P1. Other Identifier:

*P2. Location: [ ] Not for Publication  [x] Unrestricted  [x] a. County: Los Angeles County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: 320 COLUMBIA AVE  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: 5153026009

*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 #)

10/30/08

*P6. Date Constructed/Age and Sources: [x] Historic  [ ] Prehistoric  [ ] Both  1923  Assessor

P7. Owner and Address:

CIRCULAR HOLDINGS LLC
1285 W JEFFERSON BLVD
LOS ANGELES, CA 90007

P8. Recorded by:

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

P9. Date Recorded: 10/30/2008

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):

*Required Information
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: 1923

*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: 1923  Property Type: Apartment  Applicable Criteria: C/B

(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.)
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) 324 UNION PL

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: 324 UNION PL City: LOS ANGELES Zip: 90017

d. UTM: (Give more than one for large and/or linear resources) Zone: 5 mE/ mN

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

APN: 515300725013

*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 #)
10/28/08

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

1925
Assessor

*P7. Owner and Address:
JAYELER A LAMBERT M ET AL
25 LOS ALTOS DR
PASADENA, CA 91105

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

*P9. Date Recorded: 10/28/2008
*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: Mediterranean Revival

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

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

*B8. Related Features:
   8-car garage

B9a. Architect:  
B9b. Builder:  

*B10. Significance: Area: Los Angeles  Theme: Apartment Streetcar Suburbs, 1906-1945

Context: Residential Development and Suburbanization, 1913-1945

Period of Significance: 1925  Property Type: Apartment  Applicable Criteria: C/B

(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: 10/28/2008
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) 331 S WESTLAKE 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: 331 S WESTLAKE 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 resources, elevation, etc., as appropriate) Elevation:

APN: 5154028017

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

HP02

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

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

08/13/08

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

__ Prehistoric  __ Both

1901

Assessor

*P7. Owner and Address:

PENA BALTAZAR O AND 331 S WESTLAKE AVE LOS ANGELES, CA 90057

*P8. Recorded by:

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

*P9. Date Recorded: 08/13/2008

*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 3

*Resource Name or #: (Assigned by recorder) 331 S WESTLAKE AVE

B1. Historic Name: ____________________________
B2. Common Name: ____________________________

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and data of alterations)
   Year constructed: 1901

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

*B8. Related Features:
   None


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

   Period of Significance: 1901 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: 08/13/2008

(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

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 335 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:  335 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:5153326016

*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 #)
   12/04/08

*P6. Date Constructed/Age and Sources:  X Historic
   ___ Prehistoric  ___ Both
   1924
   Assessor

*P7. Owner and Address:
   335 S WITMER LLC
   5967 W 3RD ST (# 307)
   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

*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
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 data of alterations) 

Year constructed: 1924 

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

*B8. Related Features: 

None 

B9a. Architect: 

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: 1924 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
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)  Ozmun Apartments

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: 341 S ALVARADO 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:51540300015, 5s Clas Rev Brick Apt

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:
(Show, data, accession #)
10/28/08

P6. Date Constructed/Age and Sources:  X Historic

Prehistoric  ___ Both

P7. Owner and Address:
CETUS ENTERPRISES INC
713 W DUARTE RD (F G-167)
ARCADIA, CA 91007

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
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) Ozmun Apartments  

B1. Historic Name:  

B2. Common Name:  

B3. Original Use: apartment  

B4. Present Use: apartment  

*B5. Architectural Style: Classical Revival  

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

Ca. 1925  

*B7. Moved? X No  

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: ca. 1925  

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: 10/28/2008  

(This space reserved for official comments.)  

DPR 523B (1/95)  

*Required Information
B10. Statement of Significance (continued): 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)  
Mary Lind Royal Palms Concordia Club

P1. Other Identifier: MARY LIND ROYAL PALMS

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

b. USGS 7.5' Quad:  
Hollywood  
Date:  
1996

c. Address:  
360 S WESTLAKE AVE  
City:  
LOS ANGELES  
Zip:  
90057

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

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

A) Property Type: residential  
B) Setting (general): residential area  
C) General characteristics. Architectural Style: Beaux Arts  
Plan: rectangular  
Stories: 5, 1 story section at rear  
Siding/Sheathing: stucco  
All Visible  
Siding/Sheathing: poured concrete  
painted.  
W Roof: flat, cornice, parapet removed
D) Specific features.  
Fenestration: wood, double-hung, front, center windows have decorative trim

