

United States Department of the Interior  
National Park Service

SG-2993

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280  
AUG 21 2018

### 1. Name of Property

Historic name: Beverly Fairfax Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: Roughly bounded by Rosewood Avenue, Melrose Avenue, N. Gardner Street, Vista Street, Beverly Boulevard, and N. Fairfax Avenue

City or town: Los Angeles State: California County: Los Angeles

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

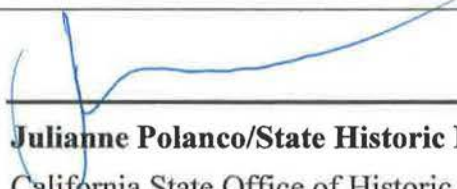
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

	<u>17 August 2018</u>
<b>Julianne Polanco/State Historic Preservation Officer</b>	<b>Date</b>
<u>California State Office of Historic Preservation</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___meets ___does not meet the National Register criteria.	
_____	_____
<b>Signature of commenting official:</b>	<b>Date</b>
_____	_____
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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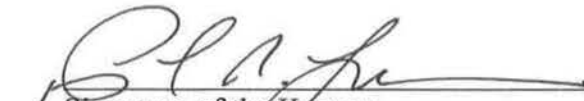
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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

  
Signature of the Keeper

10/4/2018  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND TWENTIETH CENTURY REVIVALS:

Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival,

Mediterranean Revival, Monterey Revival, French Renaissance Revival, Chateausque

MODERN MOVEMENT:

Streamlined Moderne, Art Deco

OTHER:

Mid-Century Modern, Minimal Traditional

NO STYLE

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: \_\_\_\_\_

Foundation	CONCRETE
Walls	STUCCO WOOD BRICK STONE CERAMIC TILE
Roof	ASPHALT TERRA COTTA SHINGLE SYNTHETICS METAL

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Beverly Fairfax Historic District, composed predominantly of multi-family residences with a small number of single-family residences, is located in the Beverly-Fairfax neighborhood of central Los Angeles, approximately eight miles northwest of downtown Los Angeles. The

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neighborhood's topography is generally flat. Its streets follow a regular, rectilinear street grid pattern and its properties reflect common planning features including modest, uniform setbacks, shallow front lawns, concrete sidewalks, mature street trees, and automobile accommodations like driveways, curb cuts, and rear detached garages. The residences of the Beverly Fairfax Historic District are mostly two-story, multi-family buildings designed in Period Revival styles, such as Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, French Renaissance Revival, and Chateausque. Streamlined Moderne, Art Deco, and Minimal Traditional buildings are also present, and are architecturally compatible with the Period Revival buildings. The Beverly Fairfax Historic District retains a high level of integrity. Of 463 total resources, 366 are district contributors and 97 are noncontributors, primarily due to loss of integrity or construction after the period of significance. Two noncontributors are vacant lots.

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## **Narrative Description**

### **Location and Setting**

The Beverly Fairfax Historic District is located in the Beverly-Fairfax neighborhood of central Los Angeles, approximately eight miles northwest of downtown. Though somewhat irregular in shape, the district is roughly rectangular and bounded by Rosewood Avenue and the vehicular alley south of Melrose Avenue on the north, the rear lot lines of the properties on the east side of N. Spaulding Avenue and N. Gardner Street on the east, the vehicular alley north of Beverly Boulevard on the south, and N. Genesee Avenue and the vehicular alley east of N. Fairfax Avenue on the west. The area is generally flat and level, and the streets adhere to a regular, rectilinear grid pattern oriented towards the cardinal directions. Lots in the district are consistent in size and shape and generally face east and west. The areas along Melrose Avenue (north), Fairfax Avenue (west), and Beverly Boulevard (south) are highly trafficked vehicular corridors that are predominantly commercial in character. Fairfax High School is located just outside the northwest portion of the district, at the northwest corner of N. Genesee and Rosewood Avenues.

Beverly Fairfax's streets are consistent in character and are paved with asphalt. Streets feature concrete curbs, concrete sidewalks, and parkways planted with lawn and a variety of mature street trees including ficus, maple, jacaranda, magnolia, and palm. Public utilities are underground, and residences have consistent setbacks. Landscaping varies from building to building. Most properties feature shallow lawns, some of which are slightly sloped or elevated, and mature shrubs and foundation plantings, perimeter fences, low walls, or hedges are sometimes present, usually not original to the property. Most properties feature concrete walkways and steps running from the sidewalk to primary building entrances.

### **Multi-Family Residential Resources**

There are 447 multi-family residences in the Beverly Fairfax Historic District, comprising approximately 97% of all resources. Multi-family residential property types commonly found throughout the district include fourplexes, duplexes, and apartment houses. A small number of triplexes, sixplexes, courtyard apartments, and bungalow courts are also present. These buildings are consistent in size and scale, rising no more than two stories in height. Some buildings are

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only one story at the street, and rise to two stories at the back. While building footprints are generally rectangular, some are L-shaped, U-shaped, or irregular.

The majority of properties have detached rear garages, usually accessed by long concrete driveways at the edges of parcels. These were not counted as resources within the district due to their very low visibility and ancillary nature, and were noted as related features for properties that have them. Some properties have detached rear residential buildings, either original or later additions; those that are visible from the street were included in the property count, while the rest were noted only as related features. The visible examples are typically part of corner lots and are exposed on cross streets, or are at the far end of courtyard apartments or bungalow courts and are sufficiently visible to evaluate. Most of the rear buildings have very low to no visibility and could not be evaluated in terms of style, alterations, or significance.

Due to the district's incremental development over a period of twenty-five years, concentrations of several architectural styles are present. Properties constructed in the pre-World War II era were designed predominantly in Period Revival styles, such as Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, French Renaissance Revival, and Chateausque. The district also has one Art Deco example. A substantial number of Minimal Traditional residences, some with strong Streamlined Moderne influences, dating to the 1930s and 1940s, are also located throughout the area. These are more common in the eastern half of the district, reflecting its slightly later period of development. Post-World War II residences are few, and predominantly reflect the Minimal Traditional and Mid-Century Modern styles. While specific architectural features are dependent on style, the majority of the buildings within the district do share some common characteristics related to their multi-family property types. These include hipped, gabled, and flat roofs (with clay tile coping), stucco wall cladding, wood, multi-light, casement, fixed, and double-hung windows, and prominent primary entrances, often leading to a foyer with first-story unit entries and an interior stairway leading to second-story units. The majority of properties have a high degree of workmanship and quality in materials and construction.

The multi-family properties located within the district vary in scale and design, ranging from modest/minimal to high style. Many of the buildings were designed and/or constructed by the same architects, builders, and owner-developers, and are replicated throughout the district, with slight or no variations in detail. Therefore, some building designs are seen at least once on each street. Some architects who worked frequently in the district tended to design in only one or two architectural styles. For example, W. E. Calhoun, C. E. Finkenbinder, Edward S. Garwood, Floyd W. Lytle, and Charles E. Williams designed frequently in the Spanish Colonial Revival style; David C. Coleman in the Minimal Traditional style; and William H. Greene in the French Renaissance Revival style. Architects often worked with the same builders as well: Calhoun with J.H. Mailhon, Finkenbinder with T.C. Wilson, Green with C. Smelser, and Williams with Guy F. Williams. A common building trend seen in the district was the owner as architect/builder relationship, as in the case of Floyd W. Lytle and Foster C. Phelps. In other instances, architects worked for only one or two owners, for example, prominent local architect R.S. Loring worked with builder W. G. Chandler on several Minimal Traditional and Streamlined Moderne

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residences, designed mainly for owners George Miller and Substantial Homes Ltd. Other notable local architects who designed buildings in the neighborhood include Max Maltzman, Louis Selden, and Edith Northman.

