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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code
Reviewer
Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 521 UNION DR

P1. Other Identifiers:

*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 Location: *Not for Publication X Unrestricted *a. County Los Angeles County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: 521 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: 5153305005

*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, date, accession #)

10/30/08

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

Prehistoric ___ Both

1924
Assessor

*P7. Owner and Address:

LING, PAUL S AND EDYTHE I
3660 WILSHIRE BLVD (STE 323)
LOS ANGELES, CA 90010

*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
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) 521 UNION DR

B1. Historic Name: __________________________

B2. Common Name: __________________________

B3. Original Use: apartment

B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts

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

*B7. Moved?  X No    __ Yes    __ Unknown

Date: __________ Original Location: __________

*B8. Related Features:

None

B9a. Architect: E.B. Rust

b. Builder: __________________________

*B10. Significance Area: Los Angeles

Theme:

Context: Residential Development and Suburbanization, 1913-1945
Theme: Apartment Streetcar Suburbs, 1906-1945
Context: Architecture, Engineering and Designed Landscapes, 1913-1945
Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1924

Property Type: Apartment

Applicable Criteria: A/I, C/3

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

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

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton’s Lakeview and Leighton Hotels, Westlake became a seasonal... (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): tourist destination in the early 20th century. Myra Hershey's Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Asonia 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

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 521 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: 521 S WESTLAKE AVE City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: 02e/________ mN

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

APN: 5154029028

*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, data, accession #)

08/13/08

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

Prehistoric Both

1908

Assessor

*P7. Owner and Address:

REYES.GILBERT J
4623 W AVENUE 40
LOS ANGELES, CA 90065

*P8. Recorded by:

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

*P9. Date Recorded:

*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: ____________________________


*B5. Architectural Style: Shingle

*B6. Construction History: (Construction date, alterations, and data of alterations)
   Year constructed: 1908

*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: 1908          Property Type: Single Family Residence
   (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:

   (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

Primary #
HRI #

Trinomial
NRHP Status Code 3S

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 509 UNION 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: 509 UNION DR

City: LOS ANGELES

Zip: 90017

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

Zone: mE/ mN

*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 #)

10/30/08

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

Prehistoric Both

1924

Assessor

*P7. Owner and Address:

GEST INC

436 S LAS PALMAS AVE

LOS ANGELES, CA 90020

*P8. Recorded by:

Tanya Sorrall

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: apartment B4. Present Use: apartment

*B5. Architectural Style: Classical 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


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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact 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: 10/30/2008

(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.
**P1. Other Identifier:**

- **P2. Location:** Not for Publication  X  Unrestricted  a. County  Los Angeles County
- c. Address: 526 S UNION AVE
- 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: 5153005028**

**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, date, accession #: 10/28/08

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

- X Historic  Prehistoric  Both  1922

- Assessor

**P7. Owner and Address:**

- MCUGHL FRANK TR 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:** 10/28/08

**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):
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: 1922

*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: 1922 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 further from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings

Review Code
Reviewer
Date

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 608 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: 608 S WESTLAKE AVE City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: 4 mE/ 425 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 51429001014

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


P3b. Resource Attributes: (List attributes and codes) HP07

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 #) 09/30/08

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both

Assessor

P7. Owner and Address:
PRANA ASSOCIATES TWENTY TWO LP
P.O. BOX 5024
WOODLAND HILLS, CA 91365

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

P9. Date Recorded: 09/30/2008

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

X Archeological Record X District Record X Linear Feature Record X Milling Station Record

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

DPR 523A (1/95)

*Required Information
P3a. Description (continued): staircase w/ ornamental lighting and hand rails G) Alterations or changes to the property. Retains integrity: high H) Setting (immediate): fences
B1. Historic Name: 

B2. Common Name: 

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

B5. Architectural Style: Beaux Arts

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

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

B8. Related Features:
None

B9a. Architect: 

B9b. Builder: 

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) HP07

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell  
Date of Evaluation: 09/30/2008

(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  

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S  

Other Listings  
Review Code  
Reviewer  
Date  

Page 1 of 3  
*Resource Name or #: (Assigned by recorder) 620 S CORONADO 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: 620 S CORONADO ST  
City: LOS ANGELES  
Zip: 90057  
d. UTM: (Give more than one for large and/or linear resources)  
Zone:  
E/W:  
mN:  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Elevation:  
APN: 514106012  

*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): mixed/no dominant use  
C) General characteristics. Architectural Style: Beaux Arts  
Plan: square No. Stories: 3  
Siding/Sheathing: stucco: smooth, All Visible Roof: flat, cornice  
Construction: brick  
D) Specific features. Fenestration: wood, fixed, front, arranged in trios, arched with transoms, 1st and 2nd story share a frame  
Primary Entrance: front, recessed  
E) Important decorative elements. Decorative Elements: brackets  

*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, date, accession #)  
12/12/08  

*P6. Date Constructed/Age and Sources:  
X Historic  
Prehistoric  
Both  
1916  
Assessor  