Primary Entrance: front, double doors, transom light, distinctive door, set atop raised staircase

G) Alterations or changes to the property.  
Retains integrity: high

H) Setting (immediate): mature landscaping

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:

P6. Date Constructed/Age and Sources:  
X Historic

Prehistoric

Both

1926

Assessor

P7. Owner and Address:  
MARY-LIND FOUNDATION  
2500 WILSHIRE BLVD (STE 826)  
LOS ANGELES, CA 90057

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

P9. Date Recorded:  
08/13/2008

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
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 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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*Resource Name or #: (Assigned by recorder) Mary Lind Royal Palms Concordia Club

B1. Historic Name: ____________________________

B2. Common Name: ____________________________

B3. Original Use: apartment hotel

B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1926

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

*B8. Related Features:
None

B9a. Architect: EDELMAN, A. M.  b. Builder:

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

Period of Significance: 1926

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 context 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: 08/13/2008

(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

Other Listings
Review Code Reviewer Date

Page 1 of 2
*Resource Name or #: (Assigned by recorder) 380 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: 380 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: 51530190012, 1s Med Rev Crt Apt

*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 #)
10/30/08

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

*P7. Owner and Address:
MBRC LLC
PO BOX 3330
SANTA MONICA, CA 90408

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

*P9. Date Recorded: 10/30/2008
*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): ___ Required Information

DPR 523A (1/95)
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: Spanish Colonial Revival

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

*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: 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 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)  *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.
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 ½' Quad: Hollywood  Date: 1996

c. Address: 400 S UNION AVE  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: 5153005015

*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 Distinct ___ 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 1922

Assessor

*P7. Owner and Address:  
BERLIN, PAUL AND SOPHIE
12901 15TH CT S W (# V 212)
PEMBROKE, FL 33027

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

*P9. Date Recorded: 10/28/2008

*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: Mediterranean 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

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: 1922  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: 10/28/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *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

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<th>Other Listings</th>
<th>Review Code</th>
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<th>Date</th>
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</thead>
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Page 1 of 2  
*Resource Name or #: (Assigned by recorder) 401 LOMA DR

P1. Other Identifier:

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

*P2b. USGS 7.5' Quad: Hollywood  
Date: 1996

*P2c. Address: 401 LOMA DR  
City: LOS ANGELES  
Zip: 90017

*P2d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

*P2e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5153006008

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

A) Property Type: residential, bungalow court  
C) General characteristics. Architectural Style: Mediterranean Revival  
Plan: U-shaped  
No. Stories: 2  
Buildings Siding/Sheathing: stucco: smooth, All Visible Roof: flat, parapet  
D) Specific features. Fenestration: aluminum, vertical sliding, front, side, alteration: yes  
Primary Entrance: front, steps through central courtyard  
Secondary Entrance: side, behind courtyard  
H) Setting (immediate): fences

*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 #)

10/30/08

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

1923  
Assessor

*P7. Owner and Address:  
SODERLUNDT, GEORGE AND  
1958 MONON ST  
LOS ANGELES, CA 90027

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

*P9. Date Recorded: 10/30/2008

*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 3

*NRHP Status Code: 38

*Resource Name or #: (Assigned by recorder) 401 LOMA DR

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

*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

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: 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 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)  *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.
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: 401 S CORONADO 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:5155928009

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 #)
10/03/08

P6. Date Constructed/Age and Sources:  X Historic
Prehistoric  Both
1961
Assessor

P7. Owner and Address:
ALTA REAL ESTATE DEVELOPMENT LLC
13200 CROSSROADS PKWY N
CITY INDUSTRY, CA  91746

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

P9. Date Recorded:  10/03/2008

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

*NRHP Status Code: 3S
*Resource Name or #: (Assigned by recorder) 401 S CORONADO ST

B1. Historic Name:
B2. Common Name:
B3. Original Use: apartment
B4. Present Use: apartment

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
Year constructed: 1961

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

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles  Theme:

Period of Significance: 1961  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 possesses high artistic value reflecting 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) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*Date of Evaluation: 10/03/2008

(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

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<th>Date</th>
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Page 1 of 2  
*Resource Name or #: (Assigned by recorder) 401 S UNION 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: 401 S UNION AVE  
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: 5153003015. Is Sp Col Rev Bung Crt

