beginning with George A. Leighton’s Lakeview and Leighton Hotels, Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Arsonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2–7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code __________ Reviewer __________ Date __________

Page 1 of 4.

*Resource Name or #: (Assigned by recorder) 2214 W 7TH ST

P1. Other Identifier:

*P2. Location: ___ Not for Publication  X. Unrestricted  *a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

   b. USGS 7.5' Quad: Hollywood __________ Date: 1996
   c. Address: 2214 W 7TH ST City: LOS ANGELES Zip: 90057
   d. UTM: (Give more than one for large and/or linear resources) Zone: _______ mE/ _______ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _______

APN: 5141017003, 2s Churr Com Bldg

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

   A) Property Type: commercial  B) Setting (general): commercial block, on major thoroughfare  C) General characteristics. Architectural Style: Spanish Colonial Revival  Plan: rectangular  No. of vertical divisions: 7  No. Stories: 1  Siding/Sheathing: stucco, smooth. All Visible Roof: flat, cornice, red tile, cornice on end units  D) Specific features. Fenestration: wood, casement  Primary Entrance: front, storefront, double doors, recessed, distinctive entry, arch over opening  Secondary Entrance: front, storefront, generally original openings, east end unit mimics decoration of west end  Other notable features: two story units on east and west end bearing Churriguereque friezes  G) Alterations or changes to the property:... (continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)

   01/06/09

*P6. Date Constructed/Age and Sources:  X Historic ___ Prehistoric ___ Both

   1922
   Assessor

*P7. Owner and Address:

   KAPLAN-GRANDVIEW INVESTMENTS
   209 CALLE BOTANICO
   SAN CLEMENTE, CA  92673

*P8. Recorded by:

   Tanya Sorrell
   LSA Associates
   1500 Iowa Ave., Suite 200
   Riverside, CA 92507

*P9. Date Recorded:  01/06/2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources or enter “none.”)


*Attachments: ___ None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record

   ___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record

   ___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ________________________________

DPR 523A (1/95) *Required Information
P3a. Description (continued): **Retains integrity**: medium
B1. Historic Name ____________________________

B2. Common Name: ____________________________

B3. Original Use: commercial ____________________ B4. Present Use: commercial ____________________

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1922

*B7. Moved?  X No ___ Yes ___ Unknown ___ Date: ______________ Original Location: ________________________

*B8. Related Features: None


*B10. Significance: Area: Los Angeles Theme: __________________________

Period of Significance: 1922  Property Type: Commercial  Applicable Criteria: A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under criterion C/3/3 as a significant example of the Spanish Colonial Revival style and the work of notable architect Stiles Clements.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the... (continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References: ____________________________

B13. Remarks: ____________________________

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 01/06/2009

(This space reserved for official comments.)

DPR 523B (1/95)  *

*Required Information
B10. Statement of Significance (continued): increased pressures on land use along established streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.

Early enthusiasm for Mission revival combined with continued interests in eclectic architectural detail characteristic of the Victorian era led to a broader exploration of period revival styles in California architecture. In 1915, the Panama California Exposition brought Spanish Baroque architecture to the forefront with several elaborate examples of domed towers adorned with Churriguerean friezes and elaborate classical detail.
P1. Other Identifier:

*Resource Name or #: (Assigned by recorder) 2310 OCEAN VIEW AVE

P2. Location: __ Not for Publication X Unrestricted

a. County Los Angeles County

b. USGS 7.5’ Quad: Hollywood

c. Address: 2310 OCEAN VIEW AVE

d. UTM: (Give more than one for large and/or linear resources)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 5154037003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, boarding house
B) General characteristics: Architectural Style: Shingle, elements of Plan: rectangular
C) No. Stories: 2
D) Specific features: Facade: gable, medium, multiple rooflines, wide eaves, exposed rafter tails, large cross-gable

Primary Entrance: from, single door

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: X Building __ Structure __ Object __ Site __ District __ Element of District __ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:

View, date, accession #) 10/23/08

P6. Date Constructed/Age and Sources: X Historic

Prehistoric ___ Both

1906

Assessor

P7. Owner and Address:

MARQUEZ ARTURO AND LILIA
1039 S DUNSMUIR AVE
LOS ANGELES, CA 90019

P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

P9. Date Recorded: 10/23/2008

P10. Survey Type: (Describe) Intensive

P11. Report Citation: (Cite survey report and other sources or enter "none") LSA Associates, Inc. Historic Resources Survey of the Westlake Recovery Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation, March 2009.

P12. Attachments: _ None ___ Location Map ___ Sketch Map ___ Continuation Sheet X Building, Structure, and Object Record

Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record

Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): __

DPR 523A (1/95)

*Required Information
B1. Historic Name: ________________________________

B2. Common Name: ________________________________


*B5. Architectural Style: Shingle

*B6. Construction History: (Construction date, alterations, and data of alterations)
   Year constructed: 1906

*B7. Moved?  X  No   Yes   Unknown   Date: __________  Original Location: ________________

*B8. Related Features:
   None


*B10. Significance: Area: Los Angeles  Theme: Streetcar Suburbs, 1873-1928
   Context: Residential Development and Suburbanization, 1850-1912  Theme: Streetcar Suburbs, 1873-1928

   Period of Significance: 1906
   Property Type: Single Family Resider
   Applicable Criteria: A/1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact residences built during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

Early streetcars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes...
   (continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/23/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
**P1. Other Identifier:**

*P2. Location: ___ Not for Publication  X Unrestricted  *a. County  Los Angeles County  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hotelwood  
Date: 1996  
c. Address: 2320 OCEAN VIEW AVE  
City: LOS ANGELES  
Zip: 90057  
d. UTM: (Give more than one for large and/or linear resources) Zone: _______ ____ mE/ _______ ____ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ____________  
APN: 5154037005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential  
C) General characteristics. Architectural Style: Spanish Colonial Revival  
Plan: irregular  
No. Stories: 2  
Siding/Sheathing: stucco  
Modern, All Visible Roof: flat, parapet, multiple rooflines, red tile, conical roof over central element  
D) Specific features. Fenestration: wood, casement, front, balcony and balcony Primary Entrance: front, single door, transom lights, distinctive entry, entry in tower element  

**P3b. Resource Attributes:**  
(List attributes and codes)  
HP03

**P4. Resources Present:**  
X Building    Structure    Object    Site    District    Element of District    Other (Isolates, etc.)

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

---

**P5b. Description of photo:**  
(View, data, accession #)

10/23/08

**P6. Date Constructed/Age and Sources:**  
X Historic  
Prehistoric  Both  
1921

**P7. Owner and Address:**  
2320 OCEAN VIEW APTS LP  
224 S SANTA ANITA AVE  
ARCADIA, CA 91006

**P8. Recorded by:**  
Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507

**P9. Date Recorded:** 10/23/2008

**P10. Survey Type:**  
(Describe)  
Intensive

---

**P11. Report Citation:** (Cite survey report and other sources or enter "none.")


**Attachments:**  
None  Location Map  Sketch Map  Continuation Sheet  X Building, Structure, and Object Record  
Archeological Record  District Record  Linear Feature Record  Milling Station Record  
Rock Art Record  Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)  
*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*Resource Name or #: (Assigned by recorder) 2320 OCEAN VIEW AVE

B1. Historic Name: ___________________________

B2. Common Name: ___________________________

B3. Original Use: ____________________________ B4. Present Use: ____________________________

*B5. Architectural Style: Hollywood Regency

*B6. Construction History: (Construction date, alterations, and date of alterations)
Year constructed: 1921

*B7. Moved? X No ___ Yes ___ Unknown Date: ___________ Original Location: ___________

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles Theme: ____________________________
Context: Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1921 Property Type: Apartment Applicable Criteria: C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Spanish Colonial Revival style and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/23/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
P1. Other Identifier:

*P2. Location: _____ Not for Publication  X. Unrestricted  *a. County  Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present:  X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:

(View, data, accession #)

10/23/08

*P6. Date Constructed/Age and Sources:  X Historic  ___ Prehistoric  ___ Both

1950

Assessor

*P7. Owner and Address:

FRED FIEDLER AND ASSOC
2322 W 3RD ST
LOS ANGELES, CA 90057

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/23/08

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none")


*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  X Building, Structure, and Object Record

Archeological Record  ___ District Record  ___ Linear Feature Record  ___ Milling Station Record

___ Rock Art Record  ___ Artifact Record  ___ Photograph Record  ___ Other (List):
B1. Historic Name: 

B2. Common Name: 


*B5. Architectural Style:  Corporate Modern

*B6. Construction History:  (Construction date, alterations, and data of alterations)
Year constructed: 1950

*B7. Moved?  X  No  ___ Yes  ___ Unknown  Date:  Original Location: 

*B8. Related Features:  
None


*B10. Significance: Area: Los Angeles  Theme:  

Period of Significance: 1950  Property Type: Office  Applicable Criteria: C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the corporate modern style and possesses high artistic value within the Mid-Century Modern aesthetic beyond any currently identified style. It appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

B11. Additional Resource Attributes:  (List attributes and codes)  HP06

*B12. References:

B13. Remarks:

*B14. Evaluator:  Tanya Sorrell

*Date of Evaluation: 10/23/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *Required Information
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Code</td>
</tr>
</tbody>
</table>

*Resource Name or #: (Assigned by recoder) 2337 OCEAN VIEW AVE*

**P1. Other Identifier:**

**P2. Location:** Not for Publication  X Unrestricted  
*a. County*  Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:* Hollywood  
*Date:* 1996

*c. Address:* 2337 OCEAN VIEW AVE  
*City:* LOS ANGELES  
*Zip:* 90057

*d. UTM: (Give more than one for large and/or linear resources) Zone: ______ mE/_______ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.; as appropriate) Elevation: __________

