APPEARS CALIFORNIA REGISTER ELIGIBLE

(3CS)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #

NRHP Status Code 3CS

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 1415 JAMES M WOOD BLVD

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 Location: __ Not for Publication X Unrestricted a. County Los Angeles County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: 1415 JAMES M WOOD BLVD 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: 5143001008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Construction: brick D) Specific features: Fenestration: vinyl, vertical sliding, front, side, boarded up, alteration: yes Primary Entrance: front, single door, recessed, alteration: yes Secondary Entrance: front, single door, transom lights

*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
1925

Assessor

P7. Owner and Address:
BOLONG, MICHAEL AND TERESITA
28819 CRESTRIDGE RD
RCH PALOS VRD, CA 90275

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

P9. Date Recorded: 02/12/09

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
B1. Historic Name:

B2. Common Name: Windsor Hall Care Home

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

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1925

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

*B8. Related Features:

None


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

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

Period of Significance: 1925 Property Type: Apartment Applicable Criteria: A/1

(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. Due to significant alterations to the fenestration and primary entrance, the building no longer retains sufficient integrity to be eligible for the national register.

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,...(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.)
B10. Statement of Significance (continued): Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the 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:

*Resource Name or #: (Assigned by recorder) El Rescue

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: 1501 W 8TH ST City: LOS ANGELES Zip: 90017
d. UTM: (Give more than one for large and/or linear resources) Zone: _______ _____ mE/ _____ __________ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 

APN: 5142023001

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


P3b. Resource Attributes: (List attributes and codes)

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

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

P5b. Description of photo:

(View, date, accession #)

02/12/09

P6. Date Constructed/Age and Sources: x Historic

Prehistoric Both 1924

Assessor

P7. Owner and Address:

FORMICA, STEFANO G TR
345 N KENWOOD ST (# 305)
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

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: 3CS
*Resource Name or #: (Assigned by recorder) El Rescue

B1. Historic Name: ________________________________
B2. Common Name: ________________________________
B3. Original Use: commercial _____________________
B4. Present Use: commercial _______________________
B5. Architectural Style: Commercial Vernacular
B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1924

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

B8. Related Features:
None


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

Period of Significance: 1924
Property Type: Commercial
Applicable Criteria: A/1

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

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

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

*B12. References: ____________________________

B13. Remarks: ____________________________

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

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): El Rescate, an organization that played a significant role in the Salvadoran Sanctuary Movement, its association is too recent to be historically associated with the group.
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:** 1515 W 8TH ST  
**City:** LOS ANGELES  
**Zip:** 90017

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

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

APN: 5142023002

**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: Art Deco, modest  
Plan: T-shaped  
No. Stories: 3, basement visible  
Siding/Sheathing: stucco, smooth  
All Visible Roof: flat  
D) **Specific features.** Fenestration: wood, casement, front, segmented arch over ground-floor windows  
Primary Entrance: front, recessed, aluminum canopy over entrance, a terraced: yes  
Other notable features: art deco style pilasters on facade between vertical rows of windows
E) **Important decorative elements.** Decorative Elements: pilasters  
G) **Alterations or changes to the property.** Retains integrity: medium

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

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

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

**P5b. Description of photo:**

(View, data, accession #)

**02/12/09**

**P6. Date Constructed/Age and Sources:**  
X Historic  
Prehistoric  Both  
1914

**Assessor**

**P7. Owner and Address:**

WALES, KATHLEEN A ET AL  
1401 MOHAWK ST  
LOS ANGELES, CA 90026

**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: ________________________________
R2. Common Name: ________________________________
B3. Original Use: apartment ___________________________
B4. Present Use: apartment ___________________________
*B5. Architectural Style: Art Deco _______________________
*B6. Construction History: (Construction date, alterations, and data of alterations) 
Year constructed: 1914
*B7. Moved?  X No  __ Yes  ___ Unknown  Date: _____________  Original Location: ____________________________
*B8. Related Features:
None
*B10. Significance: Area: Los Angeles  Theme: ____________________________

Period of Significance: 1914  Property Type: Apartment  Applicable Criteria: A/1
(Decide 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 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. Due to alterations made to the entrance and the ground floor of the facade, it does not retain sufficient integrity to be eligible for the National Register.

By 1901, the Westlake area had become one of the first areas outside of downtown to feature luxury apartment and hotel accommodations. Beginning with George A. Leighton's Lakeview and Leighton Hotels, Westlake became a seasonal tourist... (continued on next page)
B11. Additional Resource Attributes: (List attributes and codes)  HP03

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*B15. Date of Evaluation: 02/12/2009

(This space reserved for official comments.)
B10. Statement of Significance (continued): destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. 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 Asonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
**P1. Other Identifier:**

*Resource Name or #: (Assigned by recorder) 1534 W 7TH ST*

**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: 1534 W 7TH ST
- City: LOS ANGELES
- Zip: 90017
- d. UTM: (Give more than one for large and/or linear resources) Zone: ______ mE/ ______ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN:5142024006

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


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

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

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

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

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

1911
Assessor

**P7. Owner and Address:**
7TH AND UNION LLC
523 N CAMDEN DR
BEVERLY HILLS, CA 90210

**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):
B1. Historic Name: ________________________________

B2. Common Name: ________________________________

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

B5. Architectural Style: Commercial Vernacular

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

Year constructed: 1911

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

B8. Related Features:

None


B10. Significance: Area: Los Angeles  Theme:

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

Period of Significance: 1911  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 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. Due to significant alterations to the storefronts, the building no longer retains sufficient integrity to be eligible for the National Register.