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

A) Property Type: residential, bungalow court  
B) Setting (general): residential area  
C) General characteristics. Architectural Style: Spanish Colonial Revival  
Plan: irregular  
No. Stories: 1, 9 buildings  
Siding/Sheathing: stucco, smooth, All Visible Roof: flat, parapet, red tile  
D) Specific features. Fenestration: wood, double-hung, front, side, arranged in pairs  
Secondary Entrance: side, behind courtyard, Under porch

*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 Prehistoric  
Both  
1922

Assessor

*P7. Owner and Address:

BOTACH, SHILOMO  
501 W PIC3 BLVD  
LOS ANGELES, CA 90019

*P8. Recorded by:

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

*P9. Date Recorded: 10/28/2008

*P10. Survey Type: 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)

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: 1922

*B7. Moved? Yes ___ Unknown ___ No ______ 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: 1922 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: 10/28/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *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

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 410 S BONNIE BRAE ST

P1. Other Identifier:

* P2. Location:  
   a. County
   b. USGS 7.5' Quad:  
   c. Address: 410 S BONNIE BRAE ST
   d. UTM: (Give more than one for large and/or linear resources)  
   e. Other Location Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

   APN: 5154023006

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

   A) Property Type: residential, Boarding House  
   C) Alterations or changes to the property. Retains integrity: high, setting, location, materials, workmanship, association, design, feeling  
   D) Setting (immediate): mature landscaping, driveway

* 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 to the E, 08/27/08

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

   1904  

   Assessor

* P7. Owner and Address:  
   BALLO,EVELYN  
   319 S WESTMORELAND AVE  
   LOS ANGELES, CA 90020

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

* P9. Date Recorded: 08/27/08

* 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 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**  

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<th><strong>B3. Original Use:</strong> residence</th>
<th><strong>B4. Present Use:</strong> residence</th>
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| **B5. Architectural Style:** Neoclassical |

| **B6. Construction History:** (Construction date, alterations, and data of alterations)  
Year constructed: 1904 |
|------------------------|

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

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<th><strong>B9a. Architect:</strong></th>
<th><strong>b. Builder:</strong></th>
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| **B10. Significance Area:** Los Angeles |
| **Theme:** Streetcar Suburbs, 1873-1928 |

**Context:** Residential Development and Suburbanization, 1850-1912  
**Property Type:** Single Family Residence  
**Applicable Criteria:** A/1  

| **Period of Significance:** 1904 |

(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:** 08/27/2008 |

(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.
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:  412 S BURLINGTON 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: 5153003004

*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 #)

10/07/08

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

Assessor

*P7. Owner and Address:
MIKE RAY HOLDINGS
450 N MCCADDEN PL
LOS ANGELES, CA  90004

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

*P9. Date Recorded:  10/07/2008

*P10. Survey Type:  (Describe)

Intensive

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


March 2009.

*Attachments:  X  Location Map  Sketch Map  X  Continuation Sheet  X  Building, Structure, and Object Record  X  Archeological Record  X  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): (immediate): mature landscaping, fences
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)
412 S BURLINGTON AVE

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: 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: 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: 10/07/2008

(This space reserved for official comments.)

DPR 523B (1/95) *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.
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:  415 S WESTLAKE AVE  City:  LOS ANGELES  Zip:  90057

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

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

APN: 5154029020

*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:  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 #)

08/13/08

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

Prehistoric  Both

1923

Assessor

*P7. Owner and Address:

415 WESTLAKE LLC
9190 W OLYMPIC BLVD (# 300)
BEVERLY HILLS, CA 90212

*P8. Recorded by:

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

*P9. Date Recorded:  08/13/08

*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

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) 415 S WESTLAKE AVE

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: 1923

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

*B8. Related Features:
None

B9a. Architect: E.B. Rust
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 Mediterranean 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: 08/13/2008

(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**

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<th>Date</th>
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**Page 1 of 3**  
*Resource Name or #:* (Assigned by recorder)  
Regina Apartments

**P1. Other Identifier:**

- **P2. Location:**  
  - Not for Publication  
  - Unrestricted  
  - a. County: Los Angeles County
  - b. USGS 7.5' Quad: Hollywood  
  - Date: 1996
  - c. Address: 420 S WESTLAKE AVE  
  - City: LOS ANGELES  
  - Zip: 90057
  - d. UTM: (Give more than one for large and/or linear resources)  
  - Zone:  
  - E/W:  
  - N/S:  
  - e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
  - Elevation:  
  - APN: 5154026016

