P1. Other Identifier:

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

b. USGS 7.5' Quad: Hollywood

c. Address: 669 S BURLINGTON AVE

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

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

APN: 5142057004, 2 1/2s Col Rev Res

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


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

*P4. Resources Present: ___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: ___Historic ___Prehistoric ___Both

1904

Assessor

*P7. Owner and Address:

669 SOUTH: BURLINGTON LLC
419 N LARCHMONT BLVD (# 138)
LOS ANGELES, CA 90004

*P8. Recorded by:

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

*P9. Date Recorded: 09/30/08

*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 ___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: ____________________________ B4. Present Use: ____________________________

*B5. Architectural Style: American Foursquare, Shingle

*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:
detached garage at rear


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

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

This property appears eligible for the 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 the large addition made to the rear of the residence and alterations to the fenestration, it does not retain sufficient integrity to be eligible for the National Register.

Early streetscars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 09/30/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 3
*Resource Name or #: (Assigned by recorder) 694 S BURLINGTON AVE

P1. Other Identifier:

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

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

c. Address: 694 S BURLINGTON AVE  City: LOS ANGELES  Zip: 90057

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

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

APN:5142011013

*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: Beaux Arts, elements of the, modest Architectural Style: Commercial Vernacular, non-historic alteration; yes Plan: rectangular No. of vertical divisions: 6 No. Stories: 3 Siding/Sheathing: brick; patterned veneer. All Visible Siding/Sheathing: stucco; smooth. All Visible, altered; yes, ground floor stuccoed, second floor glazed and multicolored brick  D) Specific features. Secondary Entrance: front, side, storefront; alteration; yes  G) Alterations or changes to the property. Retains integrity: medium, setting, location, materials, association, feeling

*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, data, accession #)

09/30/08

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

Prehistoric  Both  1913

Assessor

*P7. Owner and Address:

SOUTH BURLINGTON LLC
1900 AVENUE OF THE STARS (STE 1633)
LOS ANGELES, CA 90067

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

B1. Historic Name

B2. Common Name:

B3. Original Use: mixed use commercial

B4. Present Use: mixed use commercial

*B5. Architectural Style: Beaux Arts, Commercial Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1913

*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: 1913  Property Type: Office Building  Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the 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 extensive alterations to the ground floor and alterations to the fenestration, it 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... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 09/30/2008

(This space reserved for official comments.)

DPR 523B (1/95)  

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

Resource Name or #: (Assigned by recorder) 711 S RAMPART BLVD

P1. Other Identifier:

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

*b. USGS 7.5' Quad:  Hollywood  Date 1996

c. Address: 711 S RAMPART BLVD  City: LOS ANGELES  Zip: 90057

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

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

APN:5141012002

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

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

P5b. Description of photo:

(View, data, accession #)

12/12/08

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

Prehistoric 1924

Assessor

P7. Owner and Address:

711 S RAMPART LLC
PO BOX 3819
MANHATTAN BEACH, CA  90266

P8. Recorded by:

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

P9. Date Recorded:  12/12/2008

*P10. Survey Type:  (Describe) Intensive

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


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

DPR 523A (1/95)  

*Required Information
P3a. Description (continued): *Retains integrity*: medium
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) 711 S RAMPART BLVD

B1. Historic Name:

B2. Common Name:

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

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None

B9a. Architect: b. Builder:

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

Period of Significance: 1924 Property Type: Apartment Applicable Criteria: A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This property appears eligible for the National Register, California Register, and as an LA HCM because it is one of a limited number of intact apartment buildings constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to significant alterations to the facade, 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... (continued on next page)

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

*B12. References:

B13. Remarks:

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

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

P1. Other Identifier: Westlake Villa

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: 712 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: 5142/03002

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
   A) Property Type: residential  B) Setting (general): mixed/no dominant use  C) General characteristics. Architectural Style: Beaux Arts,
   Fenestration: wood, double-hung, front, arranged in pairs, framed by castellated concrete  Primary Entrance: front, single door,
   transom lights, side lights, recessed, wood frame, canopy over entrance

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

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

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

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

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

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

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

P9. Date Recorded: 01/06/09

P10. Survey Type: (Describe) Intensive

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

*Attachments:  None  Location Map  Sketch Map  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: 35

*Resource Name or #: (Assigned by recorder) 712 S WESTLAKE AVE

B1. Historic Name: 

B2. Common Name: 

B3. Original Use: apartment

B4. Present Use: apartment

*B5. Architectural Style: Beaux Arts

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

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

*B8. Related Features:
None

B9a. Architect:  b. Builder: 

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

Period of Significance: 1922  Property Type: Apartment  Applicable Criteria: A/1

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

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

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

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 01/06/2009

(This space reserved for official comments.)

