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*(P2) Location: ___ Not for Publication  X Unrestricted  ___ a. County ___ Los Angeles County___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: ___ 812 S WESTLAKE AVE ___ City: ___ LOS ANGELES ___ Zip: ___ 90057___

d. UTM: (Give more than one for large and/or linear resources) Zone: ___ 01N ___ mE/ ___ 850000 ___ nW

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ___ APN: 5142004003

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


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

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

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

P5b. Description of photo:

(View, date, accession #)

09/04/08

P6. Date Constructed/Age and Sources: ___ X Historic ___ Prehistoric ___ Both 1927

Assessor

P7. Owner and Address:

ZEPHYR PROPERTIES LLC
P O BOX 17421
LOS ANGELES, CA 90017

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 ___ 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) 812 S WESTLAKE AVE

B1. Historic Name: ____________________________

B2. Common Name: ____________________________

B3. Original Use: apartment

B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts

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

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: 09/04/2008

(This space reserved for official comments.)

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

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

Resource Name or #: (Assigned by recorder) 817 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: 817 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: 5142015016, 2 1/2s Col Rev/Shingle 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: Shingle, modest  
   Plan: rectangular  
   No. Stories: 3  
   Siding/Sheathing: wood: shingles, All Visible Siding/Sheathing: wood: clapboard, All Visible Roof: hipped, medium, wide eaves  
D) Specific features. Porches: Partial, front  
   Fenestration: aluminum, vertical sliding, front, side, original openings, alterations: yes  
   Primary Entrance: front, single door, recessed  
E) Important decorative elements. Decorative Elements:  
   brackets, columns  
   II) Setting (immediate): fences  

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

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

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

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

02/12/09

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

1903

Assessor

P7. Owner and Address:  
YELASCO, ANTONIO  
817 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  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  

*NRHP Status Code:  
817 BEACON AVE

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: 1903

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

*B8. Related Features:  
None

B9a. Architect: ________________________________  
b. Builder: ________________________________

*B10. Significance Area: Los Angeles  
Theme: Streetcar Suburbs, 1873-1928

Context: Residential Development and Suburbanization, 1850-1912

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

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

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

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

(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 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.
Primary #
HRI #
Trinomial
NRHP Status Code: 3S

Other Listings
Review Code
Reviewer
Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 830 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: 830 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: 5141023014

*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 #)
12/31/08

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

1922  
Permit

*P7. Owner and Address:

BARTH, STUART I AND

718 WALDEN DR

BEVERLY HILLS, CA 90210

*P8. Recorded by:

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

*P9. Date Recorded: 12/31/2008

*P10. Survey Type: (Describe)

Intensive

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


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

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

*Resource Name or #: (Assigned by recorder) 830 S PARK VIEW ST

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

*B5. Architectural Style: Mediterranean Revival

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

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

*B8. Related Features:
None

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

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

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

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

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.
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:  833 BEACON AVE  City: LOS ANGELES  Zip: 90017

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

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

APN: 5142015013, 2 1/2s Shingle 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:  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:

SUNG PAE KIM
833 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  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: 1905

*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: 1905  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 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:  836 S BURLINGTON AVE  City:  LOS ANGELES  Zip:  90057  
d. UTM: (Give more than one for large and/or linear resources)  Zone:  ______  me/ ______  mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  Elevation:  
APN: 5142015007, 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)  HP03  

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

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

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

*P6. Date Constructed/Age and Sources:  X  Historic  
_____ Prehistoric  _____ Both  
1899  
Assessor  

*P7. Owner and Address:  
DE MONTANO, ANA M  AND  
1143 S LAKE ST  
LOS ANGELES, CA  90006  

*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  Continuation Sheet  X  Building, Structure, and Object Record  Archeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):  

DPR 523A (1/95)  

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 38

*Resource Name or #: (Assigned by recorder) 836 S BURLINGTON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: American Foursquare, Neoclassical

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

Year constructed: 1899

*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: 1899 Property Type: Single Family Residence Applicable Criteria: A/1