APN: 5154036006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: Residential  
C) General characteristics: Architectural Style: Neoclassical Plan: Square  
No. Stories: 2  
Siding/Sheathing: Wood: clapboard, All Visible Roof: pyramidal, medium, wide eaves, exposed rafters tails  
D) Specific features: Porches: Partial, front  
Fenestration: wood, double-hung, front, arranged in pairs, 4 vertical-light upper sash  
Dormer: front  
Other notable features: paired columns support porch, cornice between first and second floors  
E) Important decorative elements: Decorative Elements: columns

(Immediate): fences

**P3b. Resource Attributes:** (List attributes and codes)

| HP02 |

**P4. Resources Present:**  
Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**

**P5b. Description of photo:**  
(View, data, accession #)

10/23/08

**P6. Date Constructed/Age and Sources:**  
X Historic

Prehistoric  Both

1904  
Assessor

**P7. Owner and Address:**  
RODRIGUEZ, GLORIA V  
2337 OCEAN VIEW AVE  
LOS ANGELES, CA 90057

**P8. Recorded by:**  
Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507

**P9. Date Recorded:**  
10/23/2008

**P10. Survey Type:** (Describe)  
Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none")  

**Attachments:**  
None  Location Map  Sketch Map  Continuation Sheet  X Building, Structure, and Object Record

Archeological Record  District Record  Linear Feature Record  Milling Station Record

Rock Art Record  Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)  *Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*Resource Name or #: (Assigned by recorder) 2337 OCEAN VIEW AVE

B1. Historic Name:

B2. Common Name:


*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1934

*B7. Moved? X No  Yes  Unknown  Date:  Original Location:

*B8. Related Features:
None

B9a. Architect:  b. Builder:

*B10. Significance Area: Los Angeles Theme:
Context: Residential Development and Suburbanization, 1850-1912 Theme: Streetcar Suburbs, 1873-1928

Period of Significance: 1904  Property Type: Single Family Residence  Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact residences built during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

Early streetcars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes...
(continued on next page)

B11. Additional Resource Attributes:  (List attributes and codes) HP02

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell  
*Date of Evaluation: 10/23/2008

(This space reserved for official comments.)

DPR 523B (1/95)  
*Required Information
B10. Statement of Significance (continued): represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

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<th>Reviewer</th>
<th>Date</th>
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**Page 1 of 2**

*Resource Name or #: (Assigned by recorder) 2340 W 3RD ST*

**P1. Other Identifier:**

*P2. Location: Not for Publication X Unrestricted a. County Los Angeles County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 2340 W 3RD ST City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: _________ __mE/ __________ __mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ______________

APN:5154035014

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes)

HP06

*P4. Resources Present: x Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)

10/23/08

*P6. Date Constructed/Age and Sources: x Historic __ Prehistoric __ Both

1948

Assessor

*P7. Owner and Address:

KAMEOJUDITH

2340 W 3RD ST

LOS ANGELES, CA 90057

*P8. Recorded by:

Tanya Sorrell

LSA Associates

1500 Iowa Ave., Suite 200

Riverside, CA 92507

*P9. Date Recorded: 10/23/2008

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")


*Attachments: __None __ Location Map __ Sketch Map __ Continuation Sheet X Building, Structure, and Object Record

Archaeological Record __ District Record __ Linear Feature Record __ Milling Station Record

__ Rock Art Record __ Artifact Record __ Photograph Record __ Other (List): ______________

DPR 523A (1/95)

*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*Resource Name or #: (Assigned by recorder) 2340 W 3RD ST

B1. Historic Name:

B2. Common Name:

B3. Original Use: Office B4. Present Use: Office

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
Year constructed: 1948

*B7. Moved? X No Yes Unknown Date: ______________ Original Location: ______________

*B8. Related Features:
None

B9a. Architect: H.H. Harris

b. Builder:

*B10. Significance: Area: Los Angeles Theme:

Period of Significance: 1948 Property Type: Office Applicable Criteria: C/3
(Explain importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it possesses high artistic value within the Mid-Century Modern aesthetic and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/23/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
**P1. Other Identifier:**

*P2. Location:  Not for Publication  X Unrestricted  a. County: Los Angeles County

b. USGS 7.5" Quad: Hollywood  Date: 1996
c. Address: 2401 W 10TH ST  City: LOS ANGELES

d. UTM: (Give more than one for large and/or linear resources)  Zone: ___________  mE/ ___________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  Elevation: ___________

APN: 5136002011. 1s Col Rev Bung Ct

**P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Stories: 1, 7 buildings  Siding/Sheathing: wood: clapboard, All Visible Roof: hip-on-gable, low, narrow eaves, cornice, small cornice
D) Specific features. Fenestration: wood, casement, front, arranged in pairs  Secondary Entrance: behincd courtyard, single door, in fluted wood frame. sheltered by classical pedimented canopy  (G) Alterations or changes to the property. Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**  X Building  Structure  HP03  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5b. Description of photo:**
(View, data, accession #)

12/31/08

**P6. Date Constructed/Age and Sources:**  X  Historic  ___  Prehistoric  ___  Both

1923

Assessor

**P7. Owner and Address:**

KIMJOHN H AND YOUNG O
2401 W 10TH ST
LOS ANGELES, CA 90006

**P8. Recorded by:**

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

**P9. Date Recorded:**  12/31/2008

**P10. Survey Type:** (Describe)

Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none")


**Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  X Building, Structure, and Object Record

Archeological Record  ___  District Record  ___  Linear Feature Record  ___  Milling Station Record

Rock Art Record  ___  Artifact Record  ___  Photograph Record  ___  Other (List):  

*DPR 523A (1/95)  *Required Information
B1. Historic Name

B2. Common Name:

B3. Original Use: apartments

B4. Present Use: apartments

B5. Architectural Style: Colonial Revival

B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1923

B7. Moved? X No __Yes  __Unknown  Date: ______________ Original Location:

B8. Related Features:
None


B10. Significance
Area: Los Angeles  Theme:
Context: Residential Development and Suburbanization, 1913-1945  Theme: Apartment Streetcar Suburbs, 1906-1945

Period of Significance: 1923  Property Type: Apartment  Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact courtyard apartments constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

Courtyard housing is a significant property type within the context of residential development in Los Angeles. They represent a notable development response to contradictory pressures inherent in urban Los Angeles: to accommodate increased density but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several...(continued on next page)

B11. Additional Resource Attributes:  (List attributes and codes) HP03

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell
Date of Evaluation: 12/31/2008

(required information)
B10. Statement of Significance (continued): excellent examples of the property type remain in Westlake, on a Citywide basis courtyard housing is a property type which is considered once common, but now increasingly rare.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 3
*Resource Name or #: (Assigned by recorder) American Cement Company

P1. Other Identifier:

*P2. Location: _Not for Publication_ X Unrestricted a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 2404 WILSHIRE BLVD City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: __________ mE/ __________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: __________

APN: 5141304013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes)
*P4. Resources Present: X Building Structure HP07
Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(View, date, accession #)
12/12/08

*P6. Date Constructed/Age and Sources: X Historic
__ Prehistoric __ Both
1960
Assessor

*P7. Owner and Address:
2404 WILSHIRE LTD
837 TRACTION AVE (STE. 400)
LOS ANGELES, CA 90013

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none")

*Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required Information
B1. Historic Name: 
B2. Common Name: 
*B5. Architectural Style: Modern 
*B6. Construction History: (Construction date, alterations, and data of alterations) 
Year constructed: 1960 
* B7. Moved? X No ___ Yes ___ Unknown Date: ____________ Original Location: 
*B8. Related Features: 
attached parking garage 
B9a. Architect: DMJM b. Builder: 
*B10. Significance: Area: Los Angeles Theme: A. Commercial Development in the Modern Era 
Period of Significance: 1960 Property Type: Office Building Applicable Criteria: A/1, C/3 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Corporate Modern style, possesses high artistic value, and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It is also significantly associated with the rise of corporate offices in the post-WWII era, a significant pattern of commercial development for Westlake. 
The most notable corporate commercial building to rise on the eastern Wilshire skyline was the American Cement Corporation office building, designed by Daniel, Mann, Johnson & Mendenhall (DMJM) and completed in 1961. Riverside...(continued on next page) 
B11. Additional Resource Attributes: (List attributes and codes) HP07 
*B12. References: 
Los Angeles Times “Big Structure Will Add to New Wilshire Skyline” 6/21/1959. 
B13. Remarks: 
*B14. Evaluator: Tanya Sorrell 
*Date of Evaluation: 12/12/2008 
(This space reserved for official comments.)
B10. Statement of Significance (continued): Cement Company, American Cement Corporation’s largest subsidiary, occupied most of the 13-story building, which also featured a conference room, retail stores, and an adjacent one-story restaurant. Prominently situated on the western end of the bridge over MacArthur Park, the building stood as a virtual advertisement for the decorative possibilities of concrete. The adjacent restaurant was topped by an accordion-style concrete canopy and the sides of the main office bear a pattern of interlocking X-shapes in concrete. Riverside Cement Company played a major role in the southern California post-WWII housing boom, providing as much as 9.5 million barrels of concrete a year from its plants in Crestmore (Colton) and Oro Grande (near Victorville).

Corporate offices came to dominate the eastern Wilshire Boulevard skyline in the 1950s and 1960s, competing with (and in some cases supplanting) the mid and high-rise apartment hotels that had characterized the area in the 1920s and 1930s. Designed by notable architects of the Mid-Century Modern movement, the offices reflected an emerging corporate modern aesthetic that came to define office buildings of the postwar era. Their large size, ample parking accommodations, and on-site employee amenities facilitated efficient management of various related business activities found in the corporate world.
P1. Other Identifier:
*Resource Name or #: (Assigned by recorder) 2411 W 10TH ST

P2. Location: __ Not for Publication  X Unrestricted  *a. County Los Angeles County

*b. USGS 7.5' Quad: Hollywood  Date: 1996

c. Address: 2411 W 10TH ST  City: LOS ANGELES  Zip: 90006

d. UTM: (Give more than one for large and/or linear resources) Zone: ______________ mE/ ______________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5136002010

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

P3b. Resource Attributes: (List attributes and codes) HP03

P4. Resources Present: X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(View, data, accession #)
12/31/08

P6. Date Constructed/Age and Sources: X Historic __ Prehistoric __ Both

1912
Assessor

P7. Owner and Address: BAZAJOSE E AND MARIA A 124 N BENTON WAY LOS ANGELES, CA 90026

P8. Recorded by: Tanya Sorrell  LSA Associates  1500 Iowa Ave., Suite 200  Riverside, CA 92507

P9. Date Recorded: 12/31/2008

P10. Survey Type: (Describe) Intensive

P11. Report Citation: (Cite survey report and other sources or enter "none").