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... (continued on next page)

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

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 02/12/2009

(This space reserved for official comments.)
B10. Statement of Significance (continued): significant component of the early streetcar suburbanization of Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1545 CAMBRIA 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: 1545 CAMBRIA ST

city: LOS ANGELES Zip: 90017

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

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

APN: 5142024012

*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

1893

Assessor

*P7. Owner and Address:

MYLLYLA REIYOK
1545 CAMBRIA ST
LOS ANGELES, CA 90017

*P8. Recorded by:

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

*P9. Date Recorded: 02/12/2009

*P10. Survey Type: (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
**NRHP Status Code:** 3CS

**Resource Name or #:** (Assigned by recorder) 1545 CAMBRIA ST

**B1. Historic Name:**

**B2. Common Name:**

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

**B5. Architectural Style:** Eastlake

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

Year constructed: 1893

**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:** 1893  **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 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. Due to substantial alterations to the fenestration, the property 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... (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): populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

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

Page 1 of 3  
*Resource Name or #: (Assigned by recorder)  Legal Aid Foundation of Los Angeles

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: 1550 W 8TH ST  City: LOS ANGELES  Zip: 90017

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

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

APN: 5142018001

*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 building](image)

P5b. Description of photo:

(View, data, accession #)

02/12/09

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

1956  
Assessor

*P7. Owner and Address:

LEGAL AID FOUNDATION  
1102 CRENSHAW BLVD  
LOS ANGELES, CA 90019

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

Page 2 of 3

*NRHP Status Code: 3CS

*Resource Name or #: (Assigned by recorder) Legal Aid Foundation of Los Angeles

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

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1956

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

*B8. Related Features:
None

B9a. Architect: Roy Donley
b. Builder: __________

*B10. Significance: Area: Los Angeles    Theme:

Period of Significance: 1981    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 California Register and as a Los Angeles Historic Cultural Monument under Criterion 1 because it is significantly associated with the Salvadoran Sanctuary Movement, a significant social movement of the recent past. The Legal Aid Foundation of Los Angeles hosted the formation of El Rescate in this building in 1981.

Although it is a part of the recent past, the 1980s Salvadoran Sanctuary Movement is an exceptionally significant social movement in history. It was the result of a major international humanitarian crisis and created in Los Angeles the largest community of Salvadorans in the world outside of El Salvador. The actions of churches and legal...(continued on next page)

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

*B12. References:
Los Angeles City Directories, El Rescate Archives, Los Angeles Times 11/13-1955.

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): aid clinics to protect and empower the hundreds of thousands of Salvadoran refugees stood in opposition to official U.S. policy, which was to support a violent regime, deny the violence, and return refugees to potential torture or death. LA communities of Westlake and Pico Union were the primary destination for many refugees because it was a major center for the Sanctuary Movement and home to El Rescate, which was likely the most active organization in the nation dedicated to their defense.

The historical theme associated with this building is still too recent to be evaluated for the National Register without applying Criteria Consideration G for properties that have achieved significance within the past fifty years. At this time, sufficient historical perspective does not exist to determine the extent of the impact the theme had on the built environment, and whether the theme meets the threshold of “exceptional importance” outlined in Criteria Consideration G. It is also difficult to establish a comparison with related properties to determine which associated properties truly “best represent” the theme at this time. However, it appears eligible for the California Register and for LA HCM designation because sufficient time has passed to form a scholarly perspective on the basic elements of the Salvadoran Diaspora and Sanctuary Movement to understand its significance in history, particularly to Los Angeles.
P1. Other Identifier:

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

P2b. USGS 7.5' Quad: Hollywood Date: 1996

P2c. Address: 1810 W 8TH ST City: LOS ANGELES Zip: 90057

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

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

APN:5142205010

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

A) Property Type: commercial, institutional B) Setting (general): commercial block, on major thoroughfare C) General characteristics. Architectural Style: Beaux Arts, elements of Plan: rectangular No. of vertical divisions: 8 No. Stories: 2 Siding/Sheathing: brick. All Visible, glazed brick aches Construction: brick D) Specific features. Fenestration: wood, casement, front, boarded up, arranged in pairs, French doors with transoms, some bricked in Other notable features: pairs of pilasters on second floor, which is higher than normal E) Important decorative elements. Decorative Elements: pilasters G) Alterations or changes to the property. Retains integrity: medium, setting, location, workmanship....(continued on next page)

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

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

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

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

09/30/08

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

1916 Assessor

P7. Owner and Address: CHOLYOUNG BOK AND SEUNGS 11946 DUNNCLIFFE CT NORTHRIDGE, CA 91326

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

P9. Date Recorded: 09/30/2008

P10. Survey Type: (Describe) Intensive

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


P12. Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):  

DPR 523A (1/95) *Required Information
P3a. Description (continued): association, design, feeling
B1. Historic Name: Westlake Masons Building
B2. Common Name: 
B3. Original Use: mixed use institutional/commercial  B4. Present Use: commercial

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None


*B10. Significance: Area: Los Angeles Theme: 

Period of Significance: 1916 Property Type: 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 for designation as an LA HCM because it is significantly associated with a major social institution and reflects that institution's mission and rituals in its design. It also appears eligible under the streetcar commercial theme as a reflection of mixed-use streetcar commercial development, which was the dominant pattern of commercial development to shape Westlake. Due to alterations made to the window openings and ground-floor storefronts, the property does not retain sufficient integrity to be eligible for the National Register.

In Los Angeles, social clubs and public service organizations proliferated throughout the 20th... (continued on next page)

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

*B12. References:
Los Angeles Times “Shriners Play Santa Role” 12/23/1930.

B13. Remarks:

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

(This space reserved for official comments.)
B10. Statement of Significance (continued): century. Organizations such as the YWCA, Masons, B’nai B’rith, the Benevolent and Protective Order of Elks, and the Fraternal Order of Eagles provided rootless Midwestern and East Coast immigrants with an established network of like-minded individuals. Their charitable activities included civic improvement projects, social services, and public celebrations that enriched the surrounding community. By 1929, Los Angeles boasted more than 300 local chapters from over 50 nationwide fraternal and public service organizations.