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

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

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

(continued on next page)

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

*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): represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
*Resource Name or #: (Assigned by recorder) 837 BEACON AVE

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted 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: 837 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: 5142015012

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: 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

1895

Assessor

*P7. Owner and Address: COTTER COMPANY LLC 14 GOLDSNUR LN RCH PALOS VLD, CA 90275

*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.") 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 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: 


*B5. Architectural Style: Shingle

*B6. Construction History: (Construction date, alterations, and date of alterations)
Year constructed: 1895

*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: 1895 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 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

b. USGS 7.5’ Quad: Hollywood  Date: 1996

c. Address: 845 S GRAND VIEW ST  City: LOS ANGELES  Zip: 90037

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:5141023009, Is Cls Inf Brick Com

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


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

P4. Resources Present: Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)  HP06

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  1924

Assessor

P7. Owner and Address:
JAMESWOOD HOLDING LLC AND
1143 S WALL ST (203)
LOS ANGELES, CA  90015

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
P3a. Description (continued): Elements: pilasters
B1. Historic Name: 

B2. Common Name: 

B3. Original Use: commercial  

B4. Present Use: commercial  

B5. Architectural Style: Classical Revival  

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

Year constructed: 1924  

B7. Moved?  X No  _ Yes  _ Unknown  

Date:  

Original Location:  

B8. Related Features:  

None  

B9a. Architect:  

b. Builder:  

B10. Significance Area: Los Angeles  

Theme:  

Context: Commercial Development in the Early 20th Century, 1913-1945  

Theme: Commercial Development Related to Street Railway Transportation, 1909-1934  

Period of Significance: 1924  

Property Type: Commercial  

Applicable Criteria: A/1  

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

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

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

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

B12. References:  

B13. Remarks:  

B14. Evaluator: Tanya Sorrell  

Date of Evaluation: 01/06/2009  

(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

Page 1 of 3

*Resource Name or #: (Assigned by recorder) The Alvarado

P1. Other Identifier:

P2. Location: ___ Not for Publication ___ Unrestricted ___ a. County ___ Los Angeles County
   and (P2b and P2c or P2d. Attach a Location Map as necessary.)
   *b. USGS 7.5' Quad: Hollywood
      c. Address: 847 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: 5141021007, 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 C) General characteristics. Architectural Style: Beaux Arts

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

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

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

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

P6. Date Constructed/Age and Sources: ___ Historic ___ Prehistoric ___ Both
   1918
   Assessor

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

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.")
   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
**B5. Architectural Style:** Beaux Arts

**B6. Construction History:** (Construction date, alterations, and data of alterations)
Year constructed: 1918

**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:** 1918  **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:** 01/06/2009

(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. 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) 908 S BURLINGTON AVE

P1. Other Identifier:

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

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

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 908 S BURLINGTON AVE City: LOS ANGELES Zip: 90006
d. UTM: (Give more than one for large and/or linear resources) Zone: _________ mE/_________ mN

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

APN: 5137001007, 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 #)
02/12/09

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both ca. 1900

*P7. Owner and Address:
PULE JOSE D
908 S BURLINGTON AVE
LOS ANGELES, CA 90006

*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): Alterations or changes to the property. **Retains integrity**: high **H) Setting (immediate)**: fences
B1. Historic Name: ____________________________

B2. Common Name: ____________________________

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: American Foursquare, Neoclassical

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

Construction history not available.