*Attachments: None  Location Map  Sketch Map  X Continuation Sheet  X Building, Structure, and Object Record  Archeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)  *Required Information
P3a. Description (continued): Alterations or changes to the property. **Retains integrity:** high, setting, location, workmanship, association, design, feeling. **H) Setting (immediate):** mature landscaping.
**B1.** Historic Name:  

**B2.** Common Name:  

**B3.** Original Use: apartments  

**B4.** Present Use: apartments  

**B5.** Architectural Style: Art Deco, Mediterranean Revival  

**B6.** Construction History: (Construction date, alterations, and data of alterations)  

Year constructed: 1912, year major alterations: ca. 1930  

**B7.** Moved?  

X No  

Yes  

Unknown  

Date:  

Original Location:  

**B8.** Related Features:  

None  

**B9a.** Architect:  

b. Builder:  

**B10.** Significance:  

Area: Los Angeles  

Theme:  

Context: Residential Development and Suburbanization, 1913-1945  

Theme: Apartment Streetcar Suburbs, 1906-1945  

**Period of Significance:** 1930  

**Property Type:** Apartment  

Applicable Criteria: A/1  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.  

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton's Lakeview and Leighton Hotels, Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey's Hershey Arms Hotel in 1907 raised the standards for elegant density, and the... (continued on next page)  

**B11.** Additional Resource Attributes: (List attributes and codes) HP03  

**B12.** References:  

**B13.** Remarks:  

**B14.** Evaluator: Tanya Sorrell  

**Date of Evaluation:** 12/31/2008  

(This space reserved for official comments.)
B10. Statement of Significance (continued): prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2–7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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Page 1 of 4  *Resource Name or #: (Assigned by recorder) 2410 W 7TH ST

**P1. Other Identifier:**

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<td>c. Address:</td>
<td>2410 W 7TH ST</td>
<td>City:</td>
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APN: 5141015002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**

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<th>Element of District</th>
<th>Other (Isolates, etc.)</th>
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**P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**

**P5b. Description of photo:**

(View, data, accession #)

04/10/09

**P6. Date Constructed/Age and Sources:**

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<th>Both</th>
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1924

Assessor

**P7. Owner and Address:**

BONO PARK VIEW LTD PARTNERSHIP
101 S ROSSMORE AVE
LOS ANGELES, CA 90004

**P8. Recorded by:**

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

**P9. Date Recorded:**

12/12/2008

**P10. Survey Type:** (Describe)

Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none.")


**Attachments:**

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<td>Rock Art Record</td>
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<td>Photograph Record</td>
<td>Other (List):</td>
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DPR 523A (1/95)  *Required Information
P3a. Description (continued): association, design, feeling
B1. Historic Name

B2. Common Name: Park Wilshire Professional

B3. Original Use: commercial

B4. Present Use: commercial

*B5. Architectural Style: Hollywood Regency

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1924

*B7. Moved?  X No  Yes  Unknown  Date: Original Location:

*B8. Related Features:
None

b. Builder:

*B10. Significance: Area: Los Angeles  Theme:

Period of Significance: 1924
Property Type: Commercial  Applicable Criteria: A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of the Hollywood Regency style as applied to a commercial building.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP07  

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

*DPR 523B (1/95)
B10. Statement of Significance (continued): on land use along established streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
**P1. Other Identifier:**

*P2. Location: Not for Publication X Unrestricted *a. County: Los Angeles County __________

(b) USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 2414 W 7th St City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5141015001, 2s Sp Col Rev Com Bldg

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: X Building Structure HP06

Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, date, accession #)

12/12/08

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1925 Assessor

*P7. Owner and Address:

CHUN, HOGAN
3670 WILSHIRE BLVD (# 201)
LOS ANGELES, CA 90010

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")


*Attachments: None Location Map Sketch Map Continuation Sheet X Building, Structure, and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required Information
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

*B1. Historic Name:*

*B2. Common Name:*

*B3. Original Use:*

*B4. Present Use:*

*B5. Architectural Style: Spanish Colonial Revival*

*B6. Construction History: (Construction date, alterations, and data of alterations)*

Year constructed: 1925

*B7. Moved?*  
X No  _Yes_  Unknown  Date:  
Original Location:

*B8. Related Features:*

None

*B9a. Architect:*

*b. Builder:*

*B10. Significance Area: Los Angeles  Theme:*

Context: Commercial Development in the Early 20th Century, 1913-1945  Theme: Commercial Development Related to Street Railway Transportation, 1909-1934

**Period of Significance: 1925**

**Property Type: Commercial**

**Applicable Criteria: A/1**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures on land use along established streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved... (continued on next page)

*B11. Additional Resource Attributes: (List attributes and codes) HP06*

*B12. References:*

*B13. Remarks:*

*B14. Evaluator: Tanya Sorrell*

*Date of Evaluation: 12/12/2008*
B10. Statement of Significance (continued): beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
P1. Other Identifier:

*P2. Location:  Not for Publication  X  Unrestricted  *a. County  Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:  Hollywood  Date:  1996

c. Address:  2430 OCEAN VIEW AVE  City:  LOS ANGELES  Zip:  90057

d. UTM: (Give more than one for large and/or linear resources)  Zone:  mE/  mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 

APN:5154038006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


Other notable features: penthouse with red title roofs, tile fountain at entrance  G) Alterations or changes...(continued on next page)

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present:  X Building  Structure  __ Object  __ Site  __ District  __ Element of District  __ Other (Isolates, etc.)

P6a. Photo or Drawing (Photo required for buildings, structures, and objects.)

*P11. Report Citation: (Cite survey report and other sources or enter "none").


*Attachments:  None  Location Map  Sketch Map  X Continuation Sheet  X Building, Structure, and Object Record

Archeological Record  __ District Record  __ Linear Feature Record  __ Milling Station Record

Rock Art Record  __ Artifact Record  __ Photograph Record  __ Other (List): 

DPR 523A (1995)

*P5b. Description of photo:

(View, date, accession #)

10/22/08

*P6. Date Constructed/Age and Sources:  X Historic  __ Prehistoric  __ Both

1929

Assessor

*P7. Owner and Address:

DOBSON MEADOWS PARTNERSHIP LP
424 GOLDEN GATE AVE
BELVEDERE, CA 94920

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded:  10/22/2008

*P10. Survey Type: (Describe)

Intensive

*Required Information
P3a. Description (continued): to the property. **Retains integrity:** high
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 3S

*Resource Name or #: (Assigned by recorder) Nob Hill Towers

B1. Historic Name: ___________________________

B2. Common Name: ___________________________

B3. Original Use: apartment _____________________ B4. Present Use: apartment _____________________

*B5. Architectural Style: Art Deco, Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1929

*B7. Moved? X No ___ Yes ___ Unknown Date: ____________ Original Location: ___________________________

*B8. Related Features:
None

B9a. Architect: Leonard L. Jones
b. Builder: ___________________________

*B10. Significance: Area: Los Angeles Theme:
Context: Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945

Period of Significance: 1929 Property Type: Apartment Applicable Criteria: A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible within the same theme under Criterion C/3/3 as a significant example of a mid-rise apartment as a property type.

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton’s Lakeview and Leighton Hotels, Westlake became a seasonal tourist... (continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*Date of Evaluation: 10/22/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
Primary Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # __________________________
HRI # __________________________
Trinomial __________________________
NRHP Status Code 3S

Other Listings
Review Code __________________________
Reviewer __________________________
Date __________________________

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 2419 OCEAN VIEW AVE

P1. Other Identifier:

*P2. Location: ___ Not for Publication ___ Unrestricted  *a. County  Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:  Hollywood

c. Address: 2419 OCEAN VIEW AVE  Date: 1996  

city: LOS ANGELES  Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: ______ ______ mE/ ______ ______ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ______

APN: 5155300004

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present:  X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(As of data, accession #)
10/22/08

*P6. Date Constructed/Age and Sources:  X Historic

Prehistoric  Both 1909

Assessor

P7. Owner and Address:
KWON OH BONG
2419 OCEAN VIEW AVE
LOS ANGELES, CA 90057

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/22/2008

P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")


*Attachments:  None  Location Map  Sketch Map  X Continuation Sheet  X Building, Structure and Object Record

Archeological Record  District Record  Linear Feature Record  Milling Station Record

Rock Art Record  Artifact Record  Photograph Record  Other (List): __________________________

DPR 523A (1/95)  

*Required Information
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: residence 
B4. Present Use: residence 
B5. Architectural Style: Arts and Crafts, Craftsman, Stick Style 
B6. Construction History: (Construction date, alterations, and data of alterations) 
Year constructed: 1909 
B7. Moved? X No ___ Yes ___ Unknown Date: ___________ Original Location: ___________ 
B8. Related Features: 
None 
B9a. Architect: SKILLING, C. F. 
b. Builder: W R TUTTLE & W W LINK 
B10. Significance: Area: Los Angeles Theme: 
Context: Architecture, Engineering and Designed Landscapes, 1850-1912 Theme: Arts and Crafts Movement, 1895-1918; Context: Residential Development and Suburbanization, 1850-1912 Theme: Streetcar Suburbs, 1873-1928 
Perio  
Property Type: Single Family Residence 
Applicable Criteria: A/1, C/3 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact residences built during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of a transitional Arts & Crafts residence. 
Early streetcars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area... (continued on next page) 
B11. Additional Resource Attributes: (List attributes and codes) HP02 
B12. References: 
U.S. Census Records, 1910. 
B13. Remarks: 
B14. Evaluator: Tanya Sorrell 
Date of Evaluation: 10/22/2008 
(This space reserved for official comments.)
B10. Statement of Significance (continued): in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.