In 1915, the Westlake Masonic Lodge opened their Temple in a new building at the southwest corner of Eighth and Burlington Streets. The two story brick building was designed for leased retail space on the ground floor and lodge facilities on the second floor. Some of the Masons that belonged to this lodge were also Shriners, a sub-group of Masons dedicated to creating and supporting free children’s hospitals nationwide. One Westlake Shriner, Le Roy Edwards, played the part of Santa Claus for the group’s annual Christmas charity event, during which 4,000 needy children from all races and creeds and their families received Christmas gifts and food. The West Lake Masonic Lodge occupied the building for most of the 20th century, from 1915 until after 1973.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist destination to an area of commerce and work. They demonstrate an early response to the increased pressures on land use along established streetcar lines by increased density and versatility of function. Many mixed-use commercial buildings moved beyond the modest commercial vernacular of one-story stores to reflect commercial adaptations of popular contemporary architectural styles, including Spanish Colonial Revival, Beaux Arts, Classical Revival, and Renaissance Revival.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings

Review Code Reviewer Date

Page 1 of 4
*Resource Name or #: (Assigned by recorder) 1833 W 5TH 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’ Quads: Hollywood Date: 1996
   c. Address: 1833 W 5TH ST City: LOS ANGELES Zip: 90057
   d. UTM: (Give more than one for large and/or linear resources) Zone: ___________ mE/ ___________ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5154024013

*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.)

P5b. Description of photo:
   (View, data, accession #)
   View to the NE, 08/27/08

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

*P7. Owner and Address:
PICO UNION HOUSING CORPORATION
1345 TOBEY MAN ST
LOS ANGELES, CA 90015

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

*P9. Date Recorded:

*P10. Survey Type: (Describe)
   Intensive

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

*Attachments:  None  Location Map  Sketch Map  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: columns G) Alterations or changes to the property. Retains integrity: medium, setting, location, workmanship, association, design, feeling H) Setting (immediate): mature landscaping, walls
**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: 1927

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

**B8. Related Features:**

None

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

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

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

**Period of Significance:** 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. Due to significant alterations to the fenestration and the application of stucco, the building no longer retains sufficient integrity to be eligible for the National Register.

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

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell

**Date of Evaluation:**

(This space reserved for official comments.)

DPR 523B (1/95)
B10. Statement of Significance (continued): Hotels, Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Eggstrum 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:

*Resource Name or #: (Assigned by recorder) 1918 W 7TH ST

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

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

c. Address: 1918 W 7TH ST  City: LOS ANGELES  Zip: 90057

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 5142003001

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


P3b. Resource Attributes: (List attributes and codes)

HP06

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

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

P5b. Description of photo:

(View, data, accession #)
12/04/08

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

1920

Assessor

P7. Owner and Address:

TSENG DAVID AND PATCHARA TRS
PO BOX 74837
LOS ANGELES, CA 90004

P8. Recorded by:

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

P9. Date Recorded: 12/04/2008

*P10. Survey Type: (Describe)

Intensive

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


*Attachments:  _None  _Location Map  _Sketch Map  X Continuation Sheet  X Building, Structure, and Object Record

___ Archaeological Record  ___ District Record  ___ Linear Feature Record  ___ Milling Station Record

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

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

B2. Common Name: ____________________________

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Classical Revival

B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1920

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

B8. Related Features:
None

B9a. Architect: ____________________________
b. Builder: ____________________________

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

Period of Significance: 1920  Property Type: Commercial  Applicable Criteria: A/I
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact commercial buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the fenestration, partial blocking-in of window openings, and apparent alterations to ground-floor storefronts, the building does not retain sufficient integrity to be eligible for the National Register.

Two and three-story commercial buildings represent the transition of Westlake from exclusively residential suburb and tourist...
(continued on next page)

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

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/04/2008

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

Primary # __________________________
HRI # __________________________
Trinomial _________________________
NRHP Status Code 3CS

Other Listings
Review Code ____________________________ Reviewer ____________________________ Date ____________________________

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 227 COLUMBIA AVE

P1. Other Identifier:

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

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

c. Address: 227 COLUMBIA AVE City: LOS ANGELES Zip: 90026

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

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

APN:5153917017

*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.)

*P5b. Description of photo:

(Describe, date, accession #)

12/04/08

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

__ Prehistoric __ Both

1928

Assessor

*P7. Owner and Address:

D OYEN, KENNETH AND MARJORIE TRS
20022 CAMPAIGN DR
CARSON, CA 90746

*P8. Recorded by:

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

*P9. Date Recorded: 12/04/2008

*P10. Survey Type: (Describe)

Intensive

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


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

Archeological Record District Record Linear Feature Record Milling Station Record

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

DPR 523A (1/95)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3CS

Resource Name or #: (Assigned by recorder) 227 COLUMBIA AVE

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: 1928

*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: 1928 Property Type: Apartment Applicable Criteria: A/1

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the fenestration the building no longer retains sufficient integrity to be eligible for the National Register.

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 12/04/2008

(This space reserved for official comments.)

DPR 523B (1/95)

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

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2000 W 7TH ST

P1. Other Identifier:

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

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

b. USGS 7.5' Quad: Hollywood  Date: 1996

c. Address: 2000 W 7TH ST  City: LOS ANGELES  Zip: 90057

d. UTM: (Give more than one for large and/or linear resources) Zone: 38 east 563710 mE/ 563239 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 90'

APN: 5141019009

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


P3b. Resource Attributes: (List attributes and codes)

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

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

P5b. Description of photo:

(Visit data, accession #)

12/04/08

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

1930

Assessor

P7. Owner and Address:

LANGER,ALBERT TR
704 S ALVARADO ST
LOS ANGELES, CA 90057

P8. Recorded by:

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

P9. Date Recorded: 12/04/2008

P10. Survey Type: (Describe) Intensive

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

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 Chettle Architecture (lead) and PCR Services Corporation.

March 2009.

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

Archeological Record  _ District Record  _ Linear Feature Record  _ Milling Station Record

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

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

B2. Common Name:

B3. Original Use: commercial

B4. Present Use: commercial

*B5. Architectural Style: Spanish Colonial Revival

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

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

*B8. Related Features:
None

B9a. Architect:

b. Builder:

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

Period of Significance: 1930  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 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. Because the upper story windows have been filled-in, the building does not retain sufficient integrity to be listed in the National Register.