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

*B8. Related Features:

None


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

Period of Significance: ____________________________  Property Type: ____________________________  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: 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

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Page 1 of 3  
*Resource Name or #: (Assigned by recorder) 910 S GRAND VIEW ST

P1. Other Identifier:

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

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

b. Address: 910 S GRAND VIEW ST  
City: LOS ANGELES  
Zip: 90006

c. Address: 910 S GRAND VIEW ST  
City: LOS ANGELES  
Zip: 90006

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

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

APN: 5136005014, 4s Ren 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: Classical Revival, modest  
Plan: rectangular  
No. Stories: 4  
Siding/Sheathing: brick: patterned veneer, All Visible, glazed bricks  
Roof: flat, missing parapet  
D) Specific features. Porches: Partial, from  
Fenestration: wood, casement, front, stained glass, arranged in trios, 
arched stained glass transoms  
Primary Entrance: front, single door, recessed  
Other notable features: arched friezes over center windows  
E) Important decorative elements. Decorative Elements: columns  
G) Alterations or changes to the property. Retains integrity: high

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

*P4. Resources Present:  x Building  Structure

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

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

01/06/09

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

1910  
Assessor

*P7. Owner and Address:  
WORLD AGAPE MISSION CHURCH CORP  
933 S LAKE ST  
LOS ANGELES, CA 90006

*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.")

Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation,
March 2009.

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

Archeological Record  District Record  Linear Feature Record  Milling Station Record

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

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

**B2. Common Name:**

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

**B5. Architectural Style:** Classical Revival

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

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

**B8. Related Features:**
None

**B9a. Architect:**

**b. Builder:**

**B10. Significance Area:** Los Angeles  Theme: Residential Development and Suburbanization, 1913-1945

**Context:** Apartment Streetcar Suburbs, 1906-1945

**Period of Significance:** 1910

**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:** 01/06/2009

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

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Other Listings
Review Code: ____________________ Reviewer: ____________________ Date: ____________________

Page 1 of 3  *Resource Name or #:  (Assigned by recorder)  Cappellino Apartment 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:  915 GRATTON ST  City:  LOS ANGELES  Zip:  90015

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:5137003007. 4s 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  HP03  Object  Site  District  Element of District  Other (Isolates, etc.)

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

![Photo or Drawing](image)

P5b. Description of photo:  (View, data, accession #)  02/12/09

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

1923

Assessor

*P7. Owner and Address:

GRATTAN PLAZA LLC
PO BOX 2016
BEVERLY HILLS, CA  90213

*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  Distric Record  Linear Feature Record  Milling Station Record

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

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

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

*B5. Architectural Style: Beaux Arts, Renaissance Revival  

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

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

*B8. Related Features:  
None  

B9a. Architect: unknown  
B9b. Builder:  

*B10. Significance: Area: Los Angeles  Theme:  

Period of Significance: 1923  Property Type: Apartment  Applicable Criteria: A/1, C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. The property also appears eligible under Criterion C/3/3 as a significant example of the Beaux Arts 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: 02/12/2009  

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

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code __________ Reviewer __________ Date __________

Page 1 of 2
*Resource Name or #: (Assigned by recorder) 923 GRATTAN 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: 923 GRATTAN ST  City: LOS ANGELES  Zip: 90015
  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: 5137003009

*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  HP02  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
1900
Assessor

*P7. Owner and Address:
COME MISSION INC
923 GRATTAN ST
LOS ANGELES, CA 90015

*P8. Recorded by:
Tanya Serrull
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:** residence  
**B4. Present Use:** residence

**B5. Architectural Style:** American Foursquare, Craftsman

**B6. Construction History:** (Construction date, alterations, and date of alterations)
Year constructed: 1900

**B7. Moved?**  Yes  
**B8. Related Features:**
None

**B9a. Architect:**

**B9b. Builder:**

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

**Period of Significance:** 1900  
**Property Type:** Single Family Residence  
**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:** 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

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P1. Other Identifier:

**P2. Location:** __Not for Publication__ **X Unrestricted**

- a. County: Los Angeles County
- b. USGS 7.5' Quad: Hollywood
- c. Address: 924 S PARK VIEW ST
- 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: 51360409, 2s Mis Rev 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: Mission Revival

Plan: rectangular  No. Stories: 2  Siding/Sheathing: stucco, modern, All Visible, altered: yes  Roof: flat, parapet, narrow eaves, exposed rafter tails, cornice, red tile, elaborate Mission-style parapet on roof and porch

D) Specific features. Porches: Wrap, front, side

Fenestration: wood, double-hung, front, side, 3-sided bay on 2nd floor  Primary Entrance: front, single door, side lights, recessed, side light covered, alteration: yes

E) Important decorative elements. Decorative Elements: brackets  G) Alterations or changes to the property. Retains integrity; medium, setting...