DPR 523B (1/95)  *Required Information
B10. Statement of Significance (continued): prominence of Westlake led Hugh Bryson and F.O. Engstrum to develop the fireproof Rampart Apartments in 1911. Even taller and more state-of-the-art apartments followed, including the Bryson, the Asbury, and the Ansonia Apartments. This early development of fashionable density prompted a boom in multifamily properties in Westlake after World War I, when a profound need for affordable housing near streetcar lines resulted in the construction of hundreds of 2-7 story apartments, flats, and bungalow courts. Because most of them were done by small individual builders or developers, the small multifamily properties often occupied lots (or multiple lots) created for single-family residences during the 1880s. By 1930, the Westlake area had become almost completely built out, much of it with a wide variety of multifamily properties from the early 20th century. Apartment streetcar suburbs were an uncommon response to population growth in Los Angeles, where even in the 1920s much of the growth was low-density in character and set farther from the inner-city. However, this rare, dense type of streetcar suburb represents the dominant pattern of development in Westlake.
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: 717 S CARONDELET ST City: LOS ANGELES Zip: 90057
d. UTM: (Give more than one for large and/or linear resources) Zone: mmE mmN

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

APN:5141014003, 5s Brick Ren Rev Apt

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


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

*P4. Resources Present: X Building Structure HP03

*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

1929
Assessor

*P7. Owner and Address:

DNA PROPERTIES INC 6665 LONG BEACH BLVD
LONG BEACH, CA 90805

*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)
P3a. Description (continued): changes to the property. **Reargin integrity**: medium, location, workmanship, association, design, feeling
**Building, Structure, and Object Record**

**Page 3 of 4**

*NRHP Status Code: 3CS

**Resource Name or #:** (Assigned by recorder) 717 S Carondelet St

B1. Historic Name:

B2. Common Name:

B3. Original Use: apartment

B4. Present Use: apartment

B5. Architectural Style: Beaux Arts

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

Year constructed: 1929

B7. Moved? Yes __No ____Unknown Date: __________ Original Location: __________

B8. Related Features:

None


B10. Significance: Area: Los Angeles Theme: ___________________________

**Period of Significance:** 1929

**Property Type:** Apartment

**Applicable Criteria:** A/1

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

This property 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, window openings, 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... (continued on next page)

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

B12. References:

B13. Remarks:

**B14. Evaluator:** Tanya Sorrell

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

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

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**Page 1 of 3**  
*Resource Name or #: (Assigned by recorder)  718 S ALVARADO 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: 718 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:5141019003, 3s Clas Inf Brick Apt

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


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

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

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

01/06/09

**P6. Date Constructed/Age and Sources:**  
X Historic  
__ Prehistoric  __ Both  
1911

Assessor

**P7. Owner and Address:**
ROSENBERG,ROBERT CO TR  
1146 S CAMDEN DR  
LOS ANGELES, CA 90035

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

**P9. Date Recorded:** 01/06/09

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

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*Resource Name or #: (Assigned by recorder) 718 S ALVARADO ST

B1. Historic Name:

R2. 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: 1911

*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: 1911

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 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, Westlake became a...(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 01/06/2009

(This space reserved for official comments.)

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

**P2. Location:** Not for Publication

- **a. County:** Los Angeles County

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

- **c. Address:** 720 S ALVARADO ST

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

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

- **APN:** 5141D19004, 4s Clas Inf Brick Apt

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

- **B) Setting (general):** on major thoroughfare
- **C) General characteristics. Architectural Style:** Italianate, elements of Plan: T-shaped No. of vertical divisions: 5 No. Stairs: 4 Siding/Sheathing: brick, All Visible Roof: flat, cornice, large Italianate cornice
- **Construction:** brick, D) Specific features. Fenestration: wood, double-hung, front, arranged in trios, 9-light upper sash
- **Fenestration:** aluminum, double-hung, original openings, alteration: yes
- **Primary Entrance:** front, single door, side lights, recessed, arched entrance, alteration: yes
- **Secondary Entrance:** front, storefront, mostly bays with rollup doors, alteration: yes
- **E) Important decorative elements. Decorative Elements:** brackets G) Alterations or...continued on next page