This residence was built in 1909 for Charles Eaton, who owned a notable restaurant in Boston named Thompson's Spa.
P1. Other Identifier:

*P2. Location:  Not for Publication  X  Unrestricted  a. County: Los Angeles County

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial, self-storage facility  B) Setting (general): on major thoroughfare  C) General characteristics.

Architectural Style: Beaux Arts  Plan: square  No. of vertical divisions: 1  2  No. Stories: 8  Siding/Sheathing: poured concrete:

board-formed, All Visible Siding/Sheathing: poured concrete; painted, All Visible, painted and thinly plastered 1st & 2nd floors
scored like stone  Roof: flat, cornice  D) Specific features. Fenestration: metal, fixed, front, side, industrial sash  Secondary Entrance:

front, side, storefront, three appear to be original, glass Showcases flanking glass double doors  E) Important decorative elements.

Decorative Elements: pilasters

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

*P11. Report Citation: (Cite survey report and other sources or enter "none")


Redevelopment Agency of the City of Los Angeles in collaboration with Chace Architecture (lead) and PCR Services Corporation,

March 2009.

*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  X Building, Structure, and Object Record

Archeological Record  District Record  Linear Feature Record  Milling Station Record

Rock Art Record  Artifact Record  Photograph Record  Other (List): 

DPR 523A (1/95)  *Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*Resource Name or #: (Assigned by recorder)

NRHP Status Code: 3S
City Self Storage

B1. Historic Name: Carondelet Fireproof Garage

B2. Common Name:

B3. Original Use: Public Garage and Stores
B4. Present Use: storage building

*B5. Architectural Style: Beaux Arts

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1925

*B7. Moved? X No ___ Yes ___ Unknown Date: Original Location:

*B8. Related Features:
None

b. Builder:

*B10. Significance: Area: Los Angeles Theme:
Context: Commercial Development in the Early 20th Century, 1913-1945 Theme: Commercial Development and the Automobile, 1900-1945

Period of Significance: 1925 Property Type: Commercial Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It is also eligible within the same context under Criterion C/3/3 as a rare early example of a multistory garage as a property type.

B11. Additional Resource Attributes: (List attributes and codes) HP07

*B12. References:
Los Angeles Times, "Bond Issue on Garage Opened to Subscribers" 1-7-1925.
Los Angeles Times, "Nine-Story Garage to Go Up Soon" 10-29-1924.

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

<table>
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<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Page 1 of 2

*Resource Name or #: (Assigned by recorder) Thorpe Building*

**P1. Other Identifier:**

*P2. Location: **Not for Publication** X. Unrestricted a. County Los Angeles County*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. **USGS 7.5’ Quad:** Hollywood Date: 1996

c. Address: 2500 W 7TH ST City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN:5141014001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)

**P5b. Description of photo:**

(View, data, accession #)

12/12/08

**P6. Date Constructed/Age and Sources:**

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<td>___</td>
<td>Prehistoric</td>
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<tr>
<td>___</td>
<td>Both</td>
</tr>
</tbody>
</table>

1924 Assessor

**P7. Owner and Address:**

PATEL.BULABHAI G 255 S RENO ST LOS ANGELES, CA 90067

**P8. Recorded by:**

Tanya Sorell LSA Associates 1500 Iowa Ave., Suite 200 Riverside, CA 92507

**P9. Date Recorded:** 12/12/2008

**P10. Survey Type:** (Describe) Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter “none.”)


**Attachments:** _None _Location Map _Sketch Map _Continuation Sheet _Building, Structure, and Object Record _Archaeological Record _District Record _Linear Feature Record _Milling Station Record _Rock Art Record _Artifact Record _Photograph Record _Other (List):

DPR 523A (1/95) *Required Information*
P3a. Description (continued): ornamentation. 

G) Alterations or changes to the property. Retains integrity: high, setting, location, materials, workmanship, association, design, feeling.

H) Setting (immediate): mature landscaping.
B1. Historic Name: 

B2. Common Name: 

B3. Original Use: commercial

B4. Present Use: commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923

*B7. Moved? X No ___ Yes ___ Unknown ___ Date: __________ Original Location: 

*B8. Related Features:

None

B9a. Architect: Morgan, Walls, and Morgan

b. Builder: 

*B10. Significance Area: Los Angeles

Theme: 


Period of Significance: 1923

Property Type: Commercial

Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of the Spanish Colonial Revival Style.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures on land use along established...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code Reviewer Date

Page 1 of 4
*Resource Name or #: (Assigned by recorder) 2504 OCEAN VIEW AVE

P1. Other Identifier:

*P2. Location: _____ Not for Publication  X Unrestricted  *a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Hollywood  Date: 1996

c. Address: 2504 OCEAN VIEW AVE  City: LOS ANGELES  Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5155929001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present:  X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, date, accession #)

10/22/08

*P6. Date Constructed/Age and Sources:  X Historic

____ Prehistoric  ____ Both

1923

Assessor

*P7. Owner and Address:

HAINES, ARLIN H TR
81 ACACIA TREE LN
IRVINE, CA 92612

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/22/2008

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter “none.”)


*Attachments:  ____ None  ____ Location Map  ____ Sketch Map  ____ Continuation Sheet  ____ Building, Structure and Object Record

____ Archaeological Record  ____ District Record  ____ Linear Feature Record  ____ Milling Station Record

____ Rock Art Record  ____ Artifact Record  ____ Photograph Record  ____ Other (List):

DPR 523A (1/95)

*Required Information
P3a. Description (continued): design, feeling
B1. Historic Name: ____________________________

B2. Common Name: ____________________________

B3. Original Use: apartment ____________________________ B4. Present Use: apartment

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1923

*B7. Moved? X No ____ Yes ____ Unknown Date: __________ Original Location: __________

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles Theme:

Period of Significance: 1923 Property Type: Apartment Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of the Mediterranean Revival Style of architecture.

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton’s Lakeview and Leighton Hotels, Westlake became a seasonal tourist destination in...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/22/2008

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Ashbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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</tr>
</thead>
</table>

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*Resource Name or #: (Assigned by recorder) 2510 W 7TH ST

**P1. Other Identifier:**

**P2. Location: **Not for Publication  
X Unrestricted  
* a. County: Los Angeles County  
and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad: **Hollywood  
Date: 1996  
c. Address: 2510 W 7TH ST  
City: LOS ANGELES  
Zip: 90057  
d. UTM: (Give more than one for large and/or linear resources) Zone:  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:  
APN: 5141014002  
2s Sp Col Rev Office

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial, streetcar commercial  
B) Setting (general): commercial block, on major thoroughfare  
C) General characteristics. Architecture Style: Spanish Colonial Revival Plan: rectangular  
No. Stories: 2  
Siding/Sheathing: stucco; smooth, All  
Visible Roof: flat, cornice  
D) Specific features. Fenestration: wood, casement, front, arranged in pairs, framed by Churriguerean friezes, pilasters  
Fenestration: wood, double-hung, side  
Fenestration: wood, fixed, front, storefront, arcade of storefront windows on  
1st floor, trimers with turned wood columns  
Primary Entrance: front, storefront, double doors, recessed, center arch  
Other notable features: elaborate caved & cast ornamentation around arches E)...(continued on next page)

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:**  
X Building  
Structure  
Object  
Site  
District  
Element of District  
Other (Isolates, etc.)

**P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**

**P5b. Description of photo:**
(View, date, accession #)  
12/12/08

**P6. Date Constructed/Age and Sources:**  
X Historic  
Prehistoric  
Both  
1923  
Assessor

**P7. Owner and Address:**

HELMAH, HAMID  
8728 ZELAH AVE  /NORTHRIDGE, CA 91325

**P8. Recorded by:**

Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507

**P9. Date Recorded:**  
12/12/2008

**P10. Survey Type:** (Describe)  
Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none")


**Attachments:**  
None  
Location Map  
Sketch Map  
Continuation Sheet  
Building, Structure, and Object Record  
X Archeological Record  
X District Record  
X Linear Feature Record  
Milling Station Record  
Rock Art Record  
Artifact Record  
Photograph Record  
Other (List):

DPR 523A (1/95)  
*Required Information
P3a. Description (continued): Important decorative elements. **Decorative Elements:** pilasters G) **Alterations or changes to the property. Retains integrity:** high
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 3S

*Resource Name or #: (Assigned by recorder) 2510 W 7TH ST

B1. Historic Name:

B2. Common Name:

B3. Original Use: commercial  B4. Present Use: commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923

*B7. Moved?  X No  Yes  Unknown  Date:  Original Location:

*B8. Related Features:

None

B9a. Architect: Morgan, Walls, and Morgan  b. Builder:

*B10. Significance: Area: Los Angeles  Theme:


Period of Significance: 1923  Property Type: Commercial  Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of the Spanish Colonial Revival Style.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures on land use along established... (continued on next page)

B11. Additional Resource Attributes:  (List attributes and codes)  HP06

*B12. References:

B13. Remarks:

*B14. Evaluator:  Tanya Sorrell

*Date of Evaluation:  12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *Required Information
B10. Statement of Significance (continued): streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2520 W 6TH ST

**P1. Other Identifier:**

**P2. Location:** Not for Publication X Unrestricted a County Los Angeles County

(b) USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 2520 W 6TH ST City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: ________ mE/ ________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ________

APN: 51411006015

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial B) Setting (general): on major thoroughfare C) General characteristics. Architectural Style: Corporate Modern Plan: rectangular No. Stories: 4 Siding/Sheathing: brick; patterned veneer. All Visible , brick veneer in horizontal bands that alternate with windows Roof: flat D) Specific features. Fenestration: metal, fixed, front, side, arranged in ribbons. grids of windows, were grid reveals stairwell Primary Entrance: front, single door, recessed

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

HP07

**P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**

![Image]

**P5b. Description of photo:**
(View, data, accession #)

12/12/08

**P6. Date Constructed/Age and Sources:** X Historic Prehistoric Both

1959 Assessor

**P7. Owner and Address:**
CARONDELET AND SIXTH INC 2140 E 25TH ST VERNON, CA 90058

**P8. Recorded by:**
Tanya Sorrell LSA Associates 1500 Iowa Ave., Suite 200 Riverside, CA 92507

**P9. Date Recorded:** 12/12/2008

**P10. Survey Type:** (Describe) Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none.")


**Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required Information
B1. Historic Name: Sperry-Rand Building

B2. Common Name: 

B3. Original Use: office

B4. Present Use: office

*B5. Architectural Style: Corporate Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)
   Year constructed: 1959

*B7. Moved?  X No  ___ Yes  ___ Unknown  Date: __________  Original Location: 

*B8. Related Features: 
   None

B9a. Architect: Kistner, Wright, and Wright
   b. Builder: 

*B10. Significance: Area: Los Angeles  Theme: 

Period of Significance: 1959

Property Type: Office Building

Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, the California Register, and for designation as an LA HCM because it is associated with the rise of corporate offices, a significant pattern of development for Westlake in the post-WWII era. It also appears eligible under Criterion C/3 because it is a significant example of the Corporate Modern style of architecture.