(continued on next page)

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

**P4. Resources Present:**

- X Building  __ Structure  __ Object  __ Site  __ District__

**Element of District:** __ Other (Isolates, etc.)__

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

![Photo of the structure](image URL)

**P5b. Description of photo:**

(View, date, accession #)

12/31/08

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

- X Historic
- __ Prehistoric__
- __ Both 1910

Assessor

**P7. Owner and Address:**

CHAE, JUSTIN Y
4619 HILLARD AVE
LA CANADA FLINTRIDGE, CA 91011

**P8. Recorded by:**

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

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

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

Intensive

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


**Attachments:**

- None  __ Location Map  __ Sketch Map  __ Continuation Sheet  __ 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): location, materials, association, design. 

H) Setting (immediate): walls, fences
**Building, Structure, and Object Record**

**Resource Name or #:** (Assigned by recorder) 924 S PARK VIEW ST

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

**Architectural Style:** Mission Revival

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

**Moved?** No

**Related Features:**
None

**Architect:**

**Builder:**

**Significance Area:** Los Angeles

**Theme:** Streetcar Suburbs, 1873-1928

**Context:** Residential Development and Suburbanization, 1850-1912

**Period of Significance:** 1910

**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 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)

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

**References:**

**Remarks:**

**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): 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:  930 S PARK VIEW ST  City:  LOS ANGELES  Zip:  90006

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

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

APN: 5136004010, 2s Craft/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 #)

12/31/08

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

1909

Assessor

*P7. Owner and Address:

KAHLAN, VERNER S AND MEERI L
930 S PARK VIEW ST
LOS ANGELES, CA 90006

*P8. Recorded by:

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

*P9. Date Recorded: 12/31/2008

*P10. Survey Type: (Describe)

Intensive

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


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

Archeological Record  District Record  Linear Feature Record  Milling Station Record

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

DPR 523A (1/95)  *Required Information
P3a. Description (continued): **Primary Entrance:** front, single door, side lights, beneath porch, original door. **Other notable features:** porch obscured by wooden blinds. **E) Important decorative elements. Decorative Elements:** brackets, columns. **G) Alterations or changes to the property. Retains integrity:** high. **H) Setting (immediate):** mature landscaping, driveway.
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)  
930 S PARK VIEW ST

B1. Historic Name:

B2. Common Name:

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

*B5. Architectural Style: Shingle, Arts and Crafts

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1909

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

*B8. Related Features:

None

B9a. Architect:  
B. Builder:  

*B10. Significance: Area: Los Angeles  Theme:

Period of Significance: 1909  Property Type: Single Family Residence
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: 12/31/2008

(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

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: 532 S PARK VIEW ST  
   City: LOS ANGELES  
   Zip: 90006
   d. UTM: (Give more than one for large and/or linear resources) Zone: ______ mE/ ______ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: __________
   APN: 5136004011, 2s Cot 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:  
   □ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District  □ Other (Isolates, etc.)
   HP02

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:  
   □ Prehistoric  □ Historic  □ Both
   Assessor: 1905

*P7. Owner and Address:
   KIM, KJ JUN
   1803 N MAIN ST
   LOS ANGELES, CA  90031

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

*P9. Date Recorded: 12/31/2008

*P10. Survey Type: (Describe) Intensive

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

*Attachments:  
   □ None  □ Location Map  □ Sketch Map  □ Continuation Sheet  □ 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) 932 S PARK VIEW ST

B1. Historic Name

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1505

*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: 1905 Property Type: Single Family Resider Applicable Criteria: A/1

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

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

Early streetcars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb 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: 12/31/2008

(This space reserved for official comments )

DPR 523B (1/95)
B10. Statement of Significance (continued): represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings