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

- A) Property Type: residential, apartment  
- C) General Characteristics: Architectural Style: Beaux Arts  
- Plan: T-shaped  
- No. Stories: 5  
- Siding/Sheathing: brick, All Visible  
- D) Specific features: Fenestration: aluminum, double-hung, front, side, 2nd story framed by twisted columns, alteration; yes  
- Primary Entrance: front, single door, transom lights, side lights, black vinyl, flanked by twisted columns, alteration; yes  
- G) Alterations or changes to the property. Retains integrity: medium

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

- HP03

**P4. Resources Present:**  
- Building  
- Structure

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

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

- 08/13/08

**P6. Date Constructed/Age and Sources:**  
- Historic  
- Prehistoric  
- Both  
- 1924  
- Assessor

**P7. Owner and Address:**

- SMART REAL ESTATE APTS PTNSHP  
- 6665 LONG BEACH BLVD  
- LONG BEACH, CA 90805

**P8. Recorded by:**

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

**P9. Date Recorded:**  
08/13/2008

**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.

**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
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) Regina Apartments

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


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

Period of Significance: 1924 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: 08/13/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): 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  

*Resource Name or #: (Assigned by recorder)  
427 S ALVARADO 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: 427 S ALVARADO ST  
City: LOS ANGELES  
Zip: 90057  
d. UTM: (Give more than one for large and/or linear resources)  
Zone:  
Elevation:  
APN: 5154031016, 2s Med Rev Apt  

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
A) Property Type: residential  
B) Setting (general): on major thoroughfare  
C) General characteristics. Architectural Style: Spanish Colonial Revival  
Plan: rectangular  
No. Stories: 2  
Siding/Sheathing: stucco smooth, All Visible Siding/Sheathing: brick, All Visible, painted brick wall  
Roof: flat, parapet, wide eaves, red tile  
D) Specific features. Fenestration: wood, double-hung, front, arranged in trios  
Primary Entrance: aluminum, double-hung  
Setting (immediate): mature landscaping, walls  

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

HP03  
HP05  

*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  
1908  
Permit  

*P7. Owner and Address:  
STABACK, RUDOLPH AND GRACE TRS  
4647 PARK MIRASOL  
CALABASAS, CA 91302  

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

*P9. Date Recorded: 10/28/2008  

*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
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) 427 S ALVARADO ST

B1. Historic Name: ___________________________

B2. Common Name: ___________________________

B3. Original Use: boarding house

B4. Present Use: apartments

*B5. Architectural Style: Spanish Colonial 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: Residential Development and Suburbanization, 1850-1912 Theme: Streetcar Suburbs, 1873-1928

Period of Significance: ___________________________

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 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 as an example of an early boarding house, an increasingly rare property type within Westlake.

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...

(continued on next page)

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

*B12. References:

U.S. Census Records, 1910

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/28/2008

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): most densely populated area 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.

Census - 1910: Sylvia Lasen, widow, proprietor of Apartment (from Ohio)
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) 428 S BURLINGTON 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: 428 S BURLINGTON 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: 5153003034

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

No. Stories: 1  Sliding/sheathing: stucco, modern, All Visible, altered; yes Roof: flat, parapet, stepped parapets on 2nd floor  D) Specific features: Fenestration: metal, casement, front, arranged in pairs, glass block at curved corners  Fenestration: wood, double-hung, side, arranged in ribbons, pop out bays  Secondary Entrance: side, behind courtyard, single door, flat and Concave Canopies over entrances, atop stone steps  G) Alterations or changes to the property. Retains integrity: high, setting, location, materials, workmanship, association, design, feeling  H) Setting (immediate): fences

*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 #)
10/07/08

*P6. Date Constructed/Age and Sources:  X Historic
Prehistoric  Both
1939
Assessor

*P7. Owner and Address:
MINNEHAHA JUlle P TR
10440 HOPLAND ST
BELFLOWER, CA 90706

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

*P9. Date Recorded: 10/07/2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation:
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: apartments 

B4. Present Use: apartments

B5. Architectural Style: Streamline Moderne

B6. Construction History: 
Year constructed: 1939

B7. Moved?  X No  __Yes  ___Unknown  Date: __________ Original Location: 

B8. Related Features: 
None


B10. Significance: Area: Los Angeles  Theme: 

Period of Significance: 1939  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. It also appears eligible under Criterion C/3/3 as a significant example of the Streamline Moderne style as applied to a Bungalow Court.