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

- **HP03**

**P4. Resources Present:**

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

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

**P5b. Description of photo:**

(View, date, accession #)

- 01/06/09

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

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

- 1914

- Assessor

**P7. Owner and Address:**

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

**P8. Recorded by:**

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

**P9. Date Recorded:** 01/06/09

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

- Intensive

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


**Attachments:**

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

DPR 523A (1/95)

*Required Information
P3a. Description (continued): changes to the property. Retains integrity: medium
**Resource Name or #:** (Assigned by recorder)  Glenwood Apartments

B1. Historic Name: 

B2. Common Name: 

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

*B5. Architectural Style:* Italianate

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

Year constructed: 1914

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

*B8. Related Features:*

None

B9a. Architect:  b. Builder: 

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

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

**Period of Significance: 1914**  **Property Type:**  **Applicable Criteria:** A/1

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

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

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

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

*B12. References:

B13. Remarks: 

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

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code 3CS

Other Listings
Review Code Reviewer Date
Page 1 of 2
*Resource Name or #: (Assigned by recorder) 726 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: 726 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: 5143012021, 2s Col Rev/Craft Dup

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


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

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

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

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

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both
1903

Assessor

P7. Owner and Address:
BLANCO, MIGUEL A
726 COLUMBIA AVE
LOS ANGELES, CA 90017

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

P9. Date Recorded: 02/12/2009

P10. Survey Type: (Describe) Intensive

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

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

Archeological Record District Record Linear Feature Record Milling Station Record

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

DPR 523A (1/95)

*Required Information
B1. Historic Name: ________________________________

B2. Common Name: ________________________________


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

B6. Construction History: (Construction date, alterations, and data of alterations)
   Year constructed: 1933

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

B8. Related Features: ________________________________
   None

B9a. Architect: ________________________________
   b. Builder: ________________________________

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

   Period of Significance: 1903 ________________________________ Property Type: Single Family Resider
   Applicable Criteria: A/1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

   This property appears eligible for the 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 setting (high brick and wrought-iron fence) the property 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...(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)
B10. Statement of Significance (continued): built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
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: 729 S BONNIE BRAE 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:5142003015  

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Siding/Sheathing: brick; patterned veneer, ESiding/Sheathing: brick, All Visible, Multicolored and textured Roof: flat Construction:  
brick D) Specific features. Fenestration: aluminum, vertical sliding, front, flat arch over windows, alteration: yes Fenestration: wood,  
double-hung, front, top row with arched upper sash and back arch Primary Entrance: front, single door,  
bebetween two columns Other notable features: fine escape, modillionsanchor plates E) Important decorative elements.  
Decorative Elements: columns G) Alterations or changes to the property. Retains integrity: medium  

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 #)  
09/04/08  
P6. Date Constructed/Age and Sources: X Historic  
____ Prehistoric ____ Both  
1927  
Assessor  
P7. Owner and Address:  
BONNIE BRAE INVESTMENT SERVICES  
4623 WHITE OAK PL  
ENCINO , CA 91316  
P8. Recorded by:  
Tanya Sorrell  
LSA Associates  
1500 Iowa Ave., Suite 200  
Riverside, CA 92507  
P9. Date Recorded: 09/04/2008  
P10. Survey Type: (Describe)  
Intensive  
P11. Report Citation: (Cite survey report and other sources or enter "none.")  
Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation,  
March 2009.  

*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: 1927

*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: 1927 Property Type: Apartment Applicable Criteria: A/1

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

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

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

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

*B12. References:

B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 09/04/2008

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

Other Listings
Review Code __________ Reviewer __________ Date __________

*Resource Name or #: (Assigned by recorder) 732 COLUMBIA AVE

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: 732 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:5143012020, 2s TOC Res

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
   A) Property Type: residential B) Setting (general): residential area C) General characteristics. Architectural Style: American

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

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

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

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

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

*P7. Owner and Address:
   KWAK, YOON H
   732 COLUMBIA AVE
   LOS ANGELES, CA 90017