In 1955, Remington Rand merged with the Sperry Corporation, becoming Sperry Rand. The Sperry Corporation had also fared extremely well during World War II by providing Elmer Sperry’s gyro-compasses to the U.S. Navy. In 1958, Sperry Rand was awarded three Navy contracts for the production of major components of...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP07

*B12. References:
   The Franklin Institute. The Case Files “Elmer A. Sperry – Company History”
   Online publication presented by the Barra Foundation and Unysis.
   Los Angeles Times “New Units Planned by Development Firm” 1/21

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): the Taos and Terrier guided missiles. After the award of these contracts, the company expanded its facilities in Westlake by building a 50,000-square foot Remington Rand service center at the southeast corner of 6th and Coronado Streets in 1959. The architecture firm of Kistner, Wright & Wright designed the building with an aluminum, brick and glass curtain wall that exposed a four-story interior stairwell in the corner of the building. It is interesting to note that Kistner, Wright & Wright simultaneously designed a similarly-styled office building in Riverside, California, for Sperry Rand’s fiercest competitor, IBM.
P1. Other Identifier:

*P2. Location: ___ Not for Publication ___ Unrestricted *a. County ___ Los Angeles County ___
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5’ Quad: ___ Hollywood ___ Date: ___ 1996 ___
c. Address: ___ 2524 W 7TH ST ___ City: ___ LOS ANGELES ___ Zip: ___ 90057 ___
d. UTM: (Give more than one for large and/or linear resources) ___ Zone: ___ mE/ ___ mN ___
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) ___ Elevation: ___

APN: 5141014030, 1st Office Bum- Ct

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes) ___ HP06 ___

*P4. Resources Present: ___ Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.) ___

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)

12/12/08

*P6. Date Constructed/Age and Sources: ___ Historic ___ Prehistoric ___ Both ___

1924

Assessor

*P7. Owner and Address: BERGHOFF, STEPHAN TR
2601 DEVISTA PL
LOS ANGELES, CA 90046

*P8. Recorded by: Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")


*Attachments: ___ None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record ___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record ___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ___

DPR 523A (19/95) ___

*Required Information
B1. Historic Name: ____________________________

B2. Common Name: ____________________________

B3. Original Use: ____________________________  B4. Present Use: ____________________________

B5. Architectural Style: Hollywood Regency

B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1924

B7. Moved?  X No  __ Yes  __ Unknown  Date: __________ Original Location: ____________________________

B8. Related Features:
None


B10. Significance Area: Los Angeles  Theme: ____________________________
Context: Commercial Development in the Early 20th Century, 1913-1945 Theme: Commercial Development Related to Street Railway Transportation, 1909-1934

Period of Significance: 1924  Property Type: Commercial  Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.
The earliest extant commercial properties in Westlake are all one-story stores and offices. These properties were usually found alongside streetcar routes, and historically included community butchers, general stores and restaurants. They are a significant component of the early streetcar suburbanization of Westlake.

B11. Additional Resource Attributes: (List attributes and codes) HP06

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)
P1. Other Identifier:

P2. Location: Not for Publication  X  Unrestricted  a. County  Los Angeles County

b. USGS 7.5" Quad:  Hollywood  Date:  1996
c. Address:  2556 W 5TH ST  City: LOS ANGELES  Zip:  90057
d. UTM: (Give more than one for large and/or linear resources)  Zone:  ______________  mE/  ______________  mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:  
APN:51550300021, 1&2s Eng Rev 1/2 Crt Apt

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Siding/Sheathing: stucco: smooth, All Visible  Siding/Sheathing: wood: board/batten, W Roof: hipped, steep  D) Specific features:  
Fenestration: meal, casement, front, side, arranged in threes, arranged in ribbons  Secondary Entrance: side, single door  Chimney: front  
Dormer: side  Other notable features: carport at rear, multiple dormers at second floor. brick planter at entrance  E) Important  
decorative elements. Decorative Elements: half timbering  G) Alterations or changes to the property. Retains integrity: high  H)  
Setting (immediate): mature landscaping, driveway, walls

P3b. Resource Attributes: (List attributes and codes)  
P4. Resources Present:  X  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:  
(View, data, accession #)
10/22/08

P6. Date Constructed/Age and Sources:  X Historic  
Prehistoric  Both  1950
Permit

P7. Owner and Address:  
LANE JAMES P  
2556 W 5TH ST  
LOS ANGELES, CA 90057

P8. Recorded by:  
Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507

P9. Date Recorded:  10/22/2008

P10. Survey Type:  (Describe)  
Intensive

P11. Report Citation:  (Cite survey report and other sources or enter "none.")
Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation,  
March 2009.

*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  X Building, Structure, and Object Record  
Archeological Record  District Record  Linear Feature Record  Milling Station Record  
Rock Art Record  Artifact Record  Photograph Record  Other (List):  

DPR 523A (1/95) *Required Information
Building, Structure, and Object Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Page 2 of 2

*Resource Name or #: (Assigned by recorder) 2556 W 5TH ST

B1. Historic Name: __________________________

B2. Common Name: __________________________

B3. Original Use: apartment  B4. Present Use: __________________________

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Construction history not available.

*B7. Moved?  X  No  __  Yes  __  Unknown  Date: ______________  Original Location: __________________________

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles  Theme:
Context: Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: __________________________  Property Type: Apartment  Applicable Criteria: C/3

(This discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Tudor Revival style as applied to an apartment and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/22/2008

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) ____________

P1. Other Identifier:

*P2. Location: ___ Not for Publication  X Unrestricted  *a. County  Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
  *b. USGS 7.5' Quad:  Hollywood  Date:  1996
  c. Address: ______________________________________________________________________
  City: ______________________________________________________________________
  Zip: ______________________________________________________________________
  d. UTM: (Give more than one for large and/or linear resources) Zone: __________ mE/________ mN
  e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: __________
  APN: 5141008900

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

B) Setting (general): commercial block, on major thoroughfare  C) General characteristics. Architectural Style: Corporate Modern Plan:
rectangular No. Stories: 5 Siding/Sheathing: other, All Visible , rust-colored panels with yellow squares  D) Specific features. 
Fenestration: metal, fixed, front, side, arranged in ribbons  Primary Entrance: front, storefront, transom lights, side lights, recessed, distinctive entry, set within grid of windows  Secondary Entrance: storefront, transom lights, side lights, recessed, distinctive entry  H) Setting (immediate): mature landscaping

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present:  X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(View, data, accession #)
12/12/08

*P6. Date Constructed/Age and Sources:  X Historic
   ___ Prehistoric  ___ Both
   1959

*P7. Owner and Address:

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded:  12/12/2008
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation,
March 2009.

*Attachments:  ___ None  ___ Location Map  ___ Sketch Map  X Continuation Sheet  X Building, Structure, and Object Record
   ___ Archeological Record  ___ District Record  ___ Linear Feature Record  ___ Milling Station Record
   ___ Rock Art Record  ___ Artifact Record  ___ Photograph Record  ___ Other (List): ________________________________

DPR 523A (1/95)  *

*Required Information
B1. Historic Name

B2. Common Name:

B3. Original Use: office

B4. Present Use: office

B5. Architectural Style: Corporate Modern

B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed in 1959

B7. Moved? X No  Yes  Unknown  Date:  Original Location:

B8. Related Features:

None

B9a. Architect:

b. Builder:

B10. Significance: Area: Los Angeles  Theme:


Period of Significance: 1959  Property Type: Office Building  Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and for designation as an LA HCM because it is associated with the rise of corporate offices, a significant post-WWII pattern of development in Westlake. It also appears eligible under Criterion C/3/3 as a significant example of the corporate modern style of architecture.

In 1957, developers razed the lavish Hershey Arms Hotel for a new office building for the Western & Southern Life Insurance Company at 2600 Wilshire Boulevard. The company had recently arrived in the California market from Cincinnati, and established this office as its Western Division Headquarters. Completed in 1959, the 213,820-square...continued on next page

B11. Additional Resource Attributes:  (List attributes and codes)  HP07

B12. References:

Los Angeles Times "Office Building to Rise on Site of Noted Hotel" 7/28/1957.