While the Beverly Fairfax Historic District is distinctive for its range of architectural styles, it is consistent in aesthetic and visual character. Architectural harmony is evident in the quality of construction of its buildings, and through the repetition of styles, architectural features, and materiality. Overall, the district represents a cohesive appearance that reflects the broader patterns of multi-family residential architecture and development occurring in Los Angeles during this period.

### **Single-Family Residential Resources**

The Beverly Fairfax Historic District contains fourteen single-family resources that date to its period of significance and which are located on the east-west running streets of Clinton, Rosewood, and Oakwood Avenues. These residences are small in size and modest/minimal in character, with many design examples lacking an identifiable architectural style. Several are residential units sitting above detached garages, sharing a parcel with a larger multi-family residence. Seven are noncontributing properties.

### **Other Resources**

There are two undeveloped lots within the district, classified as noncontributing sites—since they have no buildings.

### **Condition and Integrity**

In general, the Beverly Fairfax Historic District retains its historic appearance from the 1924 to 1949 period of significance. The tangible elements of the neighborhood's design are largely intact, and most buildings are very well maintained, have experienced minimal or no alterations, and retain a high degree of integrity. Three hundred sixty-six buildings—79% of the district—date to the period of significance and retain integrity of design, materials, and workmanship, making them district contributors. Ninety-seven noncontributing resources—21% of the district—were built outside of the period of significance or have been extensively altered, and two are vacant lots. These resources do not detract from the district's ability to convey the original design intent of its architects and builders.

Alterations that preclude a resource from contributing to the historic district include resizing of window openings, and thus interruption of fenestration patterns; additions to the primary façade or drastic alterations to porches or balconies; and/or a combination of replacement windows, doors, roof material, and/or cladding, which collectively reduce the property's ability to convey its significance. Though alterations to individual properties somewhat compromise the district's integrity of materials and workmanship, overall, the number of extensively altered properties is few and the alterations are not so prevalent or substantial that the district's integrity is diminished as a whole. As a result, the Beverly Fairfax Historic District retains integrity of location, setting, design, materials, and workmanship. Because the district remains completely residential in character, it also continues to convey its original development pattern as a multi-

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family residential neighborhood. This character, along with the high degree of integrity of the district's contributing resources and the small percentage of noncontributing resources, give Beverly Fairfax a high level of feeling and association from its historical period.

### **Architectural Descriptions of Buildings**

The following descriptions are organized by street name first and then street number, corresponding to the table of properties (Section 7 pages 116-128). Buildings are described in terms of their date of construction, type, architectural style, basic form, cladding material, details, and roof type, material and features. Related features are noted. If a building has been altered, alterations are listed. Buildings with some alterations are still classified as contributors, while buildings with significant alterations to character defining features and that have endured a significant loss of integrity are classified as noncontributors even if their basic dimensions are unchanged. Buildings constructed after the end of the period of significance are classified as noncontributors. Alterations were identified through building permit records as well as field observations. Where known, original architects, builders, and/or owners are noted.

#### W. Clinton Street

1. 7664 W. Clinton Street                      APN: 5527025029                      Contributor                      1938  
Architect: R.S. Loring, Builder: W.G. Chandler, Original Owner: Ben Siegel

A two-story duplex in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and hipped, with boxed eaves, and surfaced with composition shingle and an unknown material. Alterations include addition to rear/side elevation, garage door replaced, and security door(s) added. The building is located above the garage sited at the rear of the parcel shared with 546 N. Spaulding Avenue (#390).

2. 7714 W. Clinton Street                      APN: 5527024024                      Contributor                      1926  
Architect: Frank L. Stiff, Builder: Charles Buschlen, Original Owner: George Buschlen

A one-story single-family residence without an identifiable architectural style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include applied decoration and pilasters. The roof is front gable, with bargeboards, and surfaced with composition shingle. Related features include concrete steps. Alterations include garage door replaced, wall cladding replaced, and some windows replaced.

3. 7718 W. Clinton Street                      APN: 5527024025                      Noncontributor                      1926  
Architect: F.L. Stiff, Builder: Charles Buschlen, Original Owner: George Buschlen      Photo 35

A one-story single-family residence without an identifiable architectural style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and pilasters. The roof is front gable, with bargeboards, and surfaced with composition shingle.



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Related features include tiled steps. Alterations include primary door replaced, garage door replaced, wall cladding replaced, all windows replaced, and a window bay possibly added.

4. 7719 W. Clinton Street APN: 5527022012 Noncontributor 1924  
Architect: R.J. Sterner, Builder: Roy W. Clark, Original Owner: Roland Cummings

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and tile. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include a retaining wall. Alterations include chimney altered, primary door replaced, window openings altered, some windows replaced, and side gate replaced.

5. 7721 W. Clinton Street APN: 5527022013 Noncontributor 1924  
Architect: R.J. Sterner, Builder: Roy W. Clark, Original Owner: Roland Cummings

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and a wing wall. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include a retaining wall. Alterations include primary door replaced, wall cladding replaced, window openings altered, window openings infilled, and some windows replaced.

6. 7722 W. Clinton Street APN: 5527024026 Noncontributor 1926  
Architect: Frank L. Stiff, Builder: Charles Buschlen, Original Owner: George Buschlen

A one-story single-family residence without an identifiable architectural style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and pilasters. The roof is crossed gable, with bargeboards, and surfaced with composition shingle. Alterations include primary door replaced, garage door replaced, window openings altered, all windows replaced, perimeter wall added, and wall cladding replaced.

N. Curson Avenue

Streetscape Photo 5

7. 314 N. Curson Avenue APN: 5526041017 Noncontributor 1928  
Architect: Louis Selden, Builder: H. Genser, Original Owner: William H. Froom

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a T-shaped plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and quoins. The roof is flat and hipped, with clay tile coping, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Alterations include awnings added, landscape/hardscape altered, security window bars added, window openings altered, some windows replaced, stoop replaced, roof material replaced, and decorative elements added.

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8. 315 N. Curson Avenue APN: 5526042012 Noncontributor 1929  
Architect: Louis Selden, Original Owner: William H. Froom

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is cut stone and textured stucco. Details include applied decoration and grilles. The roof is flat, with clay tile coping, cornice, flat parapet and gabled parapet, and surfaced with an unknown material. Related features include concrete steps. Alterations include decorative elements added, primary door replaced, wall cladding replaced, window openings altered, some windows replaced, landscape/hardscape altered, porch rail replaced, security window bars added, and parapet altered.

9. 323 N. Curson Avenue APN: 5526042011 Contributor 1929  
Builder: George R. Perry, Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and jetty. The roof is flat, front gable and shed, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include landscape/hardscape altered, wall cladding replaced, and some windows replaced.