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...(continued on next page)

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

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 10/07/2008
B10. Statement of Significance (continued): increased density but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several 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

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<th>Reviewer</th>
<th>Date</th>
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*Resource Name or #: (Assigned by recorder) 407 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.)

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

d. Address:  407 LOMA DR  City:  LOS ANGELES

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

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

APN: 5153006009, 1st Flr Rev Crt Apt

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


Siding/Sheathing: stucco, textured, All Visible, line units have pilaster-like corners  Roof: flat, parapet, red tile

D) Specific features. Fenestration: aluminum, double-hung, front, arranged in trios, original openings, alteration, yes  Secondary Entrance: side, behind courtyard  H) Setting (immediate): mature landscaping, walls, fences

*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 #)

10/30/08

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

Prehistoric  Both

1925

Assessor

*P7. Owner and Address:

HUPPERT, LARRY AND SUSAN TRS
9019 BALCOM AVE
NORTHRIDGE, CA 91325

*P8. Recorded by:

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

*P9. Date Recorded:  10/30/2008

*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: apartments  
B4. Present Use: apartments  

*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: _______________________________  
B9b. 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: 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 courtyard apartments 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 significant within the same theme under Criterion C/3/3 as a significant example of courtyard housing as a property type.  

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... (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)  
*Required Information
B10. Statement of Significance (continued): increased density but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several 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

*Resource Name or #: (Assigned by recorder)  416 S WESTLAKE 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:  416 S WESTLAKE 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: 5154326015

*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  x 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 #)  08/13/08

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

Prehistoric  Both  1923

Assessor

*P7. Owner and Address:

ATLANTIC 2 LLC
P.O. BOX 151115
LOS ANGELES, CA 90015

*P8. Recorded by:

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

*P9. Date Recorded:  08/13/2008

*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  x Archeological Record  Archeological Record  Archeological Record  Archeological Record  District Record  District Record  District Record  Linear Feature Record  Linear Feature Record  Milling Station Record  Milling Station Record  Milling Station Record  Milling Station Record  Milling Station Record  Rock Art Record  Rock Art Record  Rock Art Record  Rock Art Record  Photograph Record  Photograph Record  Other (List):

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 date 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 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: 08/13/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): 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.
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: 425 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: 5153006012

*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 #)
10/30/08

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

*P7. Owner and Address:
   MOLINA, ESPERANZA TR
   2262 MOSS AVE
   LOS ANGELES, CA 90065

*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."


*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):
**Building, Structure, and Object Record**

**B1. Historic Name:**

**B2. Common Name:**

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

**B5. Architectural Style:** Spanish Colonial Revival

**B6. Construction History:**

*Year constructed:* 1923

**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:* 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 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.)
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

*Resource Name or #: (Assigned by recorder) 434 S BURLINGTON AVE

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: residential, courtyard apartments B) Setting (general): residential area C) General characteristics: Architectural Style: Hollywood Regency, modest Plan: U-shaped No. Stories: 1, 2 buildings Siding/Sheathing: stucco, modern, All Visible, altered: yes Siding/Sheathing: rock veneer; W Roof; flat, parapet D) Specific features: Fenestration: wood, double-hung; front, side, facade has two pop-out bays topped by concave hipped roof Secondary Entrance: side, behind courtyard, topped by concave tyed roofs Other notable features: each unit has curved edge, fluted pillars at entry G) Alterations or changes to the property. Retains integrity:

medium, setting, location, materials, workmanship,...(continued on next page)

APN: 5153004002

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

P5b. Description of photo: (View, data, accession #)
10/07/08

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1941
Assessor

*P7. Owner and Address:
MINNEHAN JULIE P TR
10440 HOPLAND ST
BELLEFLOWER, CA 90706

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

*P9. Date Recorded: 10/07/2008

*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): association, design, feeling H) Setting (immediate): fences
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD  

Primary #  
HRI #  

NRHP Status Code  
3S  
434 S BURLINGTON 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 data of alterations)  
Year constructed: 1941  

*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: 1941  
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: 10/07/2008  

(This space reserved for official comments.)  