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

*P9. Date Recorded: 02/12/2009

*P10. Survey Type: (Describe) Intensive

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


*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
P1. Other Identifier: The Charleston

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

b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 729 S UNION AVE City: LOS ANGELES Zip: 90017
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

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

APN:5142016003

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


P3b. Resource Attributes: (List attributes and codes)

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

P6a. 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

1924

Assessor

P7. Owner and Address:

SOUTH UNION AVENUE APARTMENTS
42 CORPORATE PARK DR (200)
IRVINE, CA 92606

P8. Recorded by:

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

P9. Date Recorded: 02/12/2009

P10. Survey Type: Intensive

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


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

DPR 523A (1/95) *Required Information
**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) Sonora Apartments

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** apartment

**B4. Present Use:** apartment

**B5. Architectural Style:** Beaux Arts

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

Year constructed: 1924

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

**B8. Related Features:**

vertical neon sign

**B9a. Architect:**

b. Builder:

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

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**Period of Significance:** 1924

**Property Type:** Apartment

**Applicable Criteria:** A/1

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

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

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(This space reserved for official comments.)

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

Page 2 of 3

*NRHP Status Code: 3CS
*Resource Name or #: (Assigned by recorder) 732 COLUMBIA AVE

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

*B5. Architectural Style: American Foursquare

*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


*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 Residue  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.

Early streetcars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant...(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
**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>
<tbody>
<tr>
<td>_____________</td>
<td>_______</td>
<td>______</td>
</tr>
</tbody>
</table>

*Resource Name or #: (Assigned by recorder) 737 COLUMBIA AVE*

**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: 737 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: 5142022010, 2 1/2s Col Rev/Shingle Res

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


Decorative Elements: columns G) Alterations or changes to the property. Retains integrity: high H) Setting (immediate): mature landscaping, driveway

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

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

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

*P5b. Description of photo:*

(View, data, accession #)

02/12/09

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

1900

Assessor

**P7. Owner and Address:**

MCHUGH/FRANK TR
1285 W JEFFERSON BLVD
LOS ANGELES, CA 90007

**P8. Recorded by:**

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

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

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

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


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

DPR 523A (1/95)

*Required Information*
B1. Historic Name: ____________________________

B2. Common Name: __________________________

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Shingle

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

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

B8. Related Features:
None


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

Period of Significance: 1900  Property Type: 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 alterations made to the fenestration, the property no longer retain sufficient integrity to be eligible for the National Register.

Early streetcars connected Westlake to downtown, and ultimately with southern California through the vast interurban network, leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area...(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): in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 738 S UNION AVE

P1. Other Identifier:

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

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

b. Address: 738 S UNION AVE  City: LOS ANGELES  Zip: 90017

c. UTM: (Give more than one for large and/or linear resources) Zone: mE
cornice, stepped parapet D) Specific features: Fenestration: vinyl, double-hung, front, side, appear to be original openings, alteration:  yes Primary Entrance: front, storefront, behind courtyard, alteration:  yes G) Alterations or changes to the property. Retains integrity: medium

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


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

*P4. Resources Present:  X Building  Structure  _Object  _Site  _District  _Element of District  _Other (Isolates, etc.)

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

P5b. Description of photo:

(View, data, accession #)
02/12/09

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

___ Prehistoric  ___ Both

1908

Assessor

*P7. Owner and Address:

SOCIOS CAMBRIA LTD PTNSHP
738 S UNION AVE
LOS ANGELES, CA  90017

*P8. Recorded by:

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

*P9. Date Recorded: 02/12/09

*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: Cambria Union Apartments

B2. Common Name: 

B3. Original Use: apartment

B4. Present Use: apartment

"B5. Architectural Style: Mission Revival"

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

Year constructed: 1908

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

"B8. Related Features:

None

B9a. Architect: Fernand Parmentier

b. Builder: 

"B10. Significance: Area: Los Angeles Theme:

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

Period of Significance: 1908

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 siding, 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... (continued on next page)

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

"B12. References:

B13. Remarks:

"B14. Evaluator: Tanya Sorrell

"Date of Evaluation: 02/12/2009

(This space reserved for official comments.)