10. 324 N. Curson Avenue APN: 5526041018 Contributor 1928  
Builder: H. Genser, Original Owner: A.M. Bynon

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, front gable and shed, with clay tile coping, cornice and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, some windows replaced, one side entry infilled and converted to window, and brick added to stoop cheek walls.

11. 326 N. Curson Avenue APN: 5526041019 Contributor 1931  
Original Owner: S.P. Blaser

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, quoins, and a corbeled jetty. The roof is flat, front gable and shed, with clay tile coping, cornice and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

12. 327 N. Curson Avenue APN: 5526042010 Contributor 1928  
Builder: Albert J. Sullivan, Original Owner: Albert J. Sullivan Photo 9

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A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, pierced screens, and a bracketed jetty. The roof is flat, front gable, hipped and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security door(s) added, and security window bars added.

13. 332 N. Curson Avenue                      APN: 5526041020                      Contributor                      1931  
Architect, Builder, and Original Owner: S.P. Blaser

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, pilasters, and corbeled jetties. The roof is flat, front gable, hipped and shed, with clay tile coping, cornice, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include wall cladding replaced.

14. 333 N. Curson Avenue                      APN: 5526042009                      Contributor                      1929  
Architect: Jules Koppel; Builder and Original Owner: F.T. Flynn

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and a corbeled jetty. The roof is flat, hipped, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek wall. Alterations include security window bars added and wall cladding replaced.

15. 337 N. Curson Avenue                      APN: 5526042008                      Contributor                      1928  
Architect and Builder: C.E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and bracketed jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include roof replaced with incompatible materials, security door(s) added, security window bars added, and some windows replaced.

16. 338 N. Curson Avenue                      APN: 5526041021                      Contributor                      1939  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is cut stone and textured stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material.

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Related features include detached garage and flagstone steps. Alterations include some windows replaced.

17. 342 N. Curson Avenue APN: 5526041022 Contributor 1939  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is cut stone and textured stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include some windows replaced.

18. 343 N. Curson Avenue APN: 5526042007 Contributor 1930  
Original Owner: Isaack Ginsburg

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, grilles, and quoins. The roof is flat and shed, with clay tile coping, exposed rafters, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, roof replaced with incompatible materials, security window bars added, and some windows replaced.

19. 348 N. Curson Avenue APN: 5526041023 Contributor 1939  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, flagstone steps, and walkway. Alterations include security window bars added.

20. 349 N. Curson Avenue APN: 5526042005 Contributor 1928  
Architect and Builder: C.E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and a wing wall. The roof is flat, front gable, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, primary door replaced, security window bars added, and some windows replaced.

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21. 350 N. Curson Avenue APN: 5526041024 Contributor 1937  
Architect: S.H. Brown; Builder: Krandill Mortgage Co.; Original Owner: Mr. and Mrs. Liss

A two-story fourplex in the Late Chateausque style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, pilasters, quoins, string course, and a bracketed jetty. The roof is flat, hipped, and conical, with dormer, flat parapet, and turret, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, garage door replaced, porch rails altered or replaced, and some windows replaced.

22. 351 N. Curson Avenue APN: 5526042004 Contributor 1929  
Architect and Builder: Charles Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, pierced screens, and jetty. The roof is flat, front gable, and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, perimeter fence or wall added, security door(s) added, security window bars added, some windows replaced, and part of front setback converted to partial width porch with low stucco wall.

23. 358 N. Curson Avenue APN: 5526041025 Contributor 1929  
Original Owner: Louise Anderson

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled jetties. The roof is flat, hipped, and shed, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include roof replaced with incompatible materials, and wall cladding replaced.

24. 357-359 N. Curson Avenue APN: 5526042003 Contributor 1929  
Builder: Charles E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, pierced screens, and jetty. The roof is flat and hipped, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, and some windows replaced.

25. 360 N. Curson Avenue APN: 5526041031 Noncontributor 1928  
Architect, Builder and Original Owner: Albert Feigenbaum

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A two-story fourplex in the Tudor Revival style. It has an irregular plan and its cladding is brick, half timbering, and textured stucco. Details include applied decoration and a wing wall. The roof is flat, crossed gable, front gable, and jerkinhead, with bargeboards, clay tile coping, dormer, flared and open eaves, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include decorative elements added, primary door replaced, door (primary) opening or entrance altered, window openings altered, some windows replaced, stoop replaced and patios added to front setback, window bay converted to door, and security window bars added.

26. 361 N. Curson Avenue APN: 5526042002 Contributor 1928  
Architect and Builder: C.E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, quoins, and a corbeled jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include some windows replaced, and one window opening altered at side façade.

27. 366 N. Curson Avenue APN: 5526041028 Contributor 1928  
Architect, Builder and Original Owner: Albert Feigenbaum

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, and quoins. The roof is flat, front gable, and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile, composition shingle, and an unknown material. Related features include detached garage. Alterations include decorative elements added, primary door replaced, garage door replaced, security window bars added, and a portion of roof material replaced with composition shingle.

28. 367 N. Curson Avenue APN: 5526042001 Noncontributor 1928  
Architect and Builder: A. Browne; Original Owner: R. Harrison

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, front gable, pent, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, window openings altered, and all windows replaced.

29. 401 N. Curson Avenue APN: 5526029014 Contributor 1927  
Architect: Postle & Postle; Builder: H.C. Blenn; Original Owner: J. Benjamin

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A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, grilles, and pilasters. The roof is flat, front gable, and shed, with bargeboards, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and flagstone steps. Alterations include security window bars added, and some windows replaced.

30. 404 N. Curson Avenue APN: 5526030016 Contributor 1927  
Architect: Louis Selden; Builder: H. Genser; Original Owner: Roy W. Macy

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, pilasters and quoins. The roof is flat, front gable, and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, security window bars added, wall cladding replaced, and all windows replaced.

31. 409 N. Curson Avenue APN: 5526029013 Noncontributor 1927  
Builder: J.A. Maillot; Original Owner: Burt Williams

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and pent, with clay tile coping, wide eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements added, security window bars added, window openings altered, and some windows replaced.

32. 410 N. Curson Avenue APN: 5526030017 Noncontributor 1928  
Architect: Ligget & Stelzer; Builder and Original Owner: Ligget & Stelzer

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, and grilles. The roof is flat and front gable, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include door/entrance added, primary door replaced, porch rails altered or replaced, wall cladding replaced, some windows replaced, porch altered, and secondary doors replaced.

33. 414 N. Curson Avenue APN: 5526030019 Contributor 1929  
Architect: Jules Koppel; Builder: S. Gitelson; Original Owner: Charles L. Katie

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and hipped, with cornice and flat parapet, and surfaced with clay tile and an unknown material.

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Related features include detached garage and concrete steps. Alterations include garage door replaced, porch rails altered or replaced, wall cladding replaced, and some windows replaced.

34. 417 N. Curson Avenue APN: 5526029012 Noncontributor N/A

At the time of survey in late 2017, this property was a 1926 Spanish Colonial Revival duplex with all windows and doors removed, surrounded by a construction fence. By early 2018, the building had been demolished and the parcel was vacant. Construction began in summer 2018.