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

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

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

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

Page 1 of 2

*Resource Name or #:* (Assigned by recorder) Sam's Corner Grocery

**P1. Other Identifier:** SAMS CORNER GROCERY

**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:** 2001 W 6TH ST
  - **City:** LOS ANGELES
  - **Zip:** 90057
  - **d. UTM:** (Give more than one for large and/or linear resources)
    - Zone: _______ _______ mE/ _______ _______ mN
  - **e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
    - **Elevation:**
    - APN: 5154029011, NW corner of 6th st and Westlake

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

A) **Property Type:** Commercial, Corner market
B) **Setting (general):** On major thoroughfare
C) **General characteristics. Architectural Style:** Spanish Colonial Revival
D) **Specific features. Fenestration:** Wood, fixed, front, side, storefront, poss alt Primary Entrance: storefront, double doors
E) **Other notable features:** Mural of the Virgin of Guadalupe on south elevation
F) **Alterations or changes to the property. Retains integrity:** Medium

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

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

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

**P5b.** Description of photo:
- **View, date, accession #**
  - 08/13/08

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

**P7. Owner and Address:**
- Adler, Emanuel and Livia TR
- 1645 Stuarton Ave.
- Los Angeles, CA 90021

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

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

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

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

**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- 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*
**Resource Name or #:** (Assigned by recorder)  
**Sam's Corner Grocery**

**B1. Historic Name:**

**B2. Common Name:**

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

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

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

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

**B8. Related Features:**  
None

**B9a. Architect:** MERRILL, EVERETT H.  
**b. Builder:** PRESTON WRIGHT CO.

**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:**

**Property Type:** Store  
**Applicable Criteria:** A/1

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

This property appears eligible for the 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. Due to alterations made to the storefront, the property does not retain sufficient integrity to be eligible for the National Register.

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...

(continued on next page)

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell  
**Date of Evaluation:** 08/13/2008

(This space reserved for official comments.)

DPR 523B (1/95)  
**Required Information**
B10. Statement of Significance (continued): component of the early streetcar suburbanization of Westlake.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2010 WILSHIRE BLDV

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: 2010 WILSHIRE BLVD City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

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

A) Property Type: commercial, medical offices B) Setting (general): commercial block, Medical district C) General characteristics: Architectural Style: Modern Plan: rectangular No. of vertical divisions: 1 No. Stories: 10 Siding/Sheathing: poured concrete; painted, All Visible Siding/Sheathing: other, All Visible, first story sided in marble Roof: flat, multiple rooflines, first story + tower element D) Specific features: Fenestration: metal, double-hung, front, side, rear, arranged in grid or tower Fenestration: metal, fixed, front, storefront, On ground floor, alteration: yes Primary Entrance: front, multiple doors, recessed, fixed aluminum & glass storefront E) Alterations or changes to the property... (continued on next page)

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

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

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

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

09/30/08

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both

1952

Assessor

P7. Owner and Address:

JAYASINGHE, WALTER AND AESHEA TRS
1930 WILSHIRE BLVD #1100
LOS ANGELES, CA 90057

P8. Recorded by:

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

P9. Date Recorded: 09/30/2008

P10. Survey Type: (Describe)

Intensive

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


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

Archeological Record District Record Linear Feature Record Milling Station Record

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

DPR 523A (1/95) *Required Information
P3a. Description (continued): **Retains integrity**: high, setting, location, workmanship, association, design, feeling.
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) 2010 WILSHIRE BLVD

B1. Historic Name:

B2. Common Name:

B3. Original Use: medical offices/bank

B4. Present Use: medical offices/bank

B5. Architectural Style: Modern

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

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

B8. Related Features:
   None

B9a. Architect: Earl Heitschmidt

b. Builder:

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

Period of Significance: 1952

Property Type: Medical Building

Applicable Criteria: A/1

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

This property appears eligible for the National Register, California Register, and as an LA HCM because it represents a significant development pattern of medical offices to support hospitals surrounding the northeast part of Westlake and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement.

In 1952, Wilshire Medical Properties, Inc., who owned the Wilshire Medical Building, constructed a new ten-story medical building at the southwest corner of the Wilshire Boulevard/Westlake Avenue intersection. The building was designed by architect Earl Heitschmidt, who faced the building in polished black granite and white travertine on the first...(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 09/30/2008

(This space reserved for official comments.)

DPR 523B (1/95)  Required Information
B10. Statement of Significance (continued): and second floors. The upper stories housed medical offices, and a bank occupied the ground floor. The presence of the medical community in the northwestern part of the Westlake Survey area has remained strong through the present day.
P1. Other Identifier:

- **Resource Name or #**: (Assigned by recorder) 2014 W 8TH ST

P2. Location: Not for Publication X Unrestricted

a. County: Los Angeles County

b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 2014 W 8TH ST City: LOS ANGELES Zip: 90057

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

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

APN: 5141020009

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 #)

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

P7. Owner and Address:

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

P8. Recorded by:

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

P9. Date Recorded: __________

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: apartment B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None


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

Period of Significance: ca 1925 Property Type: Apartment Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation:

(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' Quad: Hollywood  Date: 1996
* c. Address: 2317 JAMES M WOOD BLVD  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: 5141023010, 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 #)

12/31/08

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

1902

Assessor

*P7. Owner and Address:

LEE JONG H
2317 JAMES M WOOD BLVD
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): **Decorative Elements**: brackets, columns G) **Alterations or changes to the property. Retains integrity**: medium H) **Setting (immediate)**: fences
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 3CS

*Resource Name or #: (Assigned by recorder) 2317 JAMES M WOOD BLVD

B1. Historic Name:

B2. Common Name:


*B5. Architectural Style: Craftsman, Neoclassical

*B6. Construction History: (Construction date, alterations, and dates of alterations)
Year constructed: 1902

*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: 1902  Property Type: Single Family Residence  Applicable Criteria: A/I

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

This property appears eligible for the 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. Due to significant alterations to the porch and primary entrance, the building no longer retains 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...