*P7. Owner and Address:  
620 SOUTH CORONADO STREET LLC  
516 S GLENDALE AVE  
GLENDALE, CA  
91205  

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

*P9. Date Recorded: 12/12/2008  

*P10. Survey Type: (Describe) Intensive  

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

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

Year constructed: 1916

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

**B8. Related Features:**

None

**B9a. Architect:** Peoples & Cheney  
**B9b. Builder:**

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

Context: Residential Development and Suburbanization, 1913-1945  
Theme: Apartment Streetcar Suburbs, 1906-1945  
Context:  
Architecture, Engineering and Designed Landscapes, 1913-1945  
Theme: Revival of Colonial Styles: The Search for Identity 1913-1945

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

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

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

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

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell

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

(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.

This property also appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Beaux Arts style as applied to an apartment building and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.
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: 635 S WESTLAKE AVE City: LOS ANGELES

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

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

APN: 5141001014

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


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

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

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

**P5b. Description of photo:**

(View, data, accession #)

09/30/08

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

__ Prehistoric __ Both 1939

Assessor

**P7. Owner and Address:**

BARRETO, ERNANDA
2255 E CHEVY CHASE DR
GLENDALE, CA 91206

**P8. Recorded by:**

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

**P9. Date Recorded:** 09/30/2008

**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
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)  
635 S WESTLAKE AVE  

B1. Historic Name:  

B2. Common Name:  

B3. Original Use: clinic  
B4. Present Use: clinic  

*B5. Architectural Style: Modere  

*B6. Construction History: (Construction date, alterations, and data of alterations)  
Year constructed: 1939  

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

*B8. Related Features:  
None  

B9a. Architect:  

B9b. Builder:  

*B10. Significance: Area: Los Angeles  
Theme:  
Context: Social Institutions and Movements, 1913-1945  
Theme: Public and Private Health & Medicine, 1923-1955  

Period of Significance: 1939  
Property Type: Medical Building  
Applicable Criteria: A/1  

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
This building was constructed in 1939 as a medical office. It was built to suit a group of surgeons and physicians who agreed to a 50-year, $150,000 lease of the building. The building is a modest, but largely intact example of the Late Moderne Style.  
This building is eligible for the National and California Registers and for designation as an LAHCM because it is significantly associated with the large medical community located in northeast Westlake. Anchored by three hospitals (St. Vincents, Good Samaritan, and Central Receiving Hospital), the area experienced significant growth in corresponding medical services, including doctor's offices, clinics, and laboratories. The most...(continued on next page)  

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

*B12. References:  

B13. Remarks:  

*B14. Evaluator: Tanya Sorrell  
*Date of Evaluation: 09/30/2008  

(This space reserved for official comments.)  

DPR 523B (1/95)  

*Required Information
B10. Statement of Significance (continued): significant concentration of this activity was located at the intersection of Westlake Avenue and Wilshire Boulevard, which historically featured a medical office building on each corner. Under Criterion A, The property is significantly associated with a significant pattern of development (the growth and impact of medical institutions in Los Angeles), and meets the corresponding Eligibility Standards in the Westlake Historic Context Statement.
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) 667 S CARONDELET 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: 667 S CARONDELET 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: 51410007002

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


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

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

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

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

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

1917

Assessor

*P7. Owner and Address:
PAROMA INC TR
P.O BOX 2016
BEVERLY HILLS, CA 90213

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

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe)
Intensive

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


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

DPR 523A (1/95) *Required Information
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) 667 S CARONDELET ST

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: 1917

*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: __________________ Property Type: __________ Applicable Criteria: A/1

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

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

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

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(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.
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)


*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 #)

12/12/08

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

1927 Assessor

*P7. Owner and Address:

CS KRANE APARTMENTS LLC
3923 W 6TH ST (315)
LOS ANGELES, CA 90020

*P8. Recorded by:

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

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe)

Intensive

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


*Attachments: None Location Map Sketch Map Continuation Sheet x Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):
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: apartment  B4. Present Use: apartment  

*B5. Architectural Style: Beaux Arts  

*B6. Construction History: (Construction date, alterations, and data of alterations)  
Year constructed: 1927  

*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: 1927  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.)  
Streetcar Apartments  

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.  