35. 418 N. Curson Avenue APN: 5526030020 Contributor 1929  
Architect: Jules Koppel; Builder: S. Gitelson; Original Owner: Charles L. Katie

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and hipped, with cornice and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, porch rails altered or replaced, wall cladding replaced, and some windows replaced.

36. 423 N. Curson Avenue APN: 5526029011 Contributor 1926  
Architect: S.W. Spangler; Builder and Original Owner: J.A. Vallow

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, crossed gable, and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security window bars added, wall cladding replaced, some windows replaced, and a two-story multi-family building added at rear of parcel. The detached rear building is minimally visible and does not physically or visually impact the duplex.

37. 424-426 N. Curson Avenue APN: 5526030021 Contributor 1925  
Original Owner: Allan R. Reid

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and pent, with clay tile coping, flat parapet and stepped parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, security window bars added, and some windows replaced.

38. 427 N. Curson Avenue APN: 5526029010 Contributor 1930  
Builder: C.E. Williams; Original Owner: Verna Bennett

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, pierced screens,



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and jetty. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, porch rails altered or replaced, security window bars added, and security gate added.

39. 428-430 N. Curson Avenue APN: 5526030022 Noncontributor 1927  
Builder: Elmer A. Wayahn; Original Owner: W.C. Streitz

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, pierced screens, and a bracketed jetty. The roof is flat, front gable and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, primary door opening or entrance altered, security window bars added, wall cladding replaced, some windows replaced, primary door replaced, and part of front setback converted to patio with hedge.

40. 431 N. Curson Avenue APN: 5526029028 Noncontributor 1926  
Architect: C.F. Finkenbinder; Builder and Original Owner: T.C. Wilson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat and hipped, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include primary door replaced, landscape/hardscape altered, perimeter fence or wall added, window openings altered, some windows replaced, a large multi-family building added at rear of parcel, entire front converted to walled patio, security gate added, and balcony altered.

41. 434 N. Curson Avenue APN: 5526030024 Contributor 1928  
Architect: H.W. Bishop; Builder: Robert A. Klein; Original Owner: Robert A. Klein & Co.

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, grilles, quoins, and string course. The roof is flat and hipped, with clay tile coping, cornice, open eaves, exposed purlins, exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, some windows replaced, and secondary (side) doors replaced.

42. 437 N. Curson Avenue APN: 5526029007 Noncontributor 1929  
Original Owner: Henry W. Sawyer

A two-story duplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, grilles, tile, and a bracketed jetty. The roof is flat, front gable, and shed, with clay tile coping, cornice and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and

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concrete steps. Alterations include security window bars added, window openings altered, some windows replaced, and brick benches added.

43. 440 N. Curson Avenue APN: 5526030025 Contributor 1929  
Builder: Earl Haskins; Original Owner: Maurice Nathanson

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and bracketed jetties. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security door(s) added, security window bars added, and some windows replaced.

44. 439-441 N. Curson Avenue APN: 5526029006 Contributor 1938  
Architect: Paul C. Pope; Original Owner: Clara Pinsky

A two-story fourplex in the Late Chateausque style. It has an L-shaped plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, quoins, and string course. The roof is flat, hipped, and conical, with cornice, dormer, boxed eaves, flat parapet, and turret, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include landscape/hardscape altered, security window bars added, some windows replaced, and windows replaced in-kind with wood.

45. 446 N. Curson Avenue APN: 5526030026 Contributor 1930  
Builder: Harry W. Sawyer; Original Owner: Myrtle H. Larker

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, pilasters, and bracketed jetties. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek wall. Alterations include some windows replaced, and security gate added.

46. 447 N. Curson Avenue APN: 5526029005 Contributor 1929  
Original Owner: Henry W. Sawyer

Two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and grilles. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek wall. Alterations include landscape/hardscape altered, and all windows replaced.

47. 450 N. Curson Avenue APN: 5526030027 Contributor 1937  
Architect: J. Zeller; Builder: William Berger; Original Owner: William & Milton Berger

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A two-story triplex in the Colonial Revival style. It has an irregular plan and its cladding is cut stone, smooth stucco, and wood tongue-and-groove. Details include applied decoration, balconette, belt course, grilles, and pilasters. The roof is flat, side gable, and hipped, with clay tile coping, dormer, boxed eaves, flat parapet and eave returns, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include awnings added, security window bars added, some windows replaced, and exterior stair steps replaced.

48. 451 N. Curson Avenue                      APN: 5526029004                      Contributor                      1928  
Original Owner: Henry W. Sawyer

A two-story fourplex in the Tudor Revival style. It has an irregular plan and its cladding is half timbering and textured stucco. Details include applied decoration, light fixtures, and a bracketed jetty. The roof is flat, crossed gable and jerkinhead, with bargeboards, clay tile coping, dormer, flared and open eaves, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, and some windows replaced.

49. 455 N. Curson Avenue                      APN: 5526029003                      Noncontributor                      1926  
Architect: C.F. Finkenbinder; Original Owner: T.C. Wilson

Two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, pent, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include decorative elements added, primary door replaced, security window bars added, window openings altered, some windows replaced, secondary doors replaced, stoops retiled, porch and balcony rails replaced, and grilles replaced.

50. 456 N. Curson Avenue                      APN: 5526030028                      Contributor                      1937  
Architect: Leonard L. James; Builder: Harry Cowling; Original Owner: Sam Kleeman

A two-story fourplex in the Late Chateausque style. It has a U-shaped plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, and quoins. The roof is flat, hipped, and conical, with flared and boxed eaves, finial, flat parapet, and turret, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, decorative elements removed, security window bars added, and some windows replaced.

51. 458 N. Curson Avenue                      APN: 5526030031                      Contributor                      1931  
Builder and Original Owner: S.W. Schwab                      Photo 10



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A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, porch rails altered or replaced, security door(s) added, security window bars added, and some windows replaced.

56. 315-317 N. Gardner Street APN: 5526040003 Noncontributor 1930  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and a corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, wall cladding replaced, window openings altered, some windows replaced, and security window bars added.

57. 320 N. Gardner Street APN: 5526039005 Contributor 1928  
Architect and Builder: W.F. Freeman; Original Owner: S.E. Anderson

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, and bracketed jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security window bars added, some windows replaced, some window openings altered at rear side façade, and exterior stair replaced.

58. 321 N. Gardner Street APN: 5526040014 Contributor 1929  
Architect: R.H. Clopine; Builder: W.E. Clopine; Original Owner: C.F. Lehnkaring

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include balconette, grilles, and quoins. The roof is flat, shed and conical, with clay tile coping, open eaves, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include garage door replaced, porch added, security window bars added, some windows replaced, arched transom windows infilled on primary facade, and tile added to steps.

59. 326-328 N. Gardner Street APN: 5526039006 Contributor 1940  
Original Owner: H. Kali

A two-story fourplex in the French Renaissance Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and

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string course. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include security door(s) added, security window bars added.

60. 330-332 N. Gardner Street      APN: 5526039007      Contributor      1940  
Original Owner: H. Kali

A two-story fourplex in the French Renaissance Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps and walkway. Alterations include security window bars added.