Review Code Reviewer Date

*Resource Name or #: (Assigned by recorder) Martinex 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: 938 S LAKE ST City: LOS ANGELES Zip: 90006
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN:5136006016, 7s Deco Apt

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


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

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

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

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

*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both
1930

Assessor

*P7. Owner and Address:
938 SOUTH LAKE STREET INC
20730 VENTURA BLVD (260)
WOODLAND HLS, CA 91364

*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 (1/95)

*Required Information
B1. Historic Name: 

B2. Common Name: 

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

*B5. Architectural Style: Art Deco 

*B6. Construction History: (Construction date, alterations, and data of alterations) 
Year constructed: 1930 

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

*B8. Related Features: 
None 

B9a. Architect: Arthur C. Le Brun 
 b. Builder: 

*B10. Significance: Area: Los Angeles  Theme: 

Period of Significance: 1930  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 a LA HCM under Criterion A/1/1 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 because it is an excellent example of the Art Deco 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... (continued on next page) 

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

*B12. References: 

B13. Remarks: 

*B14. Evaluator: Tanya Sorrell 

*Date of Evaluation: 01/06/2009
B10. Statement of Significance (continued): became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 944 S PARK VIEW 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: 944 S PARK VIEW ST City: ___ LOS ANGELES ___ Zip: 90006
     d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN
     e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

     APN: 5136004013, 2 1/2s Craft 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 C) General characteristics. Architectural Style: Arts and Crafts
   Plan: rectangular No. of vertical divisions: 3 No. Stories: 2 Siding/Sheathing: wood, shingles, All Visible Siding/Sheathing: brick, All
   Visible, brick at base Roof: front gable, medium, multiple rooflines, wide eaves, exposed rafter tails, decorative vergeboards/fascia
   three large front gables demarcating three sections Roof: side gable, medium, multiple rooflines, wide eaves, exposed rafter tails D) Specific features. Fenestration: wood, double-hung, front, side, multi-light upper sash Secondary Entrance: front, single door,
   distinctive entry, multi-light doors for unit... (continued on next page)

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

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

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

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

*P6. Date Constructed/Age and Sources: ___ Historic ___ Prehistoric ___ Both
   1909
   Assessor

*P7. Owner and Address:
   PHILLIPS, WILLIAM AND BETSY TRS
   447 S CAMDEN DR
   BEVERLY HILLS, CA 90212

*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.")
   Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation,
   March 2009.

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

DPR 523A (1/95)

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

*B1. Historic Name:*

*B2. Common Name:*

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

*B5. Architectural Style: Arts and Crafts*

*B6. Construction History: (Construction date, alterations, and data of alterations)*  
*Year constructed: 1909*

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

*B8. Related Features:*

*None*

*B9a. Architect: Hunt, Eager, & Burns  
B. Builder: ________________________________*

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

*Context: Architecture, Engineering and Designed Landscapes, 1850-1912  
Theme: Arts and Crafts Movement, 1895-1918*

**Period of Significance: 1909**  
**Property Type: Apartment**  
**Applicable Criteria: C/B**

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is an excellent example of the Transitional Arts and Crafts Style applied to an apartment building. It meets the eligibility requirements the Arts and Crafts theme as outlined in the Westlake CRA Historic Context Statement.

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

*B12. References:*

*Los Angeles Times. "Unique Flat Building for Tenth and Park View 6-13-1909."

*B13. Remarks:*

*B14. Evaluator: Tanya Sorrell*

*Date of Evaluation: 12/31/2008*

(This space reserved for official comments.)

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

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

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

b. USGS 7.5’ Quadrant: Hollywood Date: 1996

c. Address: 945 BEACON AVE City: LOS ANGELES Zip: 90015

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: 5137001027. 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: Renaissance Revival, elements of, modest  Plan: rectangular  No. Stories: 4, basement visible  Siding/Sheathing: brick  E Roof: flat, small hipped red tile canopy at roofline supported by brackets  Construction: brick  D) Specific features: Fenestration: wood, casement, front, arranged in rows, 1st floor, transoms  Primary Entrance: single door, side, recessed, multi-pane wood door  Other notable features: name of building etched in tablet above doorway  G) Alterations or changes to the...