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

*B12. References:  

B13. Remarks:  

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

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

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code: 3S

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) President 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: 669 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: 5142012004, 6s Clas Rev 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)

*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

1928

Assessor

*P7. Owner and Address:

669 UNION PROPERTY LLC
2001 S BARRINGTON AVE
LOS ANGELES, CA 90025

*P8. Recorded by:

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

*P9. Date Recorded: 12/04/2008

*P10. Survey Type: (Describe)

Intensive

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


*Attachments: None Location Map Sketch Map 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: apartment 
B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It is also eligible within the same theme under Criterion C/3/3 as a significant example of the 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: 12/04/2008

(This space reserved for official comments.)
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**
**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 3

*Resource Name or #: (Assigned by recorder) 672 S RAMPART BLVD

**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.)

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

*P2c. Address: 672 S RAMPART BLVD City: **LOS ANGELES** Zip: 90057

*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: 5141008012. 4s Clas Rev Brick Apt

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

A) **Property Type:** residential, apartment  B) **Setting (general):** mixed/no dominant use  C) **General characteristics. Architectural Style:** Beaux Arts, modest  D) **Specific features. Fenestration:** wood, casement, front, arranged in pairs, fat arch over windows, small windows on ends filled in **Primary Entrance:** front, transoms lights, recessed, arched entry, obscured by security gate  

**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.)**

![Image of the building]

**P5b. Description of photo:**

(View, data, accession #) 12/12/08

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

Prehistoric  Both 1916 Assessor

**P7. Owner and Address:**

ROSENBERG, ROBERT CO TR
1146 S CAMDEN DR
LOS ANGELES, CA 90035

**P8. Recorded by:**

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

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

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

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


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

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

B2. Common Name:

B3. Original Use: apartment

B4. Present Use: apartment

B5. Architectural Style: Beaux Arts

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

- Year constructed: 1916

B7. Moved? No

B8. Related Features:

None

B9a. Architect: ____________________________

b. Builder: ____________________________

B10. Significance:

- Area: Los Angeles
- Theme: Apartment Streetcar Suburbs, 1906-1945

Context: Residential Development and Suburbanization, 1913-1945

Period of Significance: 1916

Property Type: Apartment

Applicable Criteria: A/1

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

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

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

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

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 12/12/2008

(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

Other Listings
Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 675 S PARK VIEW ST

P1. Other Identifier: UCLA Labor Center

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: 675 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: 5141004004, 3s Modernism

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

A) Property Type: commercial B) Setting (general): mixed/ no dominant use C) General characteristics. Architectural Style:


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

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

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

P5b. Description of photo:

(View, date, accession #)

12/12/08

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both

1941

Assessor

P7. Owner and Address:

L A CLOAK JOINT BOARD
675 S PARK VIEW ST
LOS ANGELES, CA 90057

P8. Recorded by:

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

P9. Date Recorded: 12/12/2008

P10. Survey Type: (Describe)

Intensive

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


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

DPR 523A (1/95)

*Required Information
B1. Historic Name: Republic Insurance Company
B2. Common Name: ILGWU Headquarters
B3. Original Use: Insurance Office
B4. Present Use: Union Office

*B5. Architectural Style: Streamline Moderne

*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

B9b. Builder:  

*B10. Significance: Area: Los Angeles  Theme:  
Context: LA Modernism, 1919-1945  Theme: Related Responses to the Modern Age, 1927-1945

Period of Significance: 1941  Property Type: Office  Applicable Criteria: C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the late Modern style as applied to a commercial building and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*B15. Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)  *Required Information
# PRIMARY RECORD

**Resource Name or #:** (Assigned by recorder) 676 S RAMPART BLVD

**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:** 676 S RAMPART BLVD
- **City:** LOS ANGELES
- **Zip:** 90057
- **d. UTM:** (Give more than one for large and/or linear resources) Zone: mE/ mN
- **e. Other Locational Data:** e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 5141008011, 4S Clas Rev Brick Apt

**APN:** 5141008011, 4S Clas Rev Brick 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):** residential area, mixed/no dominant use
C) **General characteristics. Architectural Style:** Beaux Arts
D) **Plan:** T-shaped
E) **Stories:** 5
F) **Siding/Sheathing:** stucco: smooth, S, altered; yes Siding/Sheathing: brick: patterned
g) **W Roof:** flat, cornice
h) **D Specific features. Fenestration:** wood, double-hung, front, side, arranged in pairs, arranged in trios, top floor framed by paired pilasters, others topped by semicircular relief
i) **Primary Entrance:** front, recessed, distinctive entry, paired columns and cornice
j) **E Important decorative elements. Decorative Elements:** pilasters, columns
k) **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.)**

**P5b. Description of photo:**
- **View, data, accession #:**
- **12/12/08**

**P6 Date Constructed/Age and Sources:**
- **X Historic**
- **Prehistoric**
- **Both**
- **1916**

**Assessor**

**P7. Owner and Address:**
LEEDS.FREDERICK H TR 1980 S SEPUVEDA BLVD LOS ANGELES, CA 90025

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

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

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

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

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

**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) 676 S RAMPART BLVD

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: 1916

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

*B8. Related Features:

None


*B10. Significance: Area: Los Angeles Theme:

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

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

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

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

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): prominence of Westlake led Hugh Bryson and F.O. 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 apartment units, 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 ___ 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: 694 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: 5141002015, 2s Reno Rev Com Bldg __

*P3b. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)


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

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

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

12/04/08 ___

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

1928 ___ Assessor ___

*P7. Owner and Address: ___

BILAK BUILDING CO LLC 433 N CAMDEN DR (STE725) BEVERLY-HILLS, CA 90210 ___

*P8. Recorded by: ___

Tanya Sorrell LSA Associates 1500 Iowa Ave., Suite 200 Riverисide, 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."