61. 331 N. Gardner Street      APN: 5526040013      Noncontributor      1940  
Original Owner: H. Kali

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, grilles, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, open eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, window openings altered, and all windows replaced.

62. 333 N. Gardner Street      APN: 5526040012      Contributor      1939  
Original Owner: F. Blecker

A two-story fourplex in the French Renaissance Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, pilasters, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include wall cladding replaced, and some windows replaced.

63. 336 N. Gardner Street      APN: 5526039008      Contributor      1937  
Architect: Clarence J. Smale; Builder: Walter Bollenbacher; Original Owner: Mary Moore

A two-story duplex in the Monterey Revival style. It has an irregular plan and its cladding is brick, textured stucco, and wood tongue-and-groove. Details include applied decoration and bracketed jetty. The roof is flat, gable, side, and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and brick steps. Alterations include chimney altered, garage door replaced, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, balcony rail added, and retaining wall added.



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A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, pierced screens, quoins, and bracketed jetties. The roof is flat, hipped, and shed, with clay tile coping, open eaves, exposed rafters, parapet, and flat turret, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, garage door replaced, porch rails altered or replaced, security window bars added, and some windows replaced.

69. 352 1/2 N. Gardner Street      APN: 5526039011      Contributor      1930  
Builder and Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, pilasters, and bracketed jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements removed, security door(s) added, security window bars added, and some windows replaced.

70. 353 N. Gardner Street      APN: 5526040008      Contributor      1929  
Architect: Max Maltzman; Builder: B. Tansky; Original Owner: Bessie Bisno

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, grilles, quoins and string course. The roof is flat, shed, and conical, with clay tile coping, open eaves, exposed rafters, flat parapet, tower, and weathervane, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek wall. Alterations include landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and retaining wall added.

71. 358 N. Gardner Street      APN: 5526039012      Contributor      1928  
Original Owner: W.E. Henderson

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and corbeled jetties. The roof is flat, hipped, and hipped pyramidal, with clay tile coping, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security door(s) added, some windows replaced, and tile added to steps.

72. 359 N. Gardner Street      APN: 5526040007      Contributor      1930  
Original Owner: S.P. Blaser

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled jetty. The



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roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

73. 362 N. Gardner Street                      APN: 5526039013                      Contributor                      1929  
    Builder and Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled and bracketed jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added.

74. 361-363 N. Gardner Street                      APN: 5526040006                      Contributor                      1930  
    Architect: J.W. McKee; Original Owner: Samuel Kurtz

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is cut stone and textured stucco. Details include applied decoration, grilles, and bracketed jetties. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements removed, primary door replaced, landscape/hardscape altered, security window bars added, some windows replaced, and retaining wall added.

75. 364-370 N. Gardner Street                      APN: 5526039014                      Contributor                      1929  
    Architect, Builder, and Original Owner: Charles J. Dorfman

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, pierced screens, pilasters, and stepped wing wall. The roof is flat, front gable, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added.

76. 371 N. Gardner Street                      APN: 5526040005                      Contributor                      1929  
    Architect, Builder, and Original Owner: Charles J. Dorfman

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is cut stone and textured stucco. Details include applied decoration, balconette, grilles, and pierced screens. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include roof replaced with incompatible materials, security door(s) added,

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security window bars added, some windows replaced, tile added to stoop, retaining wall added/replaced, and security gate added.

77. 401 N. Gardner Street APN: 5526031014 Contributor 1940  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Irving Goldstein

A two-story apartment house in the French Renaissance Revival style, located on a corner lot. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, dormer, boxed and flared eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include security door(s) added, security window bars added, and two windows replaced at rear of side façade.

78. 406 N. Gardner Street APN: 5526032014 Contributor 1929  
Architect: W.F. Schwartz; Original Owner: J.P. Stevenson

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and corbeled jetty. The roof is flat, front gable, hipped, and pent, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include porch rails altered or replaced, security door(s) added, security window bars added, wall cladding replaced, brick added to steps, and security gates added. Building is located at the front of the parcel shared with 7465 W. Oakwood Avenue (#170).

79. 410-412 N. Gardner Street APN: 5526032015 Contributor 1927  
Builder: W.F. Schwartz; Original Owner: T.O. Stevenson

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include grilles and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

80. 411 N. Gardner Street APN: 5526031013 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Elias Miller

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and projecting speedlines. The roof is flat and hipped, with open eaves, flat parapet, and roof deck with wood railing atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway.

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Alterations include garage door replaced, security window bars added, and some windows replaced.

81. 413 N. Gardner Street APN: 5526031012 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Elias Miller Photo 13

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and projecting speedlines. The roof is flat and hipped, with open eaves, flat parapet, and roof deck with wood railing atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, some windows replaced, and brick added to walkway.

82. 414-416 N. Gardner Street APN: 5526032016 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and wood tongue-and-groove. Details include applied decoration. The roof is hipped and surfaced with composition shingle. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, and wire mesh added to porch rail, balcony railing, and exterior stair railing.

83. 417 N. Gardner Street APN: 5526031011 Contributor 1926  
Builder: B.S. Crammer; Original Owner: A.R. Reid

Two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. The roof is flat, pent, and shed, with clay tile coping and curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, security door(s) added, security window bars added, and some windows replaced.

84. 420 N. Gardner Street APN: 5526032017 Contributor 1928  
Original Owner: Earl Haskins

A two-story fourplex in the Monterey Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and shed, with clay tile coping, flat parapet, and turret, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security door(s) added, security window bars added, some windows replaced, one of three balcony doors replaced, and steel balcony support added.

85. 424 N. Gardner Street APN: 5526032018 Contributor 1928  
Architect: Art A. Smith; Original Owner: B. Tansky

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A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and crossed gable, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include porch added, wall cladding replaced, some windows replaced, and one window opening on side altered.

86. 427 N. Gardner Street APN: 5526031010 Contributor 1928  
Architect and Builder: Earl Haskins; Original Owner: Max Rosenberg

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, and corbeled and bracketed jetties. The roof is flat, hipped, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, porch rails altered or replaced, security window bars added, some windows replaced, retaining wall added, and steel balcony supports added.

87. 430 N. Gardner Street APN: 5526032019 Contributor 1927  
Architect: Max Shostak; Builder: Fred Jr. Young; Original Owner: B.F. Cole

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include two wing walls, one of which is over the driveway. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, porch rails altered or replaced, wall cladding replaced, some windows replaced, retaining wall and hedge added, and security window bars added.

88. 431 N. Gardner Street APN: 5526031009 Contributor 1928  
Builder and Original Owner: M.A. Flickinger

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and corbeled jetty. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, some windows replaced, and one window opening altered on side.

89. 434 N. Gardner Street APN: 5526032020 Noncontributor 1928  
Builder: Louis Gratine; Original Owner: James Owen James

A two-story duplex in no particular style. It has an L-shaped plan and its cladding is textured stucco and wood shingles. Details include applied decoration. The roof is flat and crossed gable,

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with clay tile coping, open eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include porch altered or enclosed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, some windows replaced, front setback converted to patio, retaining wall added, security window bars added, and addition to side façade.