(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): densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

<table>
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<th>Other Listings</th>
<th>Review Code</th>
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<th>Date</th>
</tr>
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</tbody>
</table>

*Resource Name or #: (Assigned by recorder) 2401 WILSHIRE BLVD

P1. Other Identifier: Charles White Elementary School

P2. Location:  

* Not for Publication  
X 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:  
2401 WILSHIRE BLVD  
City: LOS ANGELES  
Zip: 90057

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

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

APN: 5141305901

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

A) Property Type: institutional, School  
B) Setting (general): mixed/no dominant use  
C) General characteristics, Architectural Style:  
Siding/Sheathing: stucco, smooth, All Visible Siding/Sheathing: other, All Visible, corner building clad in marble  
Roof: flat  
D) Specific features Fenestration: metal, fixed, front, side, arranged in ribbons, airplay building set with band of windows  
II) Setting (immediate): mature landscaping, fences, altered: yes

P3b. Resource Attributes: (List attributes and codes)

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

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

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

12/12/08

P6. Date Constructed/Age and Sources:  
X Historic  
___ Prehistoric  
___ Both  
1957

P7. Owner and Address:  
L A UNIFID SCHOLL DIST  
356 S GRAND AVE (NO 500)  
LOS ANGELES, CA 90071

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

P9. Date Recorded:  
12/12/2008

*P10. Survey Type: (Describe)  
Intensive

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


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

DPR 523A (1/95)

*Required Information
B1. Historic Name: Otis Art Institute

B2. Common Name:

B3. Original Use: Art School

B4. Present Use: Elementary School


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


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

*B8. Related Features:

None

B9a. Architect: Austin, Field & Fry  

b. Builder:

*B10. Significance: Area: Los Angeles  

Theme: 


Period of Significance: 1918-1957  

Property Type: School  

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 listing in the California Register under criteria 1 and 3 and as an LAHCM for its significant association with the development of Arts and Culture in Westlake and the City at large, and as a good example of Mid-Century Modern design that possesses high artistic value. Due to subsequent alterations that have been made to the site, including the addition of a 2nd story balcony on the facade of the main building, the building does not retain sufficient integrity for listing in the National Register.

Harrison Gray Otis donated his residence to the Los Angeles County before his death on July 30, 1917. The Otis Art Institute opened on September 27, 1920, a...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes)  HP15

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)

DPR 523B (1/95)  

*Required Information
B10. Statement of Significance (continued): little over three years after Otis' death. The art school was the first, public independent school of art in Southern California and during the 1920s was the largest art school west of Chicago. The school outgrew Otis's residence in the mid 1950s and it was torn down. The most prominent building facing Park View was the gallery, completed in 1957 and designed by the firm of Austin, Field, & Fry. In The Otis College of Art and Design merged with the Parsons School of Design in New York in 1978 and then became fully independent again in 1991. The Otis Art Institute became an extended arm of the public art museum in Exposition Park and its success encouraged the establishment of other art institutions in the Westlake survey area, including the Chouinard Art Institute, and the Art Center College of Design. The Otis Art Institute was also the last art institution to leave Westlake when it moved to Westchester in 1997.
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: 2415 OCEAN VIEW AVE  City: LOS ANGELES  Zip: 90057

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

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

APN: 5155030003

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


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

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

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

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

10/22/08

*P6. Date Constructed/Age and Sources:  X Historic  __ Prehistoric  __ Both  1904 

Assessor

*P7. Owner and Address:

KAMENAR, SANGSOON L
2415 OCEAN VIEW AVE
LOS ANGELES, CA 90057

*P8. Recorded by:

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

*P9. Date Recorded: 10/22/2008

*P10. Survey Type: (Describe) Intensive

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


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

DPR 523A (1/85)  *Required Information
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) 2415 OCEAN VIEW AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Mission Revival

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

Year constructed: 1904

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

*B8. Related Features:

None

B9a. Architect: __________

b. Builder: __________

*B10. Significance: Area: Los Angeles Theme:

Context: Residential Development and Suburbanization, 1850-1912

Theme: Streetcar Suburbs, 1873-1928

Period of Significance: 1904

Property Type: Single Family Resider Applicable Criteria: A1/1

(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 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. Due to significant alterations to the fenestration, the building no longer retains 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...

(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 10/22/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): 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.
P1. Other Identifier: HONGS LAUNDRY

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: 2418 W 6TH ST City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5141005010

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

P3b. Resource Attributes: (List attributes and codes)

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

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

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

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

P7. Owner and Address:
   BAUR PROPERTIES INC
   2637 GREEN OAK PL
   LOS ANGELES, CA 90068

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

P9. Date Recorded: 12/12/2008

P10. Survey Type: (Describe)
   Intensive

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

*Required Information
B1. Historic Name: 
B2. Common Name: Hong's Laundry
B3. Original Use: commercial
B4. Present Use: commercial

*B5. Architectural Style: Spanish Colonial Revival

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

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

*B8. Related Features:
None


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

Period of Significance: 1924 Property Type: Commercial Applicable Criteria: A/1

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

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

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

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

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

**Page 1 of 4**

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

**P1. Other Identifier:**

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

b. **USGS 7.5’ Quad:** Hollywood Date: 1996
c. **Address:** 2501 W 7TH ST City: LOS ANGELES Zip: 90057
d. **UTM:** Zone: mE/ mN

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

APN: 5141007014, 2s Sp Col Rev Office

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

A) **Property Type:** commercial B) **Setting (general):** commercial block, on major thoroughfare C) **General characteristics, Architectural Style:** Spanish Colonial Revival Plan: rectangular No. Stories: 2 Siding Sheathing: stucco, smooth, All Visible Roof: front gable, low, narrow eaves, red tile, bracketed extension over upper story balcony Roof: flat D) **Specific features, Fenestration:** wood, casement, front, 2nd floor balcony w/ transoms, carved brackets Fenestration: wood, double-hung, side, turned spindles above windows

Fenestration: aluminum, fixed, front, side, boarded up, 1st floor, alteration: yes Primary Entrance: front, storefront, recessed, aluminum storefront, alteration: yes Other notable features: (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 or Drawing](image_url)