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 ___
P3a. Description (continued): statues at corner
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

B1. Historic Name: Bilak Building

B2. Common Name:

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

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None

*B9a. Architect: unknown
b. Builder:

*B10. Significance: Area: Los Angeles Theme:

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

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

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

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

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

Other Listings
Review Code
Reviewer
Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 707 S BONNIE BRAE ST

P1. Other Identifier:

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

b. USGS 7.5' Quad: Hollywood

c. Address: 707 S BONNIE BRAE ST

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: 5142003012

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

A) Property Type: residential, commercial, store in front of residence C) General characteristics. Architectural Style: Folk Victorian Architectural Style: Spanish Colonial Revival Plan: irregular No. of vertical divisions: 3 No. Stories: 1, 2 buildings Siding Sheathing: stucco: smooth, All Visible, fishscale shingles in gable peak Roof: mansard, low, parapet, narrow eaves, red tile Roof: pyramidal, medium, decorative venting under gable peaks D) Specific features. Fenestration: wood, fixed, front, storefront, bars over storefront, Secondary Entrance: front, storefront, transom lights, side lights, distinctive entry, one storefront altered same scallloped opening G) Alterations or changes to the property... (continued on next page)

P3b. Resource Attributes: (List attributes and codes) HP02, HP06

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

P5. Photo or Drawing (Photo required for buildings, structures, and objects.)

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

09/04/08

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both

1923

Assessor

P7. Owner and Address:

KIM, SUK M AND
707 S BONNIE BRAE ST
LOS ANGELES, CA 90057

P8. Recorded by:

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

P9. Date Recorded: 09/04/2008

P10. Survey Type: (Describe) Intensive

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


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

X Archeological Record X District Record X Linear Feature Record X Milling Station Record

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

DPR 523A (1/95)

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

Page 3 of 3

*Resource Name or #: (Assigned by recorder) 707 S BONNIE BRAE ST

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

*B5. Architectural Style: Folk Victorian, Spanish Colonial Revival

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

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

*B8. Related Features:
   None


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

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

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

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

B11. Additional Resource Attributes:  (List attributes and codes) HP02, HP06

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
   *Date of Evaluation: 09/04/2008

(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

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

*Resource Name or #: (Assigned by recorder) 715 WITMER ST

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: 715 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: 5143012015, 2s TOC Dup

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

A) Property Type: commercial, industrial, auto garage B) Setting (general): mixed/no dominant use C) General characteristics.

P3b. Resource Attributes: (List attributes and codes)

HP08

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

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

P5b. Description of photo:

(View, data, accession #)

02/12/09

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

1927

Assessor

P7. Owner and Address:

SALAZAR, EDUARDO AND MARCIA
715 WITMER ST
LOS ANGELES, CA 90017

P8. Recorded by:

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

P9. Date Recorded: 02/12/2009

P10. Survey Type: Intensive

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


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

Archeological Record District Record Linear Feature Record Milling Station Record

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

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

B2. Common Name: 

B3. Original Use: Garage

B4. Present Use: Auto Service

*B5. Architectural Style: Beaux Arts

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

Year constructed: 1927

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

*B8. Related Features: 

None

B9a. Architect: Curlett and Beelman

b. Builder: 

*B10. Significance: Area: Los Angeles Theme:

Context: Commercial Development in the Early 20th Century, 1913-1945 Theme: Commercial Development and the Automobile, 1900-1945

Period of Significance: 1927

Property Type: Garage

Applicable Criteria: A/I

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

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

Because the more affluent apartment hotels of the early 20th century attracted a clientele with automobiles, they were among the first businesses in Westlake to provide secure off-street parking in garages. The earliest extant garage was constructed in 1910 at 515 Lake Street, and likely provided parking for three nearby apartment hotels, one of which (The Ansonia) is extant. ...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 02/12/2009

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): While the Lake street garage is humble in architectural character, it represents one of the earliest adaptations to the automobile in Westlake, and its presence demonstrates the affluent character of Westlake apartment developments in the early 20th century.
### PRIMARY RECORD

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

**Page 1 of 2**  
*(Resource Name or #): (Assigned by recorder) 716 COLUMBIA AVE*

**P1. Other Identifier:**

- **P2. Location:**  
  - **Not for Publication**  
  - **Unrestricted**  
  - **a. County** Los Angeles County  
  - **b. USGS 7.5’ Quad:** Hollywood  
  - **c. Address:** 716 COLUMBIA AVE  
  - **d. UTM:** (Give more than one for large and/or linear resources)  
  - **e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
    