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 3CS  

Other Listings  
Review Code  
Reviewer  
Date  

Page 1 of 3  
*Resource Name or #: (Assigned by recorder)  
744 BEACON AVE  

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

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

*c. Address:  
744 BEACON AVE  
City: LOS ANGELES  
Zip: 90017  

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

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

APN: 5142016016  

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

A) Property Type: residential, apartment  
B) Setting (general): mixed/no dominant use  
C) General characteristics. Architectural Style: Beaux Arts, modest  
Plan: barbell  
No. Stories: 6  
Siding/Sheathing: brick, patterned veneer  
W Roof: flat, cornice  
Construction: brick  
D) Specific features. Fenestration: aluminum, double-hung, side, original openings, some blocked in, alteration: yes  
Fenestration: vinyl, vertical sliding, front, original openings, flat arch 2-3 stories, arch over 1 & 6 stories, alteration: yes  
Primary Entrance: front, single door, recessed, alteration: yes  
Other notable features: (charts)  
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.)  

HP03  

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:  
744 BEACON AVENUE LLC  
1622 W 7TH ST  
LOS ANGELES, CA 90017  

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

*P9. Date Recorded: 02/12/09  

*P10. Survey Type: (Describe)  
Intensive  

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

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

B1. Historic Name: 

B2. Common Name: 

B3. Original Use: 

B4. Present Use: 

*B5. Architectural Style: Beaux Arts

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

Year constructed: 1925

*B7. Moved? Yes __ No ___ 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 alterations to the fenestration, window openings, and primary entrance, the building 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... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 02/12/2009

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code 3CS

Other Listings
Review Code Reviewer Date

Page 1 of 4

Resource Name or #: (Assigned by recorder) 746 S WESTLAKE AVE

P1. Other Identifier:

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

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

b. USGS 7.5" Quad: Hollywood Date: 1996

c. Address: 746 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:5142003008, 2 1/2s Eastlake 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.)

HP03

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

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

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

1885
Assessor

P7. Owner and Address:
PARK, CAROLINE I
745 S WESTLAKE AVE
LOS ANGELES, CA 90057

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

P9. Date Recorded: 01/06/2009

P10. Survey Type: (Describe) Intensive

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

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

DPR 523A (1/95) *Required Information
P3a. Description (continued): design, feeling. Setting (immediate): driveway, fences, altered: yes
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) 746 S WESTLAKE AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: single family residence B4. Present Use: multifamily residence

B5. Architectural Style: Eastlake

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 1885, interior partitioned into rental units ca 1930.

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

*B8. Related Features:
None


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

Period of Significance: 1885 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.)
According to Sanborn Maps, this building was constructed as a single family residence and was partitioned into rooms sometime after 1923.

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 extensive alterations to its setting, the property does not retain sufficient integrity to be eligible for the National Register.

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
B10. Statement of Significance (continued): leading to heavy residential development throughout the survey area. By 1928, Westlake was largely built-out and the most densely populated area in the City. Historic districts and significant individual properties associated with the streetcar suburb themes represent the dominant pattern of development for Westlake in the late 19th and early 20th centuries.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Page 1 of 2
*Resource Name or #: (Assigned by recorder) 749 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: 749 COLUMBIA AVE City: LOS ANGELES Zip: 90017
*d. UTM: (Give more than one for large and/or linear resources) Zone: 11N me/
mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5142021003, 2 1/2s TOC Res

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
A) Property Type: residential B) Setting (general): residential area C) General characteristics. Architectural Style: Shingle, elements of
Plan: rectangular No. Stories: 3 Siding/Sheathing: wood; shingles, All Visible Siding/Sheathing: wood: clapboard, All Visible Roof:
hipped, medium, wide eaves, decorative venting under gable peaks, stickwork in front gable peak D) Specific features. Porches:
Partial, front Fenestration: wood, double-hung, front, boarded up Primary Entrance: front, single door, recessed B) Setting
(immediate): mature landscaping

*P3b. Resource Attributes: (List attributes and codes) HP02
*P4. Resources Present: X Building Structure Object Site District Element of District Other (Isolates, etc.)