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

12/12/08

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

1924

Assessor

**P7. Owner and Address:**

SOLEDAD ENRICHMENT ACTION INC
3763 E 4TH ST
LOS ANGELES, CA 90063

**P8. Recorded by:**

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

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

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

Intensive

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


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

DPR 523A (1/95) *Required Information*
P3a. Description (continued): friezes on facade E) Important decorative elements. Decorative Elements: brackets G) Alterations or changes to the property. Retains integrity: medium, setting, location, materials, workmanship, association, design, feeling.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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

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<th>B1. Historic Name:</th>
<th>Hite Building</th>
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<tr>
<td>B2. Common Name:</td>
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<tr>
<td>B3. Original Use:</td>
<td>commercial</td>
</tr>
<tr>
<td>B5. Architectural Style:</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>B6. Construction History: (Construction date, alterations, and data of alterations)</td>
<td>Year constructed: 1924</td>
</tr>
<tr>
<td>B7. Moved?</td>
<td>X No ___ Yes ___ Unknown</td>
</tr>
<tr>
<td>B8. Related Features:</td>
<td>None</td>
</tr>
<tr>
<td>B9a. Architect: Morgan, Walls, &amp; Clements</td>
<td>b. Builder:</td>
</tr>
</tbody>
</table>

*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:** Clubhouse **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 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. Because several openings on the ground floor have been closed, the building does not retain sufficient integrity to be eligible for the National Register.

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

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell

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

(This space reserved for official comments.)

DPR 523B (1/95)

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

*Resource Name or #: (Assigned by recorder) 322 S BONNIE BRAE ST*

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

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

**c. Address:** 322 S BONNIE BRAE ST
- City: LOS ANGELES
- Zip: 90057

**d. UTM:** (Give more than one for large and/or linear resources)
- Zone: ___ ___ ___ ___ mE ___ ___ ___ ___ mN
- Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

**Elevation:**

APN: 5154022003

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

- **Property Type:** residential
- **General characteristics:**
  - **Architectural Style:** Folk Victorian, modest
  - **Stories:** 1, basement visible
  - **Roof:** gable, steep, decorative vergeboards/fascia
  - **Siding/Sheathing:** wood, sheathing, All Visible
  - **Specific features:** Porches: Partial, front
  - **Fenestration:** wood, double-hung, front, decorative upper sashes
  - **Primary Entrance:** front, single door, security door
  - **Alterations or changes to the property:** Non-Compatible, rear
  - **Retains integrity:** medium, setting, location, materials, workmanship, association, feeling

**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 to the SW, 08/27/08

**P6. Date Constructed/Age and Sources:**
- Historic
- Prehistoric
- Both
- 1895
- Assessor

**P7. Owner and Address:**
- CHIANG, MENG S ET AL
- 322 S BONNIE BRAE ST
- LOS ANGELES, CA 90057

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

**P9. Date Recorded:** 08/27/2008

**P10. Survey Type:** Intensive

**P11. Report Citation:**
- 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 Chatel Architecture (lead) and PCR Services Corporation.
- March 2009

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

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

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

Page 2 of 3

*Resource Name or #: (Assigned by recorder) 322 S BONNIE BRAE ST

B1. Historic Name: 
B2. Common Name: 

*B5. Architectural Style: Folk Victorian

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

*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, 1850-1912 Theme: Streetcar Suburbs, 1873-1928

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

Period of Significance: 1895 Property Type: Single Family Reside Applicable Criteria: A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the 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. Due to an incompatible addition on the rear of the residence and stucco on the basement level, the property 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... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 08/27/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings
Review Code ____________________________ Reviewer ____________________________ Date ____________________________

Page 1 of 2
*Resource Name or #: (Assigned by recorder) 407 WITMER ST

P1. Other Identifier:

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

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

c. Address: 407 WITMER ST   City: LOS ANGELES   Zip: 90017

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

e. Other Localional Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:_____ APN:5153026020

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


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

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

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

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

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

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

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

*P9. Date Recorded: 12/04/2008

*P10. Survey Type: (Describe) Intensive

*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
## Building, Structure, and Object Record

**Resource Name or #:** (Assigned by recorder) 407 WITMER ST

**NRHP Status Code:** 3CS

### Building Information

**B1. Historic Name:**

**B2. Common Name:**

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

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

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

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

**B8. Related Features:**
- None

**B9a. Architect:**

**b. Builder:**

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

**Period of Significance:** 1923  
**Property Type:** Apartment  
**Applicable Criteria:** C/3

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

This property appears eligible for the California Register and as an LA HCM because it is one of a limited number of intact courtyard apartments constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the fenestration, the building no longer retains sufficient integrity to be eligible for the National Register.

Courtyard housing is a significant property type within the context of residential development in Los Angeles. They represent a notable development response to contradictory pressures inherent in urban Los Angeles: to accommodate increased density... (continued on next page)

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

**B12. References:**

**B13. Remarks:**

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

(This space reserved for official comments.)
B10. Statement of Significance (continued): but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several excellent examples of the property type remain in Westlake, on a Citywide basis courtyard housing is a property type which is considered once common, but now increasingly rare.
P1. Other Identifier:

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

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

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

c. Address:  412 S LAKE ST  City:  LOS ANGELES  Zip:  90057

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

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

APN: 5154030022

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


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

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

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

P5b. Description of photo:

(View, data, accession #)

10/28/08

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

1927

Assessor

*P7. Owner and Address:

ST VINCENT MEDICAL CENTER
26000 ALTAMONT RD
LOS ALTOS HILLS, CA  94022

*P8. Recorded by:

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

*P9. Date Recorded:  10/28/08

*P10. Survey Type:  (Describe) Intensive

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


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

Archeological Record  District Record  Linear Feature Record  Milling Station Record

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

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

Page 2 of 3

*NRHP Status Code: 3CS

*B1. Historic Name: ____________________________

*B2. Common Name: ____________________________

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

*B5. Architectural Style: Classical Revival

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

*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 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. Some of the windows on the facade have been blocked-in, but the building retains integrity in spite of this alteration.

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 or next page)

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

*B12. References:

B13. Remarks:

**B14. Evaluator: Tanya Sorrell**

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

(This space reserved for official comments.)