    APN: 51430123023, is Queen Anne Res

**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  
- **C) General characteristics:** Architectural Style: Folk Victorian, modest Plan: irregular No. Stories: 1 Siding/Sheathing: wood, clapboard, All Visible Roof: hipped, decorative vergeboards/fascia, decorative venting under gable peaks, two front gables on hipped roofline  
- **D) Specific features:** Porches: Partial, front  
- **E) Important decorative elements:** Decorative Elements: brackets  
- **F) Alterations or changes to the property:** Additions: Compatible, side  
- **G) Setting (immediate):** mature landscaping

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

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

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

![Photo or Drawing](image)

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

02/12/09

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

- **X Historic**  
- **Prehistoric**  
- **Both**

1890

Assessor

**P7. Owner and Address:**

MONTANO, ARTURO AND MARIA E  
5805 TRAIL LAKE DR  
ARLINGTON, TX  76016

**P8. Recorded by:**

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

**P9. Date Recorded:**  
02/12/2009

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

Intensive

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


**Attachments:**

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

DPR 523A (1/95)

*Required Information
**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) 716 COLUMBIA AVE

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 data of alterations)

Year constructed: 1890

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

*B8. Related Features:

None

B9a. Architect: 

b. Builder: 

*B10. Significance: Area: Los Angeles
Theme: 

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

Period of Significance: 1890

Property Type: Single Family Residence

Applicable Criteria: A/I

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact 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: 02/12/2009

(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: 718 COLUMBIA AVE City: LOS ANGELES Zip: 90017

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

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

APN: 5143012022, 2s Col Rev Res

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 X Element of District Other (Isolates, etc.)

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

P5b. Description of photo:

(View, date, accession #)

02/12/09

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both

1900 Assessor

P7. Owner and Address:

CASTELLANO, ANTONIO AND DINAH M
720 COLUMBIA AVE
LOS ANGELES, CA 90017

P8. Recorded by:

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

P9. Date Recorded: 02/12/2009

P10. Survey Type: (Describe) Intensive

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) 718 COLUMBIA AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: boarding house

B4. Present Use: apartment

*B5. Architectural Style: Colonial Revival

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

Year constructed: 1900

*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: 1900 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 is also significant within the same theme under Criterion C/3/3 because it is a rare extant example of a boarding house as an associated property type.

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...(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 02/12/2009

(This space reserved for official comments.)

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

P1. Other Identifier:
*P2. Location: ___ Not for Publication X Unrestricted a. County Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 718 S UNION AVE City: LOS ANGELES Zip: 90017
d. UTM: (Give more than one for large and/or linear resources) Zone: NAD 1983 mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elev: APN:5142024014

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, date, accession #) 02/12/09

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

*P7. Owner and Address:
PATEL_BULABHAI G 253 S RENO ST LOS ANGELES, CA 90067

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

*P9. Date Recorded: 02/12/2009
*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 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: apartment ____________________________
B4. Present Use: apartment ____________________________

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None


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

Period of Significance: 1922 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: 02/12/2009

(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

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

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*Resource Name or #: (Assigned by recorder) Olympic Hotel

P1. Other Identifier:

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

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

b. USGS 7.5’ Quad: Hollywood  Date: 1996

c. Address: 725 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: 5141019013, 4s Class Infl 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)

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 #)

01/06/09

P6. Date Constructed/Age and Sources:  X Historic

Prehistoric  Both

1925

Assessor

P7. Owner and Address:

OLYMPIC HOTEL

400 S BEVERLY DR (NO 204)

BEVERLY HILLS, CA 90212

P8. Recorded by:

Tanya Sorrell

LSA Associates

1500 Iowa Ave., Suite 200

Riverside, CA 92507

P9. Date Recorded: 01/06/09

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
F3a. Description (continued): Related: vertical neon sign
**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: 1925

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

**B8. Related Features:**

vertical neon sign

**B9a. Architect:** E. Van Den Haven  
**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:** A/1, C/3

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

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

Los Angeles Times. Latest Developments - Pollack Investment, 5-10-1925.

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell  
**Date of Evaluation:** 01/06/2009

(This space reserved for official comments.)

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

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</table>

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 725 COLUMBIA AVE*

**P1. Other Identifier:**

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

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

- **c. Address:** 725 COLUMBIA AVE  City: LOS ANGELES  Zip: 90017

- **d. UTM:** (Give more than one for large and/or linear resources)  Zone: 11S mE/ 2248350 mN

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

- APN: 5142022006, 2 1/2s Col Rev Res

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


**P3b. Resource Attributes:** (List attributes and codes)  
**P4. Resources Present:**  
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<th>Building Structure</th>
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<th>Element of District</th>
<th>Other (Isolates, etc.)</th>
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<td>HP03</td>
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**P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)**

![Photo](image)

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

02/12/09

**P6. Date Constructed/Age and Sources:**  
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<th>Both</th>
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<td>ca 1905</td>
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**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:** 02/12/2009

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

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


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

**DPR 523A (1/95) Required Information**
B1. Historic Name: 
B2. Common Name: 

*B5. Architectural Style: American Foursquare, Shingle

*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

B9a Architect:  b. Builder: 

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

Period of Significance: ca 1905  Property Type: Single Family Resid  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:  02/12/2009

(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.)