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

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

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

*P7. Owner and Address:
KIM JONG S
2780 LAKE VISTA DR
LEWISVILLE, TX 75067

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

*P9. Date Recorded: 02/12/2009
*P10. Survey Type: (Describe)
Intensive

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

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

DPR 523A (17/95) *Required Information
B1. Historic Name: 

B2. Common Name: 

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

*B5. Architectural Style: Shingle 

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

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

*B8. Related Features: 
None 


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

Period of Significance: 1900 Property Type: 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 alterations made to the setting and the addition of an out-of-character dormer, the property 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...(continued on next page) 

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

*B12. References: 

B13. Remarks: 

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

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

Other Listings
Review Code __________ Reviewer __________ Date __________

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 801 S UNION AVE

P1. Other Identifier:

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

\*b. USGS 7'5' Quad: Hollywood  Date: 1996

c. Address: 801 S UNION AVE  City: LOS ANGELES  Zip: 90017

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

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

APN:5142017001

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


D) Specific features. Fenestration: aluminum, vertical sliding, front, side, original openings, some stuccoed over, alteration: yes

Primary Entrance: front, single door, side lights, recessed, double balcony/ fire escape over entrance, alteration: yes

G) Alterations or changes to the property. Retains... (continued on next page)

P3b. Resource Attributes: (List attributes and codes)

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

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

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

02/12/09

P6. Date Constructed/Age and Sources:  ___ Historic  ___ Prehistoric  ___ Both 1912

Assessor

P7. Owner and Address:

RESIDENTIAL INVESTMENTS LLC
2629 MANHATTAN AVE (NO 225)
HERMOSA BEACH, CA 90254

P8. Recorded by:

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

P9. Date Recorded: 02/12/2009

P10. Survey Type: (Describe)

Intensive

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


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

DPR 523A (1/95)

*Required Information
P3a. Description (continued): integrity: medium
B1. Historic Name: ______________________________

B2. Common Name: ______________________________

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

*B5. Architectural Style: Italianate, Mission Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
   Year constructed: 1912

*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: 1912    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. Because several of the windows are filled-in on 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 destination in...(continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 02/12/2009

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial
NRHP Status Code 3CS

Other Listings
Review Code Reviewer Date

Page 1 of 3
*Resource Name or #: (Assigned by recorder) 807 S WESTLAKE AVE

P1. Other identifier:

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

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

c. Address: 807 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:51410200008, 3s Clas Rev Apt

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


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

*P4. Resources Present: ___ 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 #)
09/04/08

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

*P7. Owner and Address:
ROSENBERG,ROBERT CO TR
1146 S CAMDEN DR
LOS ANGELES, CA 90035

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

*P9. Date Recorded: 09/04/2008

*P10. Survey Type: (Describe)
Intensive

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

*Attachments: ___ None ___ Location Map ___ Sketch Map ___ 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: Mediterranean Revival

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

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

*B8. Related Features:
None


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

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

This property appears eligible for the 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 to the fenestration, the property 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 destination in the early... (continued on next page)

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

*B12. References:

B13. Remarks:

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

(This space reserved for official comments.)
B10. Statement of Significance (continued): 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 Ramcort 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)  821 GREEN AVE

P1. Other Identifier:

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

b. USGS 7.5' Quad:  Hollywood  Date: 1996

c. Address:  821 GREEN AVE  City: LOS ANGELES  Zip: 90017

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

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

APN: 5142018011

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 #)
02/12/09

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

1926

Assessor

*P7. Owner and Address:
CLINTON FINANCIAL LLC
P O BOX 5711
BEVERLY HILLS, CA  90209

*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

Primary #  
HRI #

B1. Historic Name: ________________________________  
B2. Common Name: ________________________________

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

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)
Year constructed: 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. 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: 02/12/2009

(This space reserved for official comments.)

DPR 523B (1/95)  
*Required Information
B10. Statement of Significance (continued): tourist destination in the early 20th century. Myra Hershey’s Hershey Arms Hotel in 1907 raised the standards for elegant density, and the prominence of Westlake led Hugh Bryson and F.O. 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.
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) 823 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 Date: 1996

c. Address: 823 S BONNIE BRAE ST City: LOS ANGELES Zip: 90057

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

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

APN: 5142004016

*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 #)

09/04/08

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

1913

Assessor

*P7. Owner and Address:
PADDILLA, GUILLERMO AND ENEDINA
PO BOX 17733
LOS ANGELES, CA 90017

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

*P9. Date Recorded: 09/04/2008

*P10. Survey Type: (Describe) Intensive

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


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

DPR 523A (1/95)

*Required Information
P3a. Description (continued): (immediate): mature landscaping, fences
B1. Historic Name: 