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information
B10. Statement of Significance (continued): the foot building occupied the entire block between Coronado Street and Rampart Boulevard, and had space for 175 cars in three subterranean parking levels. The Architecture firm of Austin, Field and Fry designed the office, using red granite on the side elevations and glass, aluminum, and patterned coral-colored enamel curtain walls on the front and rear elevations.
**State of California - The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

<table>
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<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**Page 1 of 2**  
*Resource Name or #: (Assigned by recorder) 2601 W 7TH ST*

**P1. Other Identifier:**

*P2. Location: Not for Publication X Unrestricted *a. County Los Angeles County and (P2b and P2c or P2d. Attach a Location Map as necessary.)*

<table>
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<th><strong>b. USGS 7.5' Quad:</strong></th>
<th><strong>Date:</strong></th>
<th>City:</th>
<th>Zip:</th>
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</thead>
<tbody>
<tr>
<td>Hollywood</td>
<td>1996</td>
<td>LOS ANGELES</td>
<td>90057</td>
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**c. Address:** 2601 W 7TH ST  
**d. UTM:** (Give more than one for large and/or linear resources) Zone: ___________ mE/ ___________ mN  
**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ___________

APN: 5141098005, 1s Class Rev Market

**P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) **Property Type:** commercial  
C) **General characteristics. Architectural Style:** Spanish Colonial Revival, modest  
**Plan:** square  
No. of vertical divisions: 5  
No. Stories: 1  
Siding/Sheathing: smooth, All Visible  
Roof: hipped, low, red tile  
D) **Specific features. Secondary Entrance:** front, side, storefront, transom lights, separated by pilasters  
E) **Important decorative elements. Decorative Elements:** pilasters

**P3b. Resource Attributes:** (List attributes and codes)

| HP06 |

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<tr>
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<th>Building</th>
<th>Structure</th>
<th>Object</th>
<th>Site</th>
<th>District</th>
<th>Element of District</th>
<th>Other (Isolates, etc.)</th>
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**P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**

**P5b. Description of photo:**

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</table>

**P6. Date Constructed/Age and Sources:**

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<th>X Historic</th>
<th>Prehistoric</th>
<th>Both</th>
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<td>1923</td>
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</tbody>
</table>

Assessor

**P7. Owner and Address:**

HAN, SANG I  
3169 DRAGONFLY ST  
GLENDALE, CA 91206

**P8. Recorded by:**

Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507

**P9. Date Recorded:** 12/12/2008

**P10. Survey Type:** (Describe) Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none.")


**Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95) *Required Information*
Resource Name or #: (Assigned by recorder) 2601 W 7TH ST

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1923

*B7. Moved? X No ___ Yes ___ Unknown ___ Date: __________ Original Location:

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles Theme:
Context: Commercial Development in the Early 20th Century, 1913-1945 Theme: Commercial Development Related to Street Railway Transportation, 1905-1934

Period of Significance: 1923 Property Type: Store Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

The earliest extant commercial properties in Westlake are all one-story stores and offices. These properties were usually found alongside streetcar routes, and historically included community butchers, general stores and restaurants. They are a significant component of the early streetcar suburbanization of Westlake.

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)
P1. Other Identifier:

*P2. Location: **Not for Publication  X. Unrestricted  *a. County  Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’ Quad:  Hollywood  Date: 1996  

c. Address: 2601 WILSHIRE BLVD  City: LOS ANGELES  Zip: 90057  

d. UTM: (Give more than one for large and/or linear resources)  Zone: mph  mN  

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 

APN: 5141009019  

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


*P3b. Resource Attributes: (List attributes and codes)  

*P4. Resources Present:  

*X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)  

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:  

*P6. Date Constructed/Age and Sources:  

X. Historic  __ Prehistoric  __ Both  

1952  

Assessor  

*P7. Owner and Address:  

2465 FRUITLAND AVE LLC  433 N CAMDEN DR (800)  BEVERLY HILLS, CA 90210  

*P8. Recorded by:  

Tanya Sorrell  

LSA Associates  1500 Iowa Ave., Suite 200  Riverside, CA 92507  

*P9. Date Recorded:  12/12/2008  

*P10. Survey Type: (Describe)  

Intensive  

*DPR 523A (1/95)  

*Required Information
Primary # 
HRI # 

State of California - The Resources Agency 
DEPARTMENT OF PARKS AND RECREATION 
BUILDING, STRUCTURE, AND OBJECT RECORD 

Page 2 of 3 
*NRHP Status Code, 3S 

B1. Historic Name: Remington Rand Office and Showroom 
B2. Common Name: 
B3. Original Use: corporate office 
B4. Present Use: corporate office 

*B5. Architectural Style: Corporate Modern 

*B6. Construction History: (Construction date, alterations, and data of alterations) 
Year constructed: 1952 

*B7. Moved? X No ___ Yes ___ Unknown Date: ___________ Original Location: 

*B8. Related Features: 
1-story showroom w/glass curtain wall and broad slab roof 

B. Builder: 

*B10. Significance: Area: Los Angeles Theme: 

Period of Significance: 1952 Property Type: Office Building Applicable Criteria: A/1, C/3 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 

This office complex appears to be eligible for the National Register, the California Register, and for designation as an LA HCM under Criterion A/1/1 because it is significantly associated with the rise of corporate offices in the post-WWII era, a significant pattern of development for Westlake, as described in the Westlake Redevelopment Area Historic Resources Survey. It also appears eligible under Criterion C/3/3 as a significant example of the Corporate Modern style. 

Corporate offices came to dominate the eastern Wilshire Boulevard skyline in the 1950s and 1960s, competing with (and in some cases supplanting) the mid and high-rise apartment hotels that had characterized the area in...(continued on next page) 

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP07 

*B12. References: 

B13. Remarks: 

*B14. Evaluator: Tanya Sorrell 
*Date of Evaluation: 12/12/2008 

(This space reserved for official comments.) 

DPR 523B (1/95) 

*Required Information
B10. Statement of Significance (continued): the 1920s and 1930s. Designed by notable architects of the Mid-Century Modern movement, the offices reflected an emerging corporate modern aesthetic that came to define office buildings of the postwar era. Their large size, ample parking accommodations, and on-site employee amenities facilitated efficient management of various related business activities found in the corporate world.

The section of Wilshire Boulevard through the Westlake area experienced its share of corporate office development. In 1953, Remington Rand opened a large new office at 2601 Wilshire Boulevard. Remington Rand developed many office and home products, including electric shavers and early commercial computers. During World War II, the company was a leading manufacturer of the M1911 pistol, which was widely issued to the U.S. armed forces. Architects Welton Becket and Kahn & Jacobs designed two buildings on the site: a one-story glass and concrete pavilion for sales and display, and a four-story concrete office building faced in white marble and Roman brick. Remington Rand, which was based in a 20-story skyscraper back in New York, leased the new complex from the Mutual Life Insurance Company, which occupied the fourth floor.

Also called Miesian and Corporate International, the Corporate Modern style is derived from the rectilinear designs of Ludwig Mies van der Rohe, one of the three leading architects of the International Style in the 1930s. Mies’s post-WWII designs in America moved toward using more unified, modular patterns that emphasized the separation of the walls from the overall structure. The effect found favor among architects during the 1950s and 1960s. Corporate Modern buildings are characterized by the use of exposed steel piers and I-beams on a rectilinear form, a curtain wall composed of horizontal bands of windows that are often interspersed with horizontal bands of an alternate material such as brick or tile.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Page 1 of 4

Resource Name or #: (Assigned by recorder) 2619 W 8TH ST

P1. Other Identifier:

P2. Location: Not for Publication X Unrestricted a. County Los Angeles County
and (P2b and P2c or P2d: Attach a Location Map as necessary.)

b. USGS 7.5’ Quadt Hollywood Date: 1996

c. Address: 2619 W 8TH ST City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: ___________ mE/ ___________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ___________
APN: 5141013019, 4s Clas Infl Brick Apt

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartment B) Setting (general): on major thoroughfare C) General characteristics. Architectural Style: Beaux Arts Plan: irregular No. of vertical divisions: 15 No. Stories: 4 Siding/Sheathing: brick: patterned vencer, All Visible Roof: flat, missing parapet, fascia with design in relief D) Specific features. Fenestration: aluminum, double-hung, front, side, top windows have pediments, alteration: yes Primary Entrance: front, side, storefront, rollup door, alteration: yes Secondary Entrance: front, side, storefront, aches on south side accented w/ modifications Other notable features: Cornice at 1st floor and scored concrete pilasters, large neon sign on roof G) Alterations or... (continued on next page)

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: x Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(View, data, accession #)
12/12/08

P6. Date Constructed/Age and Sources: X Historic
Prehistoric Both
1925
Assessor

P7. Owner and Address:
LEE.SEOUNG S TR
3301 COUNTRY CLUB DR
LOS ANGELES, CA 90019

P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

P9. Date Recorded: 12/12/2008

P10. Survey Type: (Describe) Intensive

P11. Report Citation: (Cite survey report and other sources or enter "none.")

Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Record
Archeological Record District Record Linear Feature Record Milling Station Record
Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

Required Information
P3a. Description (continued): changes to the property. **Retains integrity**: high
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: The Stratford  
B2. Common Name:  
B3. Original Use: apartment building  
B4. Present Use: apartment building  
B5. Architectural Style: Beaux Arts  
B6. Construction History: (Construction date, alterations, and data of alterations)  
Year constructed: 1925  
B7. Moved?  No  
B8. Related Features:  
None  
B9a. Architect:  
b. Builder: Charles Lantz  
B10. Significance: Area: Los Angeles  
Theme:  
Context: Residential Development and Suburbanization, 1913-1945  
Theme: Apartment Streetcar Suburbs, 1906-1945  
Period of Significance: 1925  
Property Type: Apartment  
Applicable Criteria: A/1, C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It is also eligible within the same context under Criterion C/3/3 as a significant example of a mid-rise apartment as a property type, as defined in the Historic Context Statement.  
By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton’s Lakeview and Leighton...(continued on next page)  
B11. Additional Resource Attributes: (List attributes and codes)  HP03  
B12. References:  
B13. Remarks:  
B14. Evaluator: Tanya Sorrell  
Date of Evaluation: 12/12/2008  
(This space reserved for official comments.)
B10. Statement of Significance (continued): Hotels, Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrum to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Western Mortgage Building

P1. Other Identifier:

P2. Location: ___Not for Publication ___Unrestricted ___a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 2700 WILSHIRE BLVD City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: ______ mE/ ______ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5141D11020

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


P3b. Resource Attributes: (List attributes and codes) HP06

P4. Resources Present: ___Building ___Structure ___Object ___Site ___District ___Element of District ___Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

*P5b. Description of photo:
(View, date, accession #)
12/12/08

P6. Date Constructed/Age and Sources: ___Historic ___Prehistoric ___Both
1956

P7. Owner and Address:
ARKLAND INVESTMENT LLC
3435 WILSHIRE BLVD (STE 920)
LOS ANGELES, CA 90010

P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

P9. Date Recorded: 12/12/2008

P10. Survey Type: (Describe) Intensive

P11. Report Citation: (Cite survey report and other sources or enter "none.")