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

*c. Address: 741 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: 5141018014, 1s & 2s Sp Col Rev Corn Ctr

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


Siding/Sheathing: stucco; smooth, All Visible Roof: hipped, low, narrow eaves, decorative vergebords/fascia, cornice, red tile, Greek key concrete fascia

D) Specific features. Fenestration: aluminum, double-hung, front, arranged in ribbons, original openings

Secondary Entrance: front, side, storefront, behind courtyard, single door, original openings, some wooden doorframes left, alteration: yes

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

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

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

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

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

1925

Assessor

*P7. Owner and Address:
GRUSHOFF,ROGER TR ET AL
P.O. BOX 786
REDONDO BEACH, CA 90277

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

*P9. Date Recorded: 01/06/2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "nunc.")

*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: 

B3. Original Use: stores 

B4. Present Use: stores 

*NRHP Status Code: 3S 

*Resource Name or #: (Assigned by recorder) 741 S ALVARADO ST 

B5. Architectural Style: Spanish Colonial Revival 

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

Year constructed: 1925 

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

*B8. Related Features: 

None 

B9a. Architect: 

b. Builder:  

*B10. Significance: Area: Los Angeles  Theme: 

Context: Commercial Development in the Early 20th Century, 1913-1945 Theme: Commercial Development Related to Street Railway Transportation, 1905-1934 

Period of Significance: 1925  Property Type: 

Applicable Criteria: A/1 

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

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

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

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

*B12. References: 

B13. Remarks: 

*B14. Evaluator: Tanya Sorrell  

*Date of Evaluation: 01/06/2009 

(This space reserved for official comments.)
B10. Statement of Significance (continued): beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
P1. Other Identifier:

**Resource Name or #:** (Assigned by recorder) 724 S CARONDELET ST

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

b. USGS 7.5' Quad:  Hollywood  Date: 1996
c. Address: 724 S CARONDELET 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: 5141015017  3s Sp Col Rev Bung Ct

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


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.)


P3a. Description (continued): single door, side lights. Set within porch, some retain original mission - style doors G) Alterations or changes to the property. Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
B1. Historic Name: Delaine Court

B2. Common Name: 

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

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1914

*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
Context: Architecture, Engineering and Designed Landscapes, 1850-1912  Theme: Early Revival of Colonial Styles: The Search for Identity, 1890s-1912

Period of Significance: 1914  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.

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

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

*B12. References:

B13. Remarks:

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

(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.

Delaine Court at 728 Carondelet Street (1914) is a particularly distinctive example of a Mission Revival bungalow court and appears to be the earliest example of the property type in the Westlake area. An advertisement from not long after it opened describes the court as “furnished and unfurnished cement plastered bungalows, the most attractive bungalow court in the city, one block from Westlake Park, all modern improvements.”
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 724 S PARK VIEW 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: 724 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:5141016014

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

A) Property Type: commercial B) Setting (general): significantly altered; yes C) General characteristics. Architectural Style: Modern, modest Plan: rectangular No. Stories: 1 Siding/Sheathing: poured concrete; painted, All Visible Siding/Sheathing: other, W, mosaic tiles on facade over entrance D) Specific features. Fenestration: metal, fixed, front Primary Entrance: front, recessed, river rock veneer added to entrance alteration; yes Other notable features: unpainted wood sign G) Alterations or changes to the property. Retains integrity: medium, location

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

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

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

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

12/31/08

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

Prehistoric  Both  1957

Assessor

*P7. Owner and Address:

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

*P8. Recorded by:

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

*P9. Date Recorded: 12/31/2008

*P10. Survey Type: (Describe) Intensive

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


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

DPR 523A (1/95)

*Required Information
**B1.** Historic Name: International Union of Operating Engineers

**B2.** Common Name:

**B3.** Original Use: office

**B4.** Present Use: studio

**B5.** Architectural Style: Modern

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

Year constructed: 1957

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

**B8.** Related Features:

None

**B9a.** Architect: Caldwell, Mason, & Munzt

**B9b.** Builder:

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


**Period of Significance:** 1957

**Property Type:** Commercial

**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 possesses high artistic value within the Mid-Century modern aesthetic and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

After the end of World War II in 1945, the City of Los Angeles faced a huge shortage of housing and services, brought on by the suppression of building activity during the Depression and the war and the influx of millions of new Angelenos. Arts and Architecture magazine, which had by then become an established proponent of modernism, decried a crisis in cities (Los Angeles in particular) brought on by... (continued on next page)