(DPR 523B (1/95) *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.
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:  438 UNION 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: 5153006021

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

A) Property Type: residential, apartment  C) General characteristics. Architectural Style: Spanish Colonial Revival  Plan: rectangular


Primary Entrance: front, double doors, transom lights, recessed, distinctive entry  G) Alterations or changes to the property. Retains integrity: high

*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

1923  
Assessor

*P7. Owner and Address:

UNION DRIVE LLC
5967 W 3RD ST (# 307)
LOS ANGELES, CA  90036

*P8. Recorded by:

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

*P9. Date Recorded:  10/28/2008

*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
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) 438 UNION DR

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 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 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: 10/28/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *Required Information
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  

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S  

Other Listings  
Review Code  
Reviewer  
Date  

Page 1 of 2  

*Resource Name or #: (Assigned by recorder) 441 S BURLINGTON 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:  
441 S BURLINGTON AVE  
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: 5154024012  

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
A) Property Type: residential, bungalow court  
C) General characteristics. Architectural Style: Spanish Colonial Revival Plan:  
U-shaped No. Stories: 1, 7 buildings  
Siding/Sheathing: stucco; modern, All Visible, altered; yes  
Roof: flat, parapet  
D) Specific features. Fenestration: aluminum, vertical sliding, front, side  
Secondary Entrance: side, behind courtyard, recessed  
G) Alterations or changes to the property. Retains integrity: medium, setting, location, association, design  
H) Setting (immediate): walls  

*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 #)  
10/07/08  

*P6. Date Constructed/Age and Sources:  
X Historic  
Prehistoric  
Both  
1922  
Assessor  

*P7. Owner and Address:  
BURLINGTON COURTYARD LP  
24416 NEPTUNE AVE  
CARSON, CA 90745  

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

*P9. Date Recorded: 10/07/2008  

*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 3

* NRHP Status Code: 38  
Resource Name or #: (Assigned by recorder)  
441 S BURLINGTON AVE

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: 1922

*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: 1922  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: 10/07/2008

(This space reserved for official comments.)

DPR 523B (1/95)  
*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

<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) 451 S LAKE 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: 451 S LAKE ST  
City: LOS ANGELES  
Zip: 90057

d. UTM: (Give more than one for large and/or linear resources)  
Zone: 11S  
Elevation: mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN: 5154033014

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

A) Property Type: residential  
B) Setting (general): residential area  
No. Stories: 2  
Siding/Siding: smooth, All Visible Roof: flat, parapet, red tile, red tile pent roofs over front elevation  
D) Specific features, Fenestration: wood, double-hung, front  
Secondary Entrance: front, single door, single wooden doors, brick stoop  
Other notable features: clinker brick walls and walk-up, Monterey-style upstairs porch  
H) Setting (immediate): mature landscaping, fences

*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

1907  
Assessor

*P7. Owner and Address:  
LEN LEONID AND TATYANA  
7543 DEVISTA DR  
LOS ANGELES, CA 90046

*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.”)

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

*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) 451 S LAKE ST

B1. Historic Name: ________________________________

B2. Common Name: ________________________________

B3. Original Use: apartments __________________ B4. Present Use: apartments

*B5. Architectural Style: Mission Revival, Spanish Colonial Revival

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

Year constructed: 1907

*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: 1907  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 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: 10/28/2008

(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
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

c. Address:  452 S BONNIE BRAE ST  Date:  1996

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

** PE E  m

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

APN:  5154024007

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


P3b. Resource Attributes: (List attributes and codes)  HP02

*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 #)

View to the E, 08/27/08

*P6. Date Constructed/Age and Sources:  X Historic  Prehistoric  __ Both  ca. 1905

P7. Owner and Address:

VAZQUEZ EVAR
1422 LUCILE AVE
LOS ANGELES, CA  90026

*P8. Recorded by:

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

*P9. Date Recorded:  08/27/2008

*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:**  Folk Victorian

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

ca. 1905

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

**B8. Related Features:**

None

**B9. Architect:**  b. Builder:

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

Context: Residential Development and Suburbanization, 1850-1912  Theme: Streetcar Suburbs, 1873-1928

**Period of Significance:** ca. 1905  
**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 theme...

(continued on next page)

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell  
**Date of Evaluation:** 08/27/2008

(This space reserved for official comments.)