*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 #)

02/12/09

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

1922

Assessor

*P7. Owner and Address:

SAFFRENJACK AND GERTRUDE TRS
10118 EMPIREAN WAY
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.")


*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): property. **Retains integrity:** high
B1. Historic Name:abajul
B2. Common Name: 
B3. Original Use: apartment B4. Present Use: apartment
*B5. Architectural Style: Renaissance 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 1900, 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. 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) 945 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: 945 S PARK VIEW ST  City: LOS ANGELES  Zip: 90006
   d. UTM: (Give more than one for large and/or linear resources) Zone: _______ _______ mE/________ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ____________

APN: 5136002012. 2s Craft 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  C) General characteristics. Architectural Style: Craftsman, elements
   of Plan; rectangular. No. of vertical divisions: 3 No. Stories: 2 Siding/Sheathing: wood, shingles, All Visible Siding/Sheathing: wood:
   clapboard, All Visible, clapboard on 1st floor, shingles on 2nd floor & towers Roof: hipped, low, multiple rooflines, wide eaves,
   exposed rafter tails, decorative vergeboards/fascia, pyramidal roof on tower elements  D) Specific features. Fenestration: wood,
   double-hung, front, side, multi-light upper sash, 3-sided bay Secondary Entrance: front, single door, recessed, atop concrete steps,
   sheltered by 2nd story balcony Other notable features:... (continued on next page)

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

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

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

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

*P6. Date Constructed/Age and Sources:  X Historic ___ Prehistoric ___ Both
1903
Assessor

*P7. Owner and Address:
   LICO, NEIL G AND ANNE M
   8825 MONTAGNA DRIVE
   LAS VEGAS, NV 89134

*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.")
   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
P3a. Description (continued): tower elements on 1st and 3rd sections

E) Important decorative elements. Decorative Elements:
brackets, half-timbering

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

H) Setting (immediate): mature landscaping, walls
*Resource Name or #: (Assigned by recorder)  
945 S PARK VIEW ST

B1. Historic Name: 

B2. Common Name: 

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

*B5. Architectural Style: 
Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)  
Year constructed: 1903, turned into flats 1907.

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

*B8. Related Features: 
None

B9a. Architect: 

b. Builder: E. Melville

*B10. Significance: Area: Los Angeles  Theme: 
Context: Architecture, Engineering and Designed Landscapes, 1850-1912  Theme: Arts and Crafts Movement, 1895-1918

Period of Significance: 1907  Property Type: Apartment  Applicable Criteria: C/3 
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 

This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of a transitional Arts & Crafts style apartment 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) HP03

*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
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) 946 S BURLINGTON AVE  

P1. Other Identifier:  
*P2. Location:  
X. Unrestricted  
*a. County  
Los Angeles County  
and (P2b and P2c or P2d. Attach a Location Map as necessary,)  
*b. USGS 7.5' Quad:  
Hollywood  
Date: 1996  
c. Address: 946 S BURLINGTON AVE  
City: LOS ANGELES  
Zip: 90006  
d. UTM: (Give more than one for large and/or linear resources)  
Zone:  
me/  
mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Elevation:  
APN:5137001013, 2s class Rev Apt  

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
A) Property Type: residential  
B) Setting (general): mixed/no dominant use  
C) General characteristics. Architectural Style:  
Renaissance Revival Plan: rectangular  
No. Stories: 2  
Siding/Sheathing: stucco: smooth, All Visible Roof: hipped, medium, narrow  
eaves, cornice, attic story, red tile  
D) Specific features. Fenestration: wood, casement, front, arranged in pairs,  
friezes above window openings  
Primary Entrance: front, single door, transom lights, side lights, recessed, distinctive entry  
E) Important decorative elements.  
Decorative Elements: pilasters, brackets, columns  
H) Setting (immediate): fences  

*P3b. Resource Attributes: (List attributes and codes)  
*P4. Resources Present:  
X Building  
Structure  
HP03  
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*  
**Prehistoric**  
**Both**  
1922  
Assessor  

*P7. Owner and Address:  
HARRIS/JOHN JR CO TR ET AL  
1288 N VERDUGO RD  
GLENDALE, CA 91206  

*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.")  
Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation.  
March 2009.  