Attachments: ___None ___Location Map ___Sketch Map ___Continuation Sheet ___Building, Structure, and Object Record ___Archaeological Record ___District Record ___Linear Feature Record ___Milling Station Record ___Rock Art Record ___Artifact Record ___Photograph Record ___Other (List): ___Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, Structure, AND OBJECT RECORD

Page 2 of 3

**Resource Name or #: (Assigned by recorder)** Western Mortgage Building

B1. Historic Name:

B2. Common Name:

B3. Original Use: Office

B4. Present Use: Office

**B5. Architectural Style:** Corporate Modern

**B6. Construction History:** (Construction date, alterations, and data of alterations)

Year constructed: 1956

**B7. Moved?**  X No ___ Yes ___ Unknown  Date: __________  Original Location: __________

**B8. Related Features:**

None


**B10. Significance Area:** Los Angeles  **Theme:**

**Context:** Commercial Development in the Modern Era, 1946-1964  **Theme:** The Rise of Corporations, 1946-1965

**Period of Significance:** 1956  **Property Type:** Office Building  **Applicable Criteria:** A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, the California Register, and for designation as a LA HCM for its significant association with corporate office development, a significant post-WWII pattern of development for Westlake. It appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

The Western Mortgage Corporation came to Wilshire Boulevard in 1956 with its office building between Rampart Boulevard and Lafayette Park Place. Founded in 1932, the Western Mortgage Corp. became one account California's largest mortgage company in the 1950s, servicing loans for the Metropolitan Life Insurance Company and financing the... (continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

**B12. References:**


B13. Remarks:

**B14. Evaluator:** Tanya Sorrell

**Date of Evaluation:** 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *

*Required Information
B10. Statement of Significance (continued): construction of 100,000 California homes. Designed by Claud Beelman, the office was notable for its windowless façade. The only openings were at the front corner and rear entrances; the north and east walls were instead covered in unbroken slabs of Vermont marble. Beelman intended that the design would minimize initial construction costs as well as maintenance costs for cleaning and air conditioning. Inside, architect William L. Stephenson installed floor-to-ceiling photo murals depicting typical southern California scenes to brighten the atmosphere for employees. This evaluation is not based on an inspection of the interior. If the interior design is found to be largely intact the property may also be eligible under Criterion C/3/3 as a significant example of design in the Mid-Century Modern aesthetic.

Corporate offices came to dominate the eastern Wilshire Boulevard skyline in the 1950s and 1960s, competing with (and in some cases supplanting) the mid and high-rise apartment hotels that had characterized the area in the 1920s and 1930s. Designed by notable architects of the Mid-Century Modern movement, the offices reflected an emerging corporate modern aesthetic that came to define office buildings of the postwar era. Their large size, ample parking accommodations, and on-site employee amenities facilitated efficient management of various related business activities found in the corporate world.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code __________ Reviewer __________ Date __________

P1. Other Identifier:

**P2. Location:** ______ Not for Publication X Unrestricted a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:* Hollywood Date: 1996

c. Address: 2700 W 7TH ST City: LOS ANGELES Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone:______ mE/______ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5141012001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** X Building _ Structure _ Object _ Site _ District _ Element of District _ Other (Isolates, etc.)

HP06

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:

(View, date, accession #)

12/12/08

**P6. Date Constructed/Age and Sources:** X Historic

___ Prehistoric ___ Both

1923

Assessor

**P7. Owner and Address:**

VICTOR, PANDORA TR ET AL.

P. O. BOX 786

REDONDO BEACH, CA 90277

**P8. Recorded by:**

Tanya Sorrell

LSA Associates

1500 Iowa Ave., Suite 200

Riverside, CA 92507

**P9. Date Recorded:** 12/12/2008

**P10. Survey Type:** (Describe)

Intensive

**P11. Report Citation:** (Cite survey report and other sources or enter "none")


**Attachments:** None Location Map Sketch Map Continuation Sheet X Building, Structure, and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): __________

DPR 523A (1/95) *Required Information
B1. Historic Name: ____________________________  

B2. Common Name: ____________________________

B3. Original Use: ____________________________  B4. Present Use: ____________________________

B5. Architectural Style: Commercial Vernacular

B6. Construction History: (Construction date, alterations, and dates of alterations)  
Year constructed: 1923

B7. Moved?  X No  ___ Yes  ___ Unknown  Date: _____________  Original Location: ____________________________

B8. Related Features:  
None


B10. Significance: Area: Los Angeles  Theme: ____________________________

Context: Commercial Development in the Early 20th Century, 1913-1945 Theme: Commercial Development Related to Street Railway Transportation, 1909-1934

Period of Significance: 1923  Property Type: Store  Applicable Criteria: A/I

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

The earliest extant commercial properties in Westlake are all one-story stores and offices. These properties were usually found alongside streetcar routes, and historically included community butchers, general stores, and restaurants. They are a significant component of the early streetcar suburbanization of Westlake.

B11. Additional Resource Attributes:  (List attributes and codes) HP06

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell  
Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)  
*Required Information
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Page 1 of 2  
*Resource Name or #: (Assigned by recorder)  2714 W 7TH ST

P1. Other Identifier:

*P2. Location:  
(P2b and P2c or P2d. Attach a Location Map as necessary.)
   a. County: Los Angeles County
   b. USGS 7.5' Quad: Hollywood  
   Date: 1996
   c. Address: 2714 W 7TH ST  
   City: LOS ANGELES  
   Zip: 90057
   d. UTM: (Give more than one for large and/or linear resources)  
   Zone: mE/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
   Elevation:
   APN: 5141012004, 2s Class Rev Com Bldg

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial  
C) General characteristics. Architectural Style: Spanish Colonial Revival  
No. of vertical divisions: 3  
No. Stories: 2  
2 buildings  
Siding/Sheathing: stucco  
Smoothing All Visible Roof: side gable, low, attic story  
D) Specific features.  
Fenestration: wood, double-hung, front, alternating windows with Churrigueresque reliefs  
Secondary Entrances: front, storefront, distinctive entry, rolling doors over bays  
E) Important decorative elements. Decorative Elements: pilasters  
Related: connected to altered building on the corner

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present:  
X Building  
Structure  
Object  
Site  
District  
Element of District  
Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:  
(View, data, accession #)

12/12/08

*P6. Date Constructed/Age and Sources:  
X Historic  
__ Prehistoric  
__ Both  
1910  
Assessor

*P7. Owner and Address:  
DE LA CRUZ JOSE CO TR  
11244 STEVENS AVE  
CULVER CITY, CA 90230

*P8. Recorded by:  
Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507

*P9. Date Recorded:  12/12/2008

*P10. Survey Type: (Describe)  
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none")  

*Attachments:  
None  
Location Map  
Sketch Map  
Continuation Sheet  
X Building, Structure, and Object Record  
Archeological Record  
District Record  
Linear Feature Record  
Milling Station Record  
Rock Art Record  
Artifact Record  
Photograph Record  
Other (List):

DPR 523A (1/95)  
*Required Information
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD  

Page 2 of 3  

*NRHP Status Code: 3S  
*Resource Name or #: (Assigned by recorder) 2714 W 7TH ST  

B1. Historic Name:  

B2. Common Name:  

B3. Original Use: commercial  
B4. Present Use: commercial  

*B5. Architectural Style: Spanish Colonial Revival  

*B6. Construction History: (Construction date, alterations, and data of alterations)  
Year constructed: 1910  

*B7. Moved?  X No  __ Yes  __ Unknown  Date: __________________ Original Location:  

*B8. Related Features:  
connected to altered building on the corner  

B9a. Architect:  
b. Builder:  

*B10. Significance: Area: Los Angeles  
Theme:  
Context: Commercial Development in the Early 20th Century, 1913-1945  
Theme: Commercial Development Related to Street Railway Transportation, 1909-1934  

Period of Significance: 1910  
Property Type: Store  
Applicable Criteria: A/1  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.  
Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures on land use along established streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved...(continued on next page)  

B11. Additional Resource Attributes:  
(List attributes and codes) HP06  

*B12. References:  

B13. Remarks:  

*B14. Evaluator: Tanya Sorrell  
*Date of Evaluation: 12/12/2008  

(This space reserved for official comments.)  

DPR 523B (1/95)  

*Required Information
B10. Statement of Significance (continued): beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder)  301 WITMER ST

P1. Other Identifier:
*P2. Location:  Not for Publication  X  Unrestricted  *a. County  Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:  Hollywood  Date:  1996

c. Address:  301 WITMER ST  City:  LOS ANGELES  Zip: 90017

d. UTM: (Give more than one for large and/or linear resources) Zone:  __________ mE/ __________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 
APN:5153326002. 4s Clas Rev Apt/Corn

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartment  B) Setting (general): on major thoroughfare  C) General characteristics. Architectural Style: Beaux Arts. elements of Plan: rectangular No. Stories: 4, basement visible Siding/Sheathing: brick. patterned vencer. All Visible Roof: flat D) Specific features. Fenestration: aluminum, double-hung, front, side, arranged in pairs, flat arch. Upper story windows have decorative frame with moldings, alteration; yes Primary Entrance: front, side, single door, transom lights, side lights, recessed, distinctive entry, 1st aches and pilasters at corner Other notable features: 3rd st storefront altered

*P3b. Resource Attributes: (List attributes and codes)  HP03

*P4. Resources Present:  X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing  (Photo required for buildings, structures, and objects.)  