DPR 523B (1/95)  
*Required Information*
B10. Statement of Significance (continued): 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)  415 UNION DR

P1. Other Identifier:

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

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

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

c. Address:  
415 UNION DR  
City:  
LOS ANGELES  
Zip:  
90017

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Elevation:  
APN: 5153005013

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

A) Property Type: residential  
C) General Characteristics.  
Architectural Style: Spanish Colonial Revival  
Plan: rectangular  
No. Stories: 3, 
basement visible  
Siding/Sheathing: brick, All Visible Roof: side gable, medium, red tile  
Roof: flat  
Construction: brick  
D) Specific Features.  
Fenestration: wood, casement  
Other notable features: frises between window bays

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

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

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

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

10/28/08

*P6. Date Constructed/Age and Sources:  

X Historic  
Prehistoric  
Both  
1925

Assessor

*P7. Owner and Address:  
OZERAN, ROBERT S TR  
11380 W SUNSET BLVD  
LOS ANGELES, CA  90049

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

*P9. Date Recorded:  
10/28/08

*P10. Survey Type: (Describe)  
Intensive

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


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

*B1. Historic Name:*

*B2. Common Name:*

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

*B5. Architectural Style: Spanish Colonial Revival*  

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

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

*B8. Related Features:*

None

*B9a. Architect: 

b. Builder:

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

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

**Period of Significance: 1925**  
**Property Type: Apartment**  
**Applicable Criteria: A/1**

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

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

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

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

*B12. References:*

*B13. Remarks:*

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

(This space reserved for official comments.)

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

**P1. Other Identifier:**

- **P2. Location:** Not for Publication  
  a. **County:** Los Angeles County
  
  (P2b and P2c or P2d. Attach a Location Map as necessary.)
  
  b. **USGS 7.5’ Quad:** Hollywood  
  c. **Address:** 427 S GRAND 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: 5154037010

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

- **Property Type:** residential, apartment  
- **General characteristics:** Architectural Style: Beaux Arts Plan: T-shaped  
- **No. Stories:** 5  
- **Siding/Sheathing:** stucco; modern, E, altered; yes  
- **Siding/Sheathing:** brick; patterned veger, E  
- **Roof:** flat, parapet, 4 front gable parapets in front  
- **Construction:** brick  
- **Specific features:** Fenestration: wood, casement, front, first and second story windows framed together and feature moldings  
- **Fenestration:** aluminum, vertical sliding, front, alteration: yes  
- **Primary Entrance:** front, single door, alteration: yes

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

**HP03**

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

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

![Photo](image-url)

**P5b. Description of photo:**

- **View, date, accession #**
- 10/23/08

**P6. Date Constructed/Age and Sources:**  
- **Historic**  
- Prehistoric  
- Both  
- 1928

**P7. Owner and Address:**  
- **SEBREN INVESTMENTS I LLC**  
- 5455 WILSHIRE BLVD (1816)  
- LOS ANGELES, CA 90036

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

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

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

- Intensive

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


**Attachments:**  
- None  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- 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: Grand View Towers

B2. Common Name:  

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

*B5. Architectural Style: Beaux Arts

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

*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: 1928  Property Type: Apartment  Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the fenestration and primary entrance, the building no longer retains sufficient integrity to be eligible for the National Register.

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,...(continued on next page)

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)
B10. Statement of Significance (continued): Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the 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 1

*Resource Name or #: (Assigned by recorder) 447 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: 447 S GRAND 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: 5154037013

*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.)

[Image: Image of the building]

*P5b. Description of photo:
(9/23/08

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

*P7. Owner and Address:
SEIBRE INVESTMENTS I LLC
5455 WILSHIRE BLVD (1816)
LOS ANGELES, CA 90036

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

*P9. Date Recorded: 10/23/2008

*P10. Survey Type: (Describe)
Intensive

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

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

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

B2. Common Name: 

B3. Original Use: apartment

B4. Present Use: apartment

B5. Architectural Style: Beaux Arts

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

Year constructed: 1926

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

B8. Related Features:

None

B9a. Architect: 

b. Builder: 

B10. Significance: Area: Los Angeles Theme: 

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

Period of Significance: 1926 Property Type: Apartment Applicable Criteria: A/1

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

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

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

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

B12. References:

B13. Remarks:

B14. Evaluator: Tanya Sorrell

Date of Evaluation: 10/23/2008

Sketch Map Needed

(This space reserved for official comments.)
B.10. 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 4
*Resource Name or #: (Assigned by recorder) 502 S WESTLAKE AVE

P1. Other Identifier:

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

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

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

c. Address: 502 S WESTLAKE AVE City: LOS ANGELES  Zip: 90057

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

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

APN: 5154026020

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: Renaissance Revival


Primary Entrance: front, single door, transom lights, recessed at center of facade under arch  G) Alterations or changes to the property. Retains integrity: medium  H) Setting (immediate): ________ (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 #)

08/13/08

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

___ Prehistoric  ___ Both

1922

Assessor

P7. Owner and Address:

DROSAID,DANIEL L
29281 CANARY CT
LAGUNA NIGUEL, CA 92677

P8. Recorded by:

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

*P9. Date Recorded: 08/13/2008

*P10. Survey Type: (Describe) Intensive

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


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

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

Rock Art Record  ___ Artifact Record  ___ Photograph Record  ___ Other (List): ____________________
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 3CS

B1. Historic Name: ____________________________________________

B2. Common Name: ____________________________________________

B3. Original Use: ____________________________________________

B4. Present Use: ____________________________________________

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

   Period of Significance: 1922  Property Type: Apartment  Applicable Criteria: A/1, C/3
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

   This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. It also appears eligible under Criterion C/3/3 as a significant example of the Renaissance 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 early 20th... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
   *Date of Evaluation: 08/13/2008

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information
B10. Statement of Significance (continued): 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 4

*Resource Name or #: (Assigned by recorder) 504 S BONNIE BRAE 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

d. Address: 504 S BONNIE BRAE ST

c. City: LOS ANGELES

d. Zip: 90057

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

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

APN: 5154025008

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 #)

View to the SE, 08/27/08

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

1925

Assessor

P7. Owner and Address:

CAMERO HOTEL INC
930 COLORADO BLVD (STE 3)
LOS ANGELES, CA 90041

P8. Recorded by:

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

P9. Date Recorded: 08/27/2008

P10. Survey Type: (Describe)

Intensive

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


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

DPR 523A (1/95)  *Required Information
P3a. Description (continued): escape at north and west elev., light standards at entry, (no globes), balconets E) Important decorative elements. Decorative Elements: pilasters G) Alterations or changes to the property. Retains integrity: high, location, materials
B1. Historic Name: ____________________________

B2. Common Name: ____________________________

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

*B5. Architectural Style: Beaux Arts

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

*B7. Moved?  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: 1925  Property Type: Apartment  Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the fenestration and primary entrance, the building no longer retains sufficient integrity to be eligible for the National Register.