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

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

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

*B5. Architectural Style: Renaissance 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: Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1922    Property Type: Apartment    Applicable Criteria: C/B

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

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

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*Resource Name or #: (Assigned by recorder) 951 S GRAND VIEW ST

P1. Other identifier:

P2. Location:

- Not for Publication
- X Unrestricted
- a. County: Los Angeles County

(b) USGS 7.5’ Quad:

- Hollywood
- Date: 1996

(c) Address: 951 S GRAND VIEW ST
- City: LOS ANGELES
- Zip: 90006

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

(e) Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
- Elevation: ______
- APN: 5136004018, 2s Tud Rev Apt

P3a. Description

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

  A) Property Type: residential, flats
  B) Setting (general): residential area
  C) General characteristics.

  Architectural Style: Tudor Revival
  Plan: rectangular
  No. Stories: 2
  Siding/Sheathing: stucco: smooth, All Visible
  Roof: front gable, steep, narrow eaves, decorative vergeboards/fascia, decorative venting under gable peaks
  Roof: side gable, steep, narrow eaves, decorative vergeboards/fascia, decorative venting under gable peaks

  D) Specific features. Fenestration: wood casement, front, side, arranged in trios, transoms, castellated frames

- (continued on next page)

P3b. Resource Attributes:

(List attributes and codes)

P4. Resources Present:

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

HP03

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

1927

Assessor

P7. Owner and Address:

PERAZA, MARCO
1838 S GRAMERCY PL
LOS ANGELES, CA 90019

P8. Recorded by:

Tanya Sorell
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 (1/95)

*Required Information
P3a. Description (continued): front, single door, transom lights, recessed, distinctive entry, two stairway entrances beneath front gable portico with flared eaves & piers **Secondary Entrance:** front, single door **Other notable features:** extensive decorative half-timbering **E) Important decorative elements. Decorative Elements:** half-timbering
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3  

*NRHP Status Code: 3S  
951 S GRAND VIEW ST

B1. Historic Name: ____________________________

B2. Common Name: ____________________________

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

*B5. Architectural Style: Tudor Revival

*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: Charles S. Holloway  
b. Builder: Charles S. Holloway

*B10. Significance: Area: Los Angeles  
Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Context: Architectural, Engineering and Designed Landscapes, 1913-1945

Period of Significance: 1927

Property Type: Apartment  
Applicable Criteria: C/3

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Tudor Revival style as applied to an apartment 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) HP03

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

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

PRIMARY RECORD

*Resource Name or #: (Assigned by recorder) 953 BEACON AVE

P1. Other Identifier:

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

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

c. Address: 953 BEACON AVE City: LOS ANGELES Zip: 90015

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:5137001028, 2 1/2s Queen Anne 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: 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

1890

Assessor

P7. Owner and Address:

SANG KYON SIN
953 BEACON AVE
LOS ANGELES, CA 90015

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 ___Millling Station Record

Rock Art Record ___Artifact Record ___Photograph Record ___Other (List):

DPR 523A (1/95)
P3a. Description (continued): property. **Retains integrity**: medium H) **Setting** (immediate): driveway, fences, altered: yes
B1. Historic Name: ___________________________

B2. Common Name: ___________________________


*B5. Architectural Style: Colonial Revival, Queen Anne

*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


*B10. Significance: Area: Los Angeles  Theme: ____________
   Context: Architecture, Engineering and Designed Landscapes, 1850-1912 Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910
   Period of Significance: 1890  Property Type: Single Family Reside  Applicable Criteria: C/3
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact residences built during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 because it is a significant example of the Queen Anne architectural style, representing the "free classic" subtype.