(DPR 523B (1/95))
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**

<table>
<thead>
<tr>
<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) 452 S LAKE ST*

**P1. Other Identifier:**

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

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

**c. Address:** 452 S LAKE 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: | 5154031021 |

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

**C) General characteristics. Architectural Style:** Neoclassical  
**Plan:** rectangular  
**Stories:** 2, basement visible  
**Siding/Sheathing:** wood: clapboard, All Visible Siding/Sheathing: wood: shingles, W, shingle under gable end  
**Roof:** pyramidal, medium, wide eaves, exposed rafter tails  
**Specific features. Porches:** Partial, front, side  
**Fenestration:** wood, double-hung, front, side, arranged in pairs, Some framed by classical pilasters  
**Primary Entrance:** front, single door, big wooden door w/window  
**Secondary Entrance:** side, beneath side porch  
**Decorative elements. Decorative Elements:** columns  
**Setting:** (immediate): walls

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

| HP03 |

**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.)

![Photo or Drawing](image)

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

| 10/28/08 |

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

| 1904 |

**Assessor**

**P7. Owner and Address:**
- **ACABAL FEDERICO**  
- **423 WITMER ST**  
- **LOS ANGELES, CA 90017**

**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").

**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.

**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:________________________________________
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


*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) HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*Date of Evaluation: 10/28/2008

(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: Hollywood Date: 1996
   c. Address: 500 S WESTLAKE 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:5154026019

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): residential area C) General characteristics. Architectural Style: Beaux Arts, elements of Plan: T-shaped No. Stories: 4 Siding/Sheathing: brick, All Visible, bottom 2 floors painted white, rest is unpainted Roof: flat, cornice, attic story, dentil band D) Specific features. Fenestration: wood, double-hung, front, arranged in pairs, decorative brick trim Primary Entrance: double doors, transom lights, atop raised symmetrical entry stoop, alteration: yes Other notable features: fire escape on facade, painted signs on both sides G) Alterations or changes to the property. Retains integrity: high

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 #)
08/13/08

P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both 1926
Assessor

P7. Owner and Address:
AP LA MULTIFAMILY 3 LLC 10250 CONSTELLATION BLVD (STE 2900) LOS ANGELES, CA 90067

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

P9. Date Recorded: 08/13/2008

P10. Survey Type: (Describe) Intensive

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

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

*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) Strand Apartments

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: 1926

*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: 1926 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: 08/13/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): 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 3

*Resource Name or #: (Assigned by recorder) 501 S BURLINGTON 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: 501 S BURLINGTON 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: 5154025011

*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 #)

10/07/08

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

1929

Assessor

**P7. Owner and Address:**

FAIRFAX INVESTMENTS LLC
8627 VENICE BLVD
LOS ANGELES, CA 90034

**P8. Recorded by:**

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

**P9. Date Recorded:** 10/07/2008

**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 (195)

*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)  
501 S BURLINGTON AVE

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: 1929

*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:** 1929  
**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 is a contributor within the Burlington/Union Historic District, which is significant under Criterion A/1/1 as representative of a significant pattern of development.

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 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... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator:* Tanya Sorrell  
**Date of Evaluation:** 10/07/2008

(This space reserved for official comments.)

DPR 523B (1/95)  
*Required Information*
B10. Statement of Significance (continued): 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 of 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 2

*Resource Name or #: (Assigned by Recorder) 504 S WESTLAKE 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:  504 S WESTLAKE 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:5154026021, 1s Sp Col Rev Crt Apt

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


Retains integrity: high

*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 #)
08/13/08

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

Prehistoric  __  Both
1930

Assessor

*P7. Owner and Address:

NELSJOHN JR
P O BOX 17703
LOS ANGELES, CA 90017

*P8. Recorded by:

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

*P9. Date Recorded: 08/13/2008

*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) 504 S WESTLAKE AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: apartments  B4. Present Use: apartments

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 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: 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: 08/13/2008

(This space reserved for official comments.)

DPR 523B (1/95) *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.
Primary #
HRI #

Trinomial

NRHP Status Code 3S

Other Listings

Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 508 S UNION AVE

P1. Other Identifier:

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

b. USGS 7.5' Quad: Hollywood

c. Address: 508 S UNION AVE 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: 5153005024

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


Decorative Elements: pilasters, columns H) Setting (immediate): fences

P3b. Resource Attributes: (List attributes and codes)

HP02

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:
(Comment, data, accession #)

10/28/08

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

1899

Assessor

P7. Owner and Address:
MCHUGH, FRANK TR
1285 W JEFFERSON BLVD
LOS ANGELES, CA 90007

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

P9. Date Recorded: 10/28/2008

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Give 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
**NRHP Status Code**: 3S