90. 437 N. Gardner Street APN: 5526031008 Noncontributor 1928  
Architect: John P. Canfield; Original Owner: P.A. Rose

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is brick and textured stucco. Details include applied decoration. The roof is flat and crossed gable, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Alterations include decorative elements removed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, some windows replaced, addition to primary elevation, front setback converted to patio with perimeter fence/stucco piers, balcony rails replaced, and a residential building added to rear of parcel.

91. 436-440 N. Gardner Street APN: 5526032021 Contributor 1939  
Architect: R.S. Loring; Builder: E. Miller; Original Owner: Substantial Homes

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and projecting speedlines. The roof is flat and hipped, with open eaves, exposed rafters, flat parapet, and roof deck with wood railing atop one-story volume, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include addition to rear/side elevation, some windows replaced, and exterior stair rail replaced.

92. 439 N. Gardner Street APN: 5526031007 Noncontributor 1931  
Builder and Original Owner: H.W. Scott

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is brick and textured stucco. Details include applied decoration and bracketed jetty. The roof is flat and hipped, with clay tile coping, open eaves, flat parapet, and turret, and surfaced with clay tile and an unknown material. Alterations include addition to rear/side elevation, landscape/hardscape altered, porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, security window bars added, balcony altered, and secondary (balcony) doors replaced.

93. 442 N. Gardner Street APN: 5526032028 Noncontributor 1989  
Architect: Uriu & Associates; Original Owner: Helen H. Choi

A three-story apartment house without an identifiable architectural style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat with flat

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parapet, and surfaced with an unknown material. Related features include concrete steps. The building appears to be unaltered.

94. 443-445 N. Gardner Street APN: 5526031006 Contributor 1928  
Architect and Builder: Earl Haskins; Original Owner: Maurice Nathanson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, and corbeled jetty. The roof is flat, hipped, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security window bars added, tile added to stoop, retaining wall added, and a residential building constructed at rear of parcel. The detached building is minimally visible and does not physically or visually impact the duplex.

95. 449 N. Gardner Street APN: 5526031005 Contributor 1926  
Original Owner: Joseph Marks

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat, hipped, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security door(s) added, security window bars added, and some windows replaced.

96. 451-453 N. Gardner Street APN: 5526031004 Noncontributor 1926  
Original Owner: Kate Turner

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetty. The roof is flat, hipped, and shed, with flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include addition to rear/side elevation, roof replaced with incompatible materials, window openings altered, windows boarded up, some windows replaced, patio with hedge and retaining wall added to primary façade, window opening converted to door, security window bars added, and landscape/hardscape altered.

97. 452 N. Gardner Street APN: 5526032023 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and wood tongue-and-groove. Details include applied decoration and light fixtures. The roof is hipped with open eaves, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway.

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Alterations include garage door replaced, security door(s) added, one terrarium window added at rear side elevation, and porch rail added.

98. 456 N. Gardner Street APN: 5526032024 Contributor 1929  
Architect, Builder, and Original Owner: Frank Smith

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, light fixtures, and corbeled jetties. The roof is flat, hipped, and hipped pyramidal, with clay tile coping, open eaves, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security door(s) added, security window bars added, some windows replaced, balcony rail replaced, and brick added to steps.

99. 461 N. Gardner Street APN: 5526031003 Noncontributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and projecting speed lines with a scalloped detail. The roof is flat and hipped, with open eaves and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include perimeter fence or wall added, wall cladding replaced, window openings altered, some windows replaced, roof deck railing replaced, patios added, secondary entrances/doors added, and security window bars/doors added.

100. 462 N. Gardner Street APN: 5526032025 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and wood tongue-and-groove. Details include applied decoration. The roof is hipped with open eaves, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added, security window bars added, and some windows replaced.

101. 466 N. Gardner Street APN: 5526032026 Contributor 1928  
Architect: Welch and Christiansen; Builder: John Christiansen;  
Original Owner: Charles Welch & Arthur Christiansen

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and pilasters. The roof is flat, gable, side, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, wall cladding replaced, and some windows replaced.

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102. 467 N. Gardner Street APN: 5526031001 Noncontributor 1927  
Architect, Builder, and Original Owner: H.A. Seeley

A two-story duplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. The roof is flat, hipped, and shed, with clay tile coping, cornice, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include porch altered or enclosed, security window bars added, wall cladding replaced, window openings altered, all windows replaced, side fence added, and garage door replaced.

103. 503 N. Gardner Street APN: 5526026011 Contributor 1931  
Original Owner: Samuel Kurtz and D.G. Martinoti

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, pierced screens, quoins, and tile. The roof is crossed gable, hipped, and shed, with exposed purlins and exposed rafters, and surfaced with clay tile and rolled asphalt. Related features include detached garage and concrete steps. Alterations include decorative elements added, and porch rails altered or replaced. An addition to the upper story is set back at one side toward the rear. The building is quite large, so the overall impact is minimal.

N. Genesee Avenue

104. 313 N. Genesee Avenue APN: 5527039006 Noncontributor 1954  
Builder and Original Owner: Westview Construction Co. Photo 36

A two-story apartment house in the Mid-Century Modern style. It has an L-shaped plan and its cladding is smooth stucco, wood vertical boards, and raked stucco. Details include applied decoration. The roof is hipped, with wide, boxed, and open eaves, and surfaced with composition shingle. Related features include detached garage, concrete steps, walkway, and low stone entry wall. Alterations include security window bars added.

105. 314 N. Genesee Avenue APN: 5527040008 Contributor 1929  
Architect: H.W. McGowan; Builder and Original Owner: Slater-Curzon Co.

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, pierced screens, quoins, and corbeled jetties. The roof is flat and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, security window bars added, and some windows replaced.



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106. 320 N. Genesee Avenue APN: 5527040019 Contributor 1929  
Architect: S. Edwin Garwood; Original Owner: Robert Dombroff

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, security window bars added, some windows replaced, and tile added to steps and stoop.

107. 323 N. Genesee Avenue APN: 5527039030 Contributor 1930  
Original Owner: R.H. Hope

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, and some windows replaced.

108. 325 N. Genesee Avenue APN: 5527039016 Contributor 1931  
Builder and Original Owner: Oscar Kalish Photo 14

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, belt course, grilles, light fixtures, corbeled jetty, stepped jetty, and wing wall. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, flat parapet, and a cornice, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, stoop steps enlarged, and riser lights added.

109. 328 N. Genesee Avenue APN: 5527040020 Contributor 1941  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Irving Goldstein

A two-story apartment house in the Minimal Traditional style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, belt course, and string course. The roof is hipped with boxed eaves, and surfaced with composition shingle. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, porch rails altered or replaced, security door(s) added, and security window bars added.

110. 330-332 N. Genesee Avenue APN: 5527040021 Contributor 1929  
Builder: Mark Hoffman; Original Owner: Theodore Teichrieb

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include jetty. The roof is flat, hipped, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material.

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Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, some windows replaced, and one of two exterior stairways replaced.

111. 331-333 N. Genesee Avenue APN: 5527039015 Contributor 1938  
Builder: A.H. Lewis; Original Owner: Grace Ciener

A two-story fourplex in the Late Chateausque style. It has a U-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, grilles, quoins, and string course. The roof is hipped, with cornice, dormer, and turret, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include security door(s) added, security window bars added, and some windows replaced.