B2. Common Name: 

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

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Year constructed: 1913

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

*B8. Related Features: None

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

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

Period of Significance: 1913  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 the alteration of some of the window openings on the facade, the property 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

*Date of Evaluation: 09/04/2008

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

Other Listings
Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 846 S UNION AVE

P1. Other Identifier: Former Eagles Lodge, Teamsters local headquarters

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

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 846 S UNION AVE City: LOS ANGELES Zip: 90017
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

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

APN:5142018007, 3s Ren Rev Church

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


P3b. Resource Attributes: (List attributes and codes)

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

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

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

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

1924
Assessor

P7. Owner and Address:
LIGHTHOUSE MISSION CHURCH
846 S UNION AVE
LOS ANGELES, CA 90017

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

P9. Date Recorded: 02/12/2009

P10. Survey Type: Intensive

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

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

x Archeological Record x District Record Linear Feature Record Milling Station Record

x Rock Art Record x Artifact Record x 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

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

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

*B8. Related Features:
None

B9a. Architect:  Tiden S. Norton  b. Builder:  

*B10. Significance: Area:  Los Angeles  Theme:  

Period of Significance: 1924  Property Type: Clubhouse  Applicable Criteria:  A/1, C3
(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 an elaborate example of the Renaissance Revival style, it was designed specifically for a significant social institution in Westlake, and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Due to extensive alterations to the ground floor of the building and a change in the ground-floor use from commercial to private institutional (a church) the building does not retain sufficient integrity to be eligible for the National Register.

In 1924, the Independent Order of the B'nai B'rith moved into their brand-new building on the northeast corner of... (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.)

DPR 523B (1/95)  *Required Information
B10. Statement of Significance (continued): Ninth and Union Streets. The three-story building offered ground-floor space for lease and included a large assembly room, library, billiard, and reception rooms, staff and committee offices, meeting space, and women’s quarters. Architect S. Tilden Norton designed the building with elaborate exterior brickwork, dramatic arched openings in the upper story with stained glass windows, and a cast concrete cornice bearing a floral motif. The B’nai B’rith occupied the lodge building until the early 1930s and then moved to lodges in Hollywood and Downtown. By 1936, the Fraternal Order of Eagles had taken over the building as a meeting hall for Aerie No. 102. Their office was located a few blocks west at 1822 W. 9th Street (constructed 1924). In 1941, the Teamsters Union purchased the building for the offices of the Teamsters Joint Council, a collective of 25 different units of the union. Teamsters-affiliated unions occupied the building through the 1970s.
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) 912 S WESTLAKE AVE

P1. Other Identifier:

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

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

b. USGS 7.5' Quad: Hollywood Date: 1996
c. Address: 912 S WESTLAKE AVE City: LOS ANGELES Zip: 90006
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

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

APN: 5136008003

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.) HP02

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

P5b. Description of photo:

(With data, accession #)
09/04/08

P6. Date Constructed/Age and Sources: X Historic

Prehistoric Both

1899

Assessor

P7. Owner and Address:

SON LEE, HWA C
912 S WESTLAKE AVE
LOS ANGELES, CA 90006

P8. Recorded by:

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

P9. Date Recorded: 09/04/2008

P10. Survey Type: (Describe)

Intensive

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


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

DPR 523A (1/95) *Required Information
**NRHP Status Code:** 3CS

**Address:** 912 S WESTLAKE AVE

**Historic Name:**

**Common Name:**

**Original Use:**

**Present Use:**

**Architectural Style:** Neoclassical

**Construction History:**

Year constructed: 1899

**Moved?** No

**Date:**

**Original Location:**

**Related Features:**

None

**Architect:**

**Builder:**

**Significance Area:** Los Angeles

**Theme:**

**Period of Significance:** 1899

**Property Type:** Single Family Residence

**Applicable Criteria:**

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

This property appears eligible for the 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. Because its setting is heavily altered, it does not retain sufficient integrity to be eligible for the National Register.