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... (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): 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

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

Other Listings Review Code Reviewer Date

Page 1 of 2
*Resource Name or #: (Assigned by recorder) 958 S GRAND 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: 958 S GRAND VIEW ST City: LOS ANGELES Zip: 90006
d. UTM: (Give more than one for large and/or linear resources) Zone: _______ mE/ _______ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5136005018, 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:  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

1912

Permit

*P7. Owner and Address:

LEE, SIN H
958 S GRAND VIEW ST
LOS ANGELES, CA 90006

*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  ___ Continuation Sheet  X Building, Structure, and Object Record

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

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

DPR 523A (1/95)

*Required Information
B1. Historic Name

B2. Common Name:

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

*B5. Architectural Style: Colonial Revival

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

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

*B8. Related Features:
None


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

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

This property appears eligible for the California Register and as an L.A. 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. Because its setting historic use and windows are altered, it does not retain sufficient integrity to be eligible for the National Register.

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... (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): 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.
P1. Other Identifier:

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

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

c. Address:  558 S LAKE ST  City:  LOS ANGELES  Zip:  90006

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

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

APN:5136006019, 3s Med Rev

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

A) Property Type: residential  B) Setting (general): on major thoroughfare, mixed/no dominant use  C) General characteristics.

Architectural Style: Spanish Colonial Revival  Plan: rectangular  No. Stories: 3  Siding/Sheathing: stucco  smooth;  All Visible Roof: flat, parapet, narrow eaves, red tile, small mansards broken by pilasters topped with urns  D) Specific features. Fenestration: wood, casement, front, arranged in trios Primary Entrance: front, single door, transom lights, side lights, recessed, arched opening, balconies above  Other notable features: ledge between 2nd & 3rd story  G) Alterations or changes to the property. Retains integrity: high

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

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

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

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

01/06/09

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

___ Prehistoric  ___ Both

1922

Assessor

*P7. Owner and Address:

TAYLOR,W D FAMILY LIMITED PTNSHP
3311 HARBOR VIEW DR
SAN DIEGO, CA 92106

*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 (1/95)  *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) 958 S LAKE ST

B1. Historic Name:______________________________

B2. Common Name:______________________________

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

B5. Architectural Style: Spanish Colonial Revival

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

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

B8. Related Features:
None


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. The property also appears eligible under Criterion C/3/3 as a significant example of the Spanish Colonial Revival 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...continued on next page

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

B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

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

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<th>Date</th>
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*Resource Name or #: (Assigned by recorder) 972 S HOOVER ST

**P1. Other Identifier:**

**P2. Location:**  
X Unrestricted  
a. County: Los Angeles County

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

c. Address: 972 S HOOVER ST  
City: LOS ANGELES  
Zip: 90006

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Elevation:  
APN: 5136003008, 2s Craft Apt

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

A) Property Type: residential, flats B) Setting (general): on major thoroughfare, 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:** (View, data, accession #)

12/31/08

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

1915  
Assessor

**P7. Owner and Address:**  
CHAVEZ, AURELIANO JR AND  
974 1/2 S HOOVER ST  
LOS ANGELES, CA 90006

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

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

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

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


**Attachments:**  
None Location Map Sketch Map 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): porch piers

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

H) Setting (immediate): fences
**B1. Historic Name:**

**B2. Common Name:**

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

**B5. Architectural Style:** Craftsman

**B6. Construction History:** (Construction date, alterations, and data of alterations)  
Year constructed: 1915

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

**B8. Related Features:**
None

**B9a. Architect:** C.E. Finkenbinder  
**b. Builder:**

**B10. Significance:**  
**Area:** Los Angeles  
**Theme:**
Context: Architecture, Engineering and Designed Landscapes, 1850-1912  
Theme: Arts and Crafts Movement, 1895-1918

**Period of Significance:** 1915  
**Property Type:** Apartment  
**Applicable Criteria:** C/3

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is a significant intact example of the Craftsman style as applied to an apartment 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) HP03

**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