**Resource Name or #:** (Assigned by recorder) 508 S UNION AVE

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<td>B4. Present Use:</td>
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<td><strong>B5. Architectural Style:</strong></td>
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<td><strong>B6. Construction History:</strong> (Construction date, alterations, and data of alterations)</td>
<td>Year constructed: 1899</td>
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<td><strong>B7. Moved?</strong></td>
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<td><strong>B8. Related Features:</strong></td>
<td>None</td>
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<td><strong>B9a. Architect:</strong></td>
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<td><strong>B9b. Builder:</strong></td>
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<td><strong>B10. Significance Area:</strong></td>
<td>Los Angeles  Theme:</td>
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<tr>
<td><strong>Context:</strong> Residential Development and Suburbanization, 1850-1912  <strong>Theme:</strong> Streetcar Suburbs, 1873-1928</td>
<td></td>
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</table>

**Period of Significance:** 1899  **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:** 10/28/2008

(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.
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) 510 S BURLINGTON 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: 510 S BURLINGTON 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: 51S3004010, 1s Sp Col Rev Bung Crt

*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 #)

10/07/08

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

Prehistoric __ Both

1923

Assessor

*P7. Owner and Address:

NORMAL AVENUE INVESTMENT COLLC
3345 WILSHIRE BLVD (# 335)
LOS ANGELES, CA 90010

*P8. Recorded by:

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

*P9. Date Recorded: 10/07/2008

*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: 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: Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945

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 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: 10/07/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *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**

<table>
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<th>Primary #</th>
<th>HRI #</th>
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<td>Review Code</td>
<td>Reviewer</td>
<td>Date</td>
<td>NRHP Status Code</td>
</tr>
</tbody>
</table>

Page 1 of 3

*Resource Name or #: (Assigned by recorder) Park Place Apts

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: 512 S PARK VIEW 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: 5154037031

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


Decorative Elements: pilasters

*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

1928

Assessor

*P7. Owner and Address:

PARK VIEW ASSOCIATES 1 LLC ET AL
P O BOX 1110
BEVERLY HILLS, CA 90213

*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 x 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:**

**B2. Common Name:**

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

**B5. Architectural Style:** Classical Revival

**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

**B9a. Architect:**

**B9b. Builder:**

**B10. Significance:**

**Area:** Los Angeles  
**Theme:**

**Context:** Residencia Development and Suburbanization, 1913-1945  
**Theme:** Apartment Streetcar Suburbs, 1906-1945

**Period of Significance:** 1928  
**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:** 10/23/2008

(This space reserved for official comments.)

DPR 523B (1/95)
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.
Resource Name or #: (Assigned by recorder) 513 S UNION AVE

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: 513 S UNION AVE 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: 5153004017

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.)

HP03

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
1922
Assessor

P7. Owner and Address:
511 513 UNION AVENUE LLC
9903 SANTA MONICA BLVD (STE 1047)
BEVERLY HILLS, CA 90212

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 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**

*NRHP Status Code: 3S

Resource Name or #: (Assigned by recorder)  
513 S UNION AVE

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**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:**

**B4. Present Use:**

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**B5. Architectural Style:** Spanish Colonial Revival

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

Year constructed: 1922

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

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**B8. Related Features:**

None

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**B9a. Architect:**

\_ b. Builder:

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**B10. Significance:**

**Area:** Los Angeles  
**Theme:**

Context: Residential Development and Suburbanization, 1913-1945  
Theme: Apartment Streetcar Suburbs, 1906-1945

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**Period of Significance:** 1922  
**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)

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

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**B12. References:**

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**B13. Remarks:**

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**B14. Evaluator:** Tanya Sorrell

**Date of Evaluation:** 10/28/2008

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(This space reserved for official comments.)

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**DPR 523B (1/95)**

*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.
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: 516 S UNION AVE 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:5153005026

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

   Siding/Sheathing: stucco; smooth, All Visible Roof: side gable, low, wide eaves Roof: flat D) Specific features. Fenestration:
   aluminum, vertical sliding, front, original openings, decorative frame Primary Entrance: front, single door, transom lights, side lights,
   recessed, distinctive entry H) Setting (immediate): fences

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

*P4. Resources Present: x Building Structure

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

P5b. Description of photo:
(10/28/08)

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

*P7. Owner and Address:
QUEEN PROPERTIES OF LA LP 800 S MILWAUKEE AVE (170) LIBERTYVILLE, IL 60048

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

*P9. Date Recorded: 10/28/2008

*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
   x Archeological Record Distinct 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: apartment  

B4. Present Use: apartment  

*B5. Architectural Style: Mediterranean Revival  

*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 

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: 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 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: 10/28/2008 

(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.