112. 335 N. Genesee Avenue APN: 5527039014 Contributor 1938  
Builder: A.H. Lewis; Original Owner: Grace Ciener

A two-story fourplex in the Late Chateausque style. It has a U-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, light fixtures, quoins, and string course. The roof is hipped, with cornice, dormer, and turret, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include security door(s) added, security window bars added, and some windows replaced.

113. 336 N. Genesee Avenue APN: 5527040022 Contributor 1928  
Builder: D.H. Harter & Sons; Original Owner: M.S. Harter

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetties. The roof is flat, front gable, and hipped, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, and some windows replaced.

114. 342 N. Genesee Avenue APN: 5527040023 Contributor 1928  
Architect, Builder, and Original Owner: D.H. Harter & Sons

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, and grilles. The roof is flat and crossed gable, with flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, garage door replaced, security door(s) added, security window bars added, wall cladding replaced, and exterior stair steps replaced (both side façades).

115. 343 N. Genesee Avenue APN: 5527039013 Contributor 1927  
Architect and Original Owner: C.T. Johnson; Builder: C.E. Johnson

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A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and string course. The roof is flat, front gable, shed, and conical, with clay tile coping, cornice, flat parapet and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, security door(s) added, and security window bars added.

116. 348 N. Genesee Avenue APN: 5527040039 Contributor 1928  
Builder and Original Owner: Charles I. Goodman

A two-story fourplex in the Tudor Revival style. It has a rectangular plan and its cladding is half timbering and smooth stucco. Details include applied decoration and jetty with beams. The roof is flat, crossed gable, and front gable, with bargeboards, clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, garage door replaced, security window bars added, wall cladding replaced, and some windows replaced.

117. 349 N. Genesee Avenue APN: 5527039012 Contributor 1928  
Architect: J.W. McKee; Builder: Charles Goodman; Original Owner: Samuel Kurtz

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements removed, security window bars added, some windows replaced, and tile added to stoop.

118. 352 N. Genesee Avenue APN: 5527040026 Contributor 1928  
Builder and Original Owner: Isadore Phillips

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetty with brackets. The roof is flat, crossed gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security window bars added, wall cladding replaced, and some windows replaced.

119. 351-353 N. Genesee Avenue APN: 5527039010 Contributor 1928  
Original Owner: D.H. Carter

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles and jetty with brackets. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay

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tile and an unknown material. Related features include detached garage and concrete steps. Alterations include some windows replaced.

120. 356 N. Genesee Avenue APN: 5527040040 Contributor 1928  
Architect, Builder, and Original Owner: S.P. Blaser

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, light fixtures, quoins, and corbeled jetty. The roof is flat, crossed gable, and shed, with bargeboards, clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

121. 359 N. Genesee Avenue APN: 5527039009 Contributor 1941  
Builder: Charles Klein; Original Owner: S. Groper

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, pilasters, planters, and string course. The roof is flat and hipped, with cornice, dentils, and boxed eaves, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include awnings added, garage door replaced, and some windows replaced.

122. 362 N. Genesee Avenue APN: 5527040031 Contributor 1928  
Builder and Original Owner: Blair & Holson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. The roof is flat and crossed gable, with clay tile coping, flat parapet, and cornice, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek wall at steps. Alterations include awnings added, security door(s) added, security window bars added, and some windows replaced.

123. 363 N. Genesee Avenue APN: 5527039032 Noncontributor 2017

A three-story apartment house under construction at time of survey. It has a rectangular plan and its cladding is unknown. The roof is unknown and surfaced with an unknown material.

124. 366-368 N. Genesee Avenue APN: 5527040032 Noncontributor 1928  
Builder: P.W. McMullen; Original Owner: James Owen James

A two-story duplex in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include corbeled jetty. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Alterations include balcony altered or enclosed, primary door replaced, porch

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altered or enclosed, all windows replaced, and flagstone entry steps and planters added. Building is located at the front of the parcel shared with 7716 W. Oakwood Avenue (#174).

125. 367 N. Genesee Avenue APN: 5527039007 Contributor 1927  
Architect: N. Davis; Builder and Original Owner: Norman Herman

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is cast stone and textured stucco. Details include applied decoration, balconette, grilles, and light fixtures. The roof is flat and hipped, with clay tile coping, dormer, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps and cast stone at stoop steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

126. 400 N. Genesee Avenue APN: 5527027020 Noncontributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and crossed gable, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, garage door replaced, security door(s) added, security window bars added, some windows replaced, wall cladding replaced, tile added to steps, window boarded up, and balconies removed from side elevation.

127. 401 N. Genesee Avenue APN: 5527028013 Contributor 1930  
Original Owner: Sam Astor

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include a small wall-mounted sign of unknown material over the entry, reading "ASTOR APTS." The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include flagstone steps. Alterations include some windows replaced.

128. 409 N. Genesee Avenue APN: 5527028012 Contributor 1927  
Architect: Postle & Postle; Builder: Henry Fidwiff; Original Owner: L.L. Stanwood

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is brick and textured stucco. Details include balconette. The roof is flat and crossed gable, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security window bars added, wall cladding replaced, and brick added at entry, steps, and kneewall.

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129. 410 N. Genesee Avenue APN: 5527027021 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced and wall cladding replaced.

130. 415 N. Genesee Avenue APN: 5527028011 Contributor 1928  
Builder and Original Owner: Norman Herman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, light fixtures, corbeled jetty, and projecting corner stucco balcony with arches and hipped clay tile roof with exposed rafters (no doors in it). The roof is flat and hipped, with clay tile coping, open eaves, exposed rafters, exposed purlins, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, and security window bars added.

131. 416 N. Genesee Avenue APN: 5527027022 Contributor 1928  
Builder: P.W. McMullen; Original Owner: James Owen James

A two-story duplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and corbeled jetty. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, primary door replaced, security door(s) added, security window bars added, some windows replaced, and garage door replaced.

132. 420 N. Genesee Avenue APN: 5527027023 Contributor 1929  
Builder and Original Owner: M.A. Flickinger

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and wing wall. The roof is flat and crossed gable, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and walkway. Alterations include awnings added, garage door replaced, and security window bars added.

133. 421 N. Genesee Avenue APN: 5527028010 Contributor 1928  
Builder and Original Owner: M.A. Flickinger

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetties. The roof is

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flat and hipped, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added and wall cladding replaced.

134. 424-426 N. Genesee Avenue APN: 5527027024 Contributor 1929  
Builder and Original Owner: M.A. Flickinger

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security window bars added, some windows replaced, and gate added to entry.

135. 425-427 N. Genesee Avenue APN: 5527028009 Contributor 1927  
Builder and Original Owner: Norman Herman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles. The roof is flat, crossed gable, and shed, with clay tile coping, flat parapet, and cornice, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added, porch rails altered or replaced, security window bars added, and some windows replaced.