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

(continued on next page)

**Additional Resource Attributes:** HP02

**References:**

**Evaluator:** Tanya Sorrell

**Date of Evaluation:** 09/04/2008

(This space reserved for official comments.)
B10. Statement of Significance (continued): 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.
Page 1 of 3

*Resource Name or #: (Assigned by recorder) Valencia Garage

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: 913 VALENCIA ST City: LOS ANGELES Zip: 90015
d. UTM: (Give more than one for large and/or linear resources) Zone: E/ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN:5137004002

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
   1916
   Assessor

P7. Owner and Address:
ARCHIDOCESE OF LOS ANGELES ED
3424 WILSHIRE BLVD
LOS ANGELES, CA 90010

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

*Required Information
B1. Historic Name: Valencia Garage

B2. Common Name: 

B3. Original Use: Garage

B4. Present Use: unknown

*B5. Architectural Style: Mission Revival

*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

B9a. Architect: 

b. Builder: 

*B10. Significance: Area: Los Angeles Theme:

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

Period of Significance: 1916 Property Type: Garage 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 garages constructed during the period of significance and appears to meet the eligibility standards prepared in the Westlake CRA Survey Historic Context Statement. Because the bays are filled-in, it does not retain sufficient integrity to be eligible for the National Register.

Because the more affluent apartment hotels of the early 20th century attracted a clientele with automobiles, they were among the first businesses in Westlake to provide secure off-street parking in garages. The earliest extant garage was constructed in 1910 at 513 Lake Street, and likely...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP04

*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): provided parking for three nearby apartment hotels, one of which (The Ansonia) is extant. While the Lake street garage is humble in architectural character, it represents one of the earliest adaptations to the automobile in Westlake, and its presence demonstrates the affluent character of Westlake apartment developments in the early 20th century. Two other garages are extant from this time period, including the Valencia Garage at 913 Valencia Street (constructed 1916) and the Mayfair Apartments Garage at 715 Wittern Street (constructed 1927, designed by Curlett & Beelman).
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) 914 S ALVARADO 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: 914 S ALVARADO ST

city: LOS ANGELES

zip: 90006

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

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

APN:5136007002

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


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

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

HP03

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

P5b. Description of photo:

(View, data, accession #)

01/06/09

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

1913

Assessor

*P7. Owner and Address:

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

*P8. Recorded by:

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

*P9. Date Recorded: 01/06/09

*P10. Survey Type: (Describe) Intensive

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


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

Archeological Record District Record Linear Feature Record Milling Station Record

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

DPR 523A (1/95) *Required Information
P3a. Description (continued): distinctive entry, wood doorframe beneath monumental arch framed by pilasters. G) Alterations or changes to the property. Retains integrity: medium.
**Resource Name or #:** (Assigned by recorder) 914 S ALVARADO ST

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** apartment

**B4. Present Use:** apartment

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

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

Year constructed: 1913

**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:** 1913  **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 window openings, 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... (continued on next page)

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Tanya Sorrell

**Date of Evaluation:** 01/06/2009

**(This space reserved for official comments.)

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

P1. Other Identifier: Guntharp Apartments

P2. Location: ___ Not for Publication  X Unrestricted  *a. County  Los Angeles County
   and (P2b and P2c or P2d. Attach a Location Map as necessary.)
   *b. USGS 7.5' Quad:  Hollywood  Date: 1996
   c. Address: 915 S CARONDELET ST  City: LOS ANGELES  Zip: 90006
   d. UTM: (Give more than one for large and/or linear resources)  Zone: _______ mE/_______ mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:  
      APN: 5136001005. 4s Clas Rev Brick Apt

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
   patterns on facade  Roof: flat, missing parapet  D) Specific features. Porches: One Story, front Fenestration: vinyl, double-hung, front, 
   original openings  Primary Entrance: front, double doors, transom lights, recessed  Other notable features: fire escape at Center, tensors 
   above fire doors  E) Important decorative elements. Decorative Elements: pilasters, columns  G) Alterations or changes to the
   property. Retains integrity: medium, setting:...

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

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

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

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

*P7. Owner and Address:
   GUNTHARP, WOODROW AND ETHEL TRS
   4944 SHENANDOAH AVE
   LOS ANGELES, CA 90056

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

P9. Date Recorded: 12/31/2008

P10. Survey Type: (Describe)
   Intensive

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

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

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

B1. Historic Name: _____________________________

B2. Common Name: _____________________________

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

*B5. Architectural Style: Classical Revival

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

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

*B8. Related Features:
None


Period of Significance: 1914 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. Because several of the windows are filled-in on 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 destination in... (continued on next page)

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 12/31/2008

(This space reserved for official comments )

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