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,...(continued on next page)

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

*B12. References:
B10. Statement of Significance (continued): Westlake became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. Engstrom to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the 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

Resource Name or #: (Assigned by recorder)  508 COLUMBIA AVE

P1. Other Identifier:

P2. Location: ____ Not for Publication  X  Unrestricted  *a. County  Los Angeles County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
‘b. USGS 7.5’ Quad: Hollywood  Date: 1996
‘c. Address: 508 COLUMBIA AVE  City: LOS ANGELES  Zip: 90017
‘d. UTM: (Give more than one for large and/or linear resources) Zone: _______ me/_______ mN
‘e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 
APN: 5153021009, Is Sp Col Rev Cr Apt

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


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

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

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

P5b. Description of photo:
(View, data, accession #)
10/30/08

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

P7. Owner and Address:
MEZA, CARMEN
P.O. BOX 57489
LOS ANGELES, CA 90057

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

P9. Date Recorded: 10/30/2008
P10. Survey Type: (Describe) Intensive

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

*Attachments: None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ 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
**B6. Construction History:** (Construction date, alterations, and data of alterations)
Year constructed: 1922

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

**B8. Related Features:**
None

**B9a. Architect:**

**B9b. Builder:**

**B10. Significance:**
**Area:** Los Angeles  
**Theme:** Residential Development and Suburbanization, 1913-1945  
**Context:** 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 California Register and as an LA HCM because it is one of a limited number of intact courtyard apartments constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the fenestration and window openings, the building no longer retains sufficient integrity to be eligible for the National Register.

Courtyard housing is a significant property type within the context of residential development in Los Angeles. They represent a notable development response to contradictory pressures inherent in urban Los Angeles: to...(continued on next page)

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell  
**Date of Evaluation:** 10/30/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): accommodate increased density but appeal to renters who sought affordable housing with a relationship to the mild climate outside. While several excellent examples of the property type remain in Westlake, on a Citywide basis courtyard housing is a property type which is considered once common, but now increasingly rare.
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: _526 UNION DR_ City: _LOS ANGELES_ Zip: _90017_

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

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

APN:5153006016

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


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

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

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

*P5b. Description of photo:
(View, data, accession #)
10/30/08

*P6. Date Constructed/Age and Sources: _x_ Historic ___ Prehistoric ___ Both 1926

Assessor

*P7. Owner and Address:
526 SOUTH UNION DRIVE LLC 935 N HARPER AVE W HOLLYWOOD, CA 90046

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

*P9. Date Recorded: _10/30/08_

*P10. Survey Type: (Describe) Intensive

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

*Attachments: _None _Location Map _Sketch Map _Continuation Sheet _x_ Building, Structure and Object Record
   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: 3CS
*Resource Name or #: (Assigned by recorder) 526 UNION DR

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

*B5. Architectural Style: Classical Revival

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

*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: 1926 Property Type: Apartment Applicable Criteria: A/1

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

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

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

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell
*Date of Evaluation: 10/30/2008

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): prominence of Westlake led Hugh Bryson and F.O. Engstrum to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
P1. Other Identifier:

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

and (P2b and P2c or P3d. Attach a Location Map as necessary.)

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

c. Address: 514 UNION DR  City: LOS ANGELES  Zip: 90017

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

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

APN: 515306018

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


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

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

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

*P5b. Description of photo:

(View, data, accession #) 10/30/08

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

____ Prehistoric  ____ Both

1926

Assessor

*P7. Owner and Address:

LAN LP
3812 SEPULVEDA BLVD (# 540)
TORRANCE, CA  90505

*P8. Recorded by:

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

*P9. Date Recorded: 10/30/2008

*P10. Survey Type: (Describe) Intensive

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


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

Archeological Record  District Record  Linear Feature Record  Milling Station Record

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

DPR 523A (1/95) *

*Required Information
**B5. Architectural Style:** Classical Revival

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

Year constructed: 1926

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

**B8. Related Features:**
None

**B9a. Architect:** ____________________________  b. Builder: ____________________________

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

**Period of Significance:** 1926  
**Property Type:** Apartment  
**Applicable Criteria:** A/1

DPR 523B (1/95)
B10. Statement of Significance (continued): became a seasonal tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. 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 so 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

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 626 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: 5141001019. 4s Clas Rev 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): commercial block, on major thoroughfare C) General characteristics.

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 #)
09/30/08

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

P7. Owner and Address:
622 628 SOUTH ALVARADO LTD
515 S FIGUEROA ST (STE 1910)
LOS ANGELES, CA 90071

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

P9. Date Recorded: 09/30/2008

P10. Survey Type: (Describe)
Intensive

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


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

DPR 523A (1/95) *Required Information
P3a. Description (continued): changes to the property. Retains integrity: medium, setting, location, workmanship, association, design, feeling
B1. Historic Name: 

B2. Common Name: 

B3. Original Use: 

B4. Present Use: 

*B5. Architectural Style: Beaux Arts

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

Year constructed: 1925

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

*B8. Related Features:

None

B9a. Architect: 

b. Builder: 

*B10. Significance: Area: Los Angeles Theme: 

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

Period of Significance: 1925 Property Type: Apartment Applicable Criteria: 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 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. Due to extensive alterations to the ground floor and alterations to the fenestration, it does not retain sufficient integrity to be eligible for the National Register.

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: 09/30/2008

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