P5b. Description of photo: 
(View, date, accession #)
12/04/08

*P6. Date Constructed/Age and Sources:  X Historic

________ Prehistoric  ______ Both

1924

Assessor

*P7. Owner and Address:  
301 WITMER LLC  425 S FAIRFAX AVE (210)  LOS ANGELES, CA 90036

*P8. Recorded by:  
Tanya Sorrell  
LSA Associates  1500 Iowa Ave., Suite 200  Riverside, CA 92507

*P9. Date Recorded:  12/04/2008

*P10. Survey Type: (Describe)  Intensive

*DPR 523A (1/95)  
*Required Information
B1. Historic Name:  
B2. Common Name:  
B3. Original Use: apartment  
B4. Present Use: apartment  

*B5. Architectural Style: Beaux Arts  

*B6. Construction History: (Construction date, alterations, and data of alterations)  
Year constructed: 1924  

*B7. Moved?  
X No  
Yes  
Unknown  
Date:  
Original Location:  

*B8. Related Features:  
None  

B9a. Architect: unknown  
b. Builder:  

*B10. Significance: Area: Los Angeles  
Theme:  
Context: Residential Development and Suburbanization, 1913-1945  
Theme: Apartment Streetcar Suburbs, 1906-1945  
Context: Architecture, Engineering and Designed Landscapes, 1913-1945  
Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940  

Period of Significance: 1924  
Property Type: Apartment  
Applicable Criteria: A/1. C/3  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of Beaux Arts as applied to an apartment building.  

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton's Lakeview and Leighton Hotels, Westlake became a seasonal tourist destination. (continued on next page)  

B11. Additional Resource Attributes: (List attributes and codes) HP03  

*B12. References:  

B13. Remarks:  

*B14. Evaluator: Tanya Sorrell  
*Date of Evaluation: 12/04/2008  

(This space reserved for official comments.)  

DPR 523B (1/95)  

*Required Information
B10. Statement of Significance (continued): the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrum to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2–7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # ____________________________
HRI # ____________________________
Trinomial ____________________________
NRHP Status Code 3S

Other Listings
Review Code ____________ Reviewer ____________ Date ____________

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 303 LOMA DR

P1. Other Identifier:

*P2. Location: Not for Publication X Unrestricted a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 303 LOMA DR City: LOS ANGELES Zip: 90017

d. UTM: (Give more than one for large and/or linear resources) Zone: _______ mE/ _______ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _______

APN: 5153007022

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial B) Setting (general): on major thoroughfare C) General characteristics. Architectural Style: Modern
Plan: rectangular No. Stories: 2, basement visible Siding/Sheathing: stucco; smooth, All Visible Siding/Sheathing: brick; patterned
veener. All Visible Roof: hipped, low, wide eaves D) Specific features. Porches: Partial, front Fenestration: metal, casement, front, side,
arranged in ribbons Primary Entrance: front, multiple doors, recessed, Beneath portico

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building __ Structure __ Object __ Site __ District __ Element of District __ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:
(View, data, accession #)
11/12/08

*P6. Date Constructed/Age and Sources: X Historic
__ Prehistoric __ Both
1951
Assessor

*P7. Owner and Address:
NEW ECONOMICS FOR WOMEN
303 LOMA DR
LOS ANGELES, CA 90017

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/12/2008

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources or enter “none.”)
Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation,
March 2009.

*Attachments: None Location Map Sketch Map Continuation Sheet X Building, Structure, and Object Record
Archeological Record District Record Linear Feature Record Milling Station Record
Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required Information
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2  

*NRHP Status Code: 3S  
*Resource Name or #: (Assigned by recorder) 303 LOMA DR

**B1. Historic Name:** American Cancer Detection Society  
**B2. Common Name:**

**B3. Original Use:** commercial/institutional  
**B4. Present Use:** commercial/institutional

* **B5. Architectural Style:** Modern

**B6. Construction History:** (Construction date, alterations, and data of alterations)  
Year constructed: 1951

**B7. Moved?**  
X No  
--- Yes  
--- Unknown  
**Date:**

**B8. Related Features:**

None

**B9a. Architect:**

b. Builder:

**B10. Significance Area:** Los Angeles  
**Theme:** Mid-Century Modern, 1946-1964

**Context:** LA Modernism, 1946-1964

**Period of Significance:** 1951  
**Property Type:** Commercial  
**Applicable Criteria:** C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it possesses high artistic value within the Mid-Century Modern aesthetic and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

**B11. Additional Resource Attributes:** (List attributes and codes) HP06

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell  
**Date of Evaluation:** 11/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information*
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

P1. Other Identifier:

P2. Location:  
- Not for Publication  
- Unrestricted  
- a. County: Los Angeles County  

b. USGS 7.5' Quad: Hollywood  
date: 1996  
c. Address: 305 COLUMBIA AVE  
city: LOS ANGELES  
zip: 90017  
d. UTM: (Give more than one for large and/or linear resources)  
Zone:  
mE:  
nN:  

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, site, setting, and boundaries)  
A) Property Type: residential, courtyard house  
B) Setting (general): on major thoroughfare  
C) General characteristics. Architectural Style: Mediterranean Revival  
Plan: rectangular  
No. Stories: 1  
3 buildings  
Siding/Sheathing: stucco, smooth. All Visible Roof: flat, parapet, multiple rooflines, red tile, tile pent roofs  
D) Specific features. Fenestration: metal, fixed, fore, glass louvers, alteration: yes  
Fenestration: aluminum, vertical sliding, side, alteration: yes  
Fenestration: vinyl, double-hung, rear, alteration: yes  
H) Setting (immediate): 

P3b. Resource Attributes: (List attributes and codes)  
P4. Resources Present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (Isolates, etc.)  
P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo:  
(View, data, accession #)  
10/30/08  
P6. Date Constructed/Age and Sources:  
- Historic  
- Prehistoric  
- Both  
c. c. 1925  
P7. Owner and Address:  
CARIAS, ALBERTO AND MARIA L  
4924 NEOLA PL  
LOS ANGELES, CA 90041  
P8. Recorded by:  
Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507  
P9. Date Recorded: 10/30/08  
P10. Survey Type: (Describe)  
Intensive  
P11. Report Citation: (Cite survey report and other sources or enter "none.")  
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 3S

B1. Historic Name:

B2. Common Name:

B3. Original Use: apartments

B4. Present Use: apartments

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: ca 1925

*B7. Moved? X No __ Yes __ Unknown __ Date: ______________ Original Location: ______________

*B8. Related Features:
None

B9a. Architect:

b. Builder:

*B10. Significance: Area: Los Angeles Theme:
Context: Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945

Period of Significance: 1925

Property Type: Apartment

Applicable Criteria: C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact courtyard apartments constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

Courtyard housing is a significant property type within the context of residential development in Los Angeles. They represent a notable development response to contradictory pressures inherent in urban Los Angeles: to accommodate increased density but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several... (continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/30/2008

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): excellent examples of the property type remain in Westlake, on a Citywide basis courtyard housing is a property type which is considered once common, but now increasingly rare.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

Other Listings  
Review Code  
Reviewer  
Date  

Page 1 of 2  

*Resource Name or #: (Assigned by recorder) 311 WITMER ST  

P1. Other Identifier:  

*P2. Location:  

X Unrestricted  

*a. County  

Los Angeles County  

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  

b. USGS 7.5’ Quad:  

Hollywood  

Date:  

1996  

c. Address:  

311 WITMER ST  

City:  

LOS ANGELES  

Zip:  

90017  

d. UTM: (Give more than one for large and/or linear resources)  

Zone:  

mE/  

mN  

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  

Elevation:  

APN: 5153026007  

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  

A) Property Type:  

residential  

C) General characteristics. Architectural Style:  

Spanish Colonial Revival  

Plan:  

rectangular  

No. Stories:  

2  

basement visible  

Siding/Sheathing:  

stucco: smooth, All Visible Roof:  

flat, parapet, cornice, red tile, Mission-style arch with modillion  

D) Specific features. Fenestration:  

vinyl, double-hung, front, arranged in trios  

Fenestration:  

vinyl, fixed, front, arranged in trios  

Primary Entrance:  

front, recessed, distinctive entry  

Other notable features:  

quoins  

*P3b. Resource Attributes: (List attributes and codes)  

*P4. Resources Present:  

X Building  

Structure  

Object  

Site  

District  

Element of District  

Other (Isolates, etc.)  

HP03  

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  

P5b. Description of photo:  

(View, data, accession #)  

12/04/08  

*P6. Date Constructed/Age and Sources:  

X Historic  

Prehistoric  

Both  

1923  

Assessor  

*P7. Owner and Address:  

MRY INVESTMENTS LLC  

1039 S HOLT AVE  

LOS ANGELES, CA 90035  

*P8. Recorded by:  

Tanya Sorrell  

LSA Associates  

1500 Iowa Ave., Suite 200  

Riverside, CA 92507  

*P9. Date Recorded:  

12/04/2008  

*P10. Survey Type: (Describe)  

Intensive  

*P11. Report Citation: (Cite survey report and other sources or enter “none.”)  


*Attachments:  

None  

Location Map  

Sketch Map  

Continuation Sheet  

X Building, Structure, and Object Record  

Archaeological Record  

District Record  

Linear Feature Record  

Milling Station Record  

Rock Art Record  

Artifact Record  

Photograph Record  

Other (List):  

DPR 523A (1/95)  

*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 3S

*Resource Name or #: (Assigned by recorder) 311 WITMER ST

B1. Historic Name:

B2. Common Name:

B3. Original Use: apartment

B4. Present Use: apartment

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Year constructed: 1923

*B7. Moved? Yes

*B8. Related Features:

None

B9a. Architect: unknown

b. Builder:

*B10. Significance: Area: Los Angeles

Theme:

Context: Architecture, Engineering and Designed Landscapes, 1913-1945
Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1923

Property Type: Apartment

Applicable Criteria: C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Spanish Colonial Revival style and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/04/2008

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information