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

**B12.** References:

**B13.** Remarks:

**B14.** Evaluator: Tanya Sorrell

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

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information*
B10. Statement of Significance (continued): neglect of planning. The magazine called Los Angeles' state in the immediate post-war era, a “total disintegration of form, space, and structure in the urban pattern” and called for renewed planning efforts based on modern design and the dominance of the automobile as transportation. Los Angeles-based Modernist architects of the pre-WWII and Depression era such as Lloyd Wright, Richard Neutra, and Claud Beelman were joined by emerging architects of the modern movement, such as Welton Becket, Raphael Soriano, William Pereira, Craig Ellwood, and many more. While they were largely unsuccessful in convincing residential developers to adopt the modern style of Arts and Architecture’s Case Study Houses for their vast housing tracts (Eichler Homes and Ain’s Mar Vista Tract were notable exceptions), modern architects found commercial clients who were willing to adopt a modern style to distinguish their buildings. Believing shoppers would be attracted to a sleek modern building, department stores like Orbach’s [Wurdeman and Becket 1947] and Milliron’s [Gruen and Krummeck 1948] opted for a daring modern style, while non-retail commercial companies tended to choose more rationally arranged Miesian planes.

The Westlake survey area also has a few buildings that do not fit cleanly into the categories that architectural historians have developed for buildings of Mid-Century Modern aesthetic. These buildings use many of the same forms, materials, and ornamentation that define each specific style, but they do not fit any one description well enough to be an example of a widely understood style. As scholarly work on the Mid-Century Modern aesthetic continues to refine particular styles and movements, new categories might be created for them in the future.
Page 1 of 3

*Resource Name or #: (Assigned by recorder) 727 S RAMPART BLVD

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: 727 S RAMPART BLVD City: LOS ANGELES Zip: 90057
   d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN:5141012008, 2s Craft Res

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

A) Property Type: residential B) Setting (general): mixed/no dominant use, significantly altered: yes C) General characteristics.

*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:
(Include date, accessions #)
12/12/08

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

1905

Assessor

*P7. Owner and Address:
BORNN, RAFAEL W JR
P.O. BOX 57275
LOS ANGELES, CA 90057

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

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe)
Intensive

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

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

DPR 523A (1/95) *Required Information
P3a. Description (continued): Setting (immediate): fences, altered: yes
B1. Historic Name:

B2. Common Name:


*B5. Architectural Style:  Shingle, Arts and Crafts

*B6. Construction History:  (Construction date, alterations, and data of alterations)
Year constructed: 1905

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

*B8. Related Features:
None


*B10. Significance: Area:  Los Angeles  Theme:  

**Period of Significance:** 1905  
**Property Type:** Single Family Resider  
**Applicable Criteria:**  
(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:  12/12/2008

(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 3

*Resource Name or #: (Assigned by recorder) 742 S CORONADO 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: 742 S CORONADO ST  City: LOS ANGELES  Zip: 90057
d. UTM: (Give more than one for large and/or linear resources)  Zone:  me/ n mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN:5141014021, 2s Vict Foursquare Res

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, data, accession #)
12/12/08

P6. Date Constructed/Age and Sources:  X  Historic

Prehistoric  Historic  Both
1901
Assessor

P7. Owner and Address:

POSTHUMAJOHN R TR
1995 E VILLA ST
PASADENA, CA  91107

P8. Recorded by:

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

P9. Date Recorded:  12/12/2008

P10. Survey Type: (Describe)
Intensive

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


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

Archaeological Record  District Record  Linear Feature Record  Milling Station Record

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

DPR 523A (1/95) *Required Information
P3a. Description (continued): (immediate): mature landscaping, driveway, 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) 742 S CORONADO ST

B1. Historic Name:

B2. Common Name:


*B5. Architectural Style: American Foursquare, Arts and Crafts

*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

B9a. Architect:                                      b. Builder:

*B10. Significance Area: Los Angeles Theme:

Period of Significance: 1901 Property Type: Single Family Resider Applicable Criteria:
(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: 12/12/2008

(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

Other Listings
Review Code: __________ Reviewer: __________ Date: __________

*Resource Name or #: (Assigned by recorder) 746 S CORONADO 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: 746 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: 5141014022

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


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

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

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

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

12/12/08

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

1928

Assessor

*P7. Owner and Address:

MID CITY HOLDINGS LLC
3251 W 6TH ST
LOS ANGELES, CA 90020

*P8. Recorded by:

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

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe)

Intensive

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


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

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

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

DPR 523A (1/95)  *Required Information
P3a. Description (continued): **Decorative Elements**: pilasters
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) 746 S CORONADO ST

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

*B5. Architectural Style: Art Deco, Beaux Arts

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

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

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles Theme:

Period of Significance: 1928 Property Type: Apartment Applicable Criteria: A/1, C/3

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

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

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... (continued on next page)

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrum to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2–7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century.

Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings

Review Code __________ Reviewer __________ Date __________

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 750 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: 750 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:5142003009, 2 1/2s Col Rev Res

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, data, accession #)

01/06/09

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

Prehistoric ___ Both

1903

Assessor

*P7. Owner and Address:

WEISS,ROBERT M AND CONNIE L

3472 AVENIDA LDEN

THOUSAND OAKS, CA 91362

P8. Recorded by:

Tanya Sorrell

LSA Associates

1500 Iowa Ave., Suite 200

Riverside, CA 92507

P9. Date Recorded: 01/06/2009

*P10. Survey Type: (Describe)

Intensive

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


*Attachments: None __ Location Map __ Sketch Map 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 (1/85)

*Required Information
P3a. Description (continued): entrance E) **Important decorative elements. Decorative Elements:** finials H) **Setting (immediate):** mature landscaping
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*Resource Name or #: (Assigned by recorder) 750 S WESTLAKE AVE

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

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1903

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

*B8. Related Features:
None

B9a. Architect: __________ b. Builder:

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

Period of Significance: 1903 Property Type: Single Family Resider Applicable Criteria: A/1

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

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

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

(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*Date of Evaluation: 01/06/2009

(This space reserved for official comments.)

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S  

Other Listings  
Review Code  
Reviewer  
Date  

Page 1 of 2  
*Resource Name or #: (Assigned by recorder) 806 COLUMBIA 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

c. Address: 806 COLUMBIA AVE  
Date: 1996  
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: 514301005, 2s Col Rev Dup

*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, date, accession #)
02/12/09

*P6. Date Constructed/Age and Sources:  X Historic  
Prehistoric  Both  
1902
Assessor

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

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

*P9. Date Recorded: 02/12/2009

*P10. Survey Type: (Describe) Intensive

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


*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  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: boarding house
B4. Present Use: apartment

*B5. Architectural Style: Shingle

*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: ____________________________
B9b. Builder: ____________________________

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

Period of Significance: 1902 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 HMC 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 within the same theme under Criterion C/3/3 because it is an intact example of a boarding house an increasingly rare associated property type.

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... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*Date of Evaluation: 02/12/2009

(This space reserved for official comments.)
B10. Statement of Significance (continued): largely built-out and the 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.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

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

*Resource Name or #: (Assigned by recorder) 810 BEACON AVE

**P1. Other Identifier:**

1. Location: Not for Publication  
2. a. County: Los Angeles County  
3. b. USGS 7.5' Quad: Hollywood  
4. c. Address: 810 BEACON AVE  
5. d. UTM: (Give more than one for large and/or linear resources)  
6. e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  

**APN:** 5142017013

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

A) Property Type: Residential  
B) Setting (general): Mixed/no dominant use  
C) General characteristics: Architectural Style: Queen Anne, elements of Plan: irregular, No. Stories: 2  
Siding/Siding: Wood, shingles, All Visible Siding/Siding: Wood, ship lap, All Visible, ship lap or 1st story  
Roof: hipped, steep, decorative venting under gable peaks, small onion dome  
D) Specific features: Porches: Wrap, front, side  
Fenestration: vinyl, double hung, front, side, Original openings, alteration: yes  
Primary Entrance: front, single door, recessed, alteration: yes  
G) Alterations or changes to the property. Retains integrity: medium  

**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:**  
(If view, date, accession #)

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

Assessor

**P7. Owner and Address:**  
BEACON PROPERTY LP  
20720 VENTURA BLVD (# 260)  
WOODLAND HILLS, CA 91364

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

**P9. Date Recorded:** 02/12/2009

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

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

**Attachments:**  
None Location Map Sketch Map Continuation Sheet 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  

*N R H P Status Code: 3S  
*Resource Name or #: (Assigned by recorder) 810 BEACON AVE  

**B1. Historic Name:**  
**B2. Common Name:**  

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

**B5. Architectural Style:** Queen Anne  

**B6. Construction History:** (Construction date, alterations, and data of alterations)  
Year constructed: 1911  

**B7. Moved?** X No  

**B8. Related Features:**  
None  

**B9a. Architect:**  
**B9b. Builder:**  

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

**Period of Significance:** 1911  
**Property Type:** Single Family Reside  
**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:** 02/12/2009  

(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 3

*Resource Name or #: (Assigned by recorder) 811 BEACON 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: 811 BEACON 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: 5142015020, 2 1/2s Shingle Res

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

B) Setting (general); residential area  C) General characteristics. Architectural Style: Shingle Plan: rectangular  No. Stories: 3


*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 #)

02/12/09

*P6. Date Constructed/Age and Sources:

X Historic  ___ Prehistoric  ___ Both

1905

Assessor

*P7. Owner and Address:

KANG SING GU
811 BEACON AVE
LOS ANGELES, CA 90017

*P8. Recorded by:

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

*P9. Date Recorded: 02/12/2009

*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): Retains integrity: high
B1. Historic Name: 

B2. Common Name: 

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Shingle

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

Year constructed: 1935

*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, 1850-1912 Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910; Context: Residential Development and Suburbanization, 1850-1912 Theme: Streetcar Suburbs, 1873-1928

Period of Significance: 1905 Property Type: Single Family Residen 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.

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: 02/12/2009
B10. Statement of Significance (continued): represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.