136. 430 N. Genesee Avenue APN: 5527027025 Contributor 1938  
Builder: J.J. Rees; Original Owner: John Y. Stephen

A two-story fourplex in the Minimal Traditional style. It has an L-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, grilles, light fixtures, quoins, string course, and recessed balcony. The roof is hipped, with dentils and boxed eaves, and surfaced with composition shingle. Related features include detached garage and walkway. Alterations include security window bars added and some windows replaced.

137. 431 N. Genesee Avenue APN: 5527028008 Contributor 1936  
Builder and Original Owner: D. Waxman

A two-story triplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, balconette, grilles, corbeled and stepped jetties, partial-width porch with low stucco wall, and wing wall. The roof is flat, hipped, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, walkway, and flagstone steps. Alterations include awnings added, security door(s) added, security window bars added, and some windows replaced.

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138. 434 N. Genesee Avenue APN: 5527027026 Contributor 1937  
Architect: Clarence J. Smale; Builder: Walter Bollenbacher;  
Original Owner: Mary Moore

A two-story duplex in the French Renaissance Revival style. It has a rectangular plan and its cladding is brick and smooth stucco. Details include applied decoration, belt course, grilles, and jetty with brackets. The roof is flat and hipped, with clay tile coping, dentils, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, and window openings altered.

139. 437 N. Genesee Avenue APN: 5527028007 Noncontributor 1938  
Architect: William V. Kerner; Original Owner: Joseph Pasternak

A two-story apartment house in the Minimal Traditional style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and belt course. The roof is crossed gable and front gable, with boxed and open eaves, and surfaced with composition shingle. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, window openings altered, window openings infilled, and all windows replaced.

140. 439 N. Genesee Avenue APN: 5527028006 Contributor 1926  
Builder: J.L. Lando; Original Owner: Marie Lando

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, and light fixtures. The roof is flat and shed, with clay tile coping, flat parapet, and scalloped trim, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, wall cladding replaced, some windows replaced, and security gate added

141. 440 N. Genesee Avenue APN: 5527027027 Contributor 1947  
Builder: Murray; Original Owner: Louis A. Bridge

A two-story fourplex in the Late Chateausque style. It has an L-shaped plan and its cladding is textured stucco. Details include applied decoration, belt course, quoins, and exterior staircase to balcony. The roof is flat and hipped, with clay tile coping, dentils, dormer, flat parapet, and turret, and surfaced with rolled asphalt and an unknown material. Related features include detached garage and walkway. Alterations include security door(s) added, security window bars added, wall cladding replaced, and exterior stair steps replaced.

142. 446 N. Genesee Avenue APN: 5527027038 Contributor 1947  
Builder: Murray; Original Owner: Louis A. Bridge Photo 15



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A two-story fourplex in the Late Chateausque style. It has an L-shaped plan and its cladding is smooth stucco. Details include belt course, light fixtures, quoins, and exterior staircase to balcony. The roof is flat and hipped, with clay tile coping, dentils, dormer, flat parapet, and turret, and surfaced with rolled asphalt and an unknown material. Related features include detached garage and walkway. Alterations include awnings added, security door(s) added, and security window bars added.

143. 447 N. Genesee Avenue APN: 5527028005 Contributor 1927  
Original Owner: M.A. Flickinger

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is brick and textured stucco. Details include applied decoration, light fixtures, a projecting partial-width porch with low stucco wall south of entry, and an enclosed stucco balcony with grouped openings and no doors above entry. The roof is flat, front gable, pent and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

144. 448-450 N. Genesee Avenue APN: 5527027039 Contributor 1931  
Original Owner: Oscar Kalish

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, jetties, and wing wall. The roof is flat, crossed gable, and shed, with bargeboards, clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security window bars added, some windows replaced, gate added to entry, and tile added to steps.

145. 451 N. Genesee Avenue APN: 5527028004 Contributor 1939  
Architect: David C. Coleman; Original Owner: Hoyt Construction Co.

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, quoins, string course, stucco flower box, stepped jetties, and scored stucco. The roof is flat and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added and security window bars added.

146. 455 N. Genesee Avenue APN: 5527028003 Contributor 1932  
Architect: H.W. Charlton; Original Owner: Herman Ruff

A two-story apartment house in the Spanish Colonial Revival style. It has a T-shaped plan and its cladding is smooth stucco. Details include applied decoration, grilles, light fixtures, and tile. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, exposed rafters, and flat

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parapet, and surfaced with clay tile and an unknown material. Related features include curving concrete steps with cheek wall. The building appears to be unaltered.

147. 456 N. Genesee Avenue APN: 5527027035 Contributor 1930  
Builder and Original Owner: E. Bush

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, quoins, and corbelled jetty. The roof is flat, front gable, hipped, and shed, with open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security door(s) added, security window bars added, window openings altered, and some windows replaced.

148. 460 N. Genesee Avenue APN: 5527027036 Noncontributor 1928  
Architect: Builders Plan Service; Builder: G.N. Barnard; Original Owner: Belle Wachtel

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include jetty with brackets. The roof is flat, front gable, and hipped, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, garage door replaced, wall cladding replaced, window openings altered, some windows replaced, latticework added to balcony, and tile added to stoop.

149. 459-463 N. Genesee Avenue APN: 5527028002 Contributor 1940  
Architect: Charles S. Klein; Original Owner: Sam Groper

A two-story apartment house in the French Renaissance Revival style. It has a U-shaped plan and its cladding is smooth stucco and diamond-scored stucco. Details include applied decoration, belt course, light fixtures, pilasters, quoins, and string course. The roof is flat and hipped, with cornice and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, walkway, and flagstone steps. Alterations include security door(s) added, security window bars added, and security gate at one stoop.

150. 465 N. Genesee Avenue APN: 5527028001 Contributor 1940  
Architect: Louis Selden; Original Owner: Max Eskin Photo 16

A two-story apartment house in the Minimal Traditional style, located on a corner lot. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is front gable and hipped, with boxed eaves, and surfaced with composition shingle. Related features include detached garage, concrete steps, walkway, and flagstone steps. Alterations include security door(s) added, security window bars added, some windows replaced, and exterior wood steps replaced with diamond plate steel.

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151. 502 N. Genesee Avenue APN: 5527024013 Contributor 1928  
Builder: R.O. Doherty and M. A. Flickinger; Original Owner: E.M. Flickinger

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, grilles, light fixtures, tile, and jetty with brackets. The roof is flat, with clay tile coping and flat parapet, and surfaced with an unknown material. Related features include concrete steps. Alterations include awnings added, garage door replaced, security window bars added, and some windows replaced.

152. 508 N. Genesee Avenue APN: 5527024014 Contributor 1925  
Architect and Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and quoins. The roof is front gable and hipped, with open eaves, exposed purlins, and exposed rafters, and surfaced with clay tile. Related features include detached garage. Alterations include security window bars added, some windows replaced, security gate added to entry, and tile added to stoop and steps.

153. 510-514 N. Genesee Avenue APN: 5527024015 Contributor 1939  
Architect: R.S. Loring; Original Owner: George Miller & Son Photo 17

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include scored stucco. The roof is hipped, with open eaves, exposed purlins, and exposed rafters, and surfaced with composition shingle. Related features include detached garage and flagstone steps. Alterations include security door(s) added, security window bars added, and some windows replaced.

154. 518 N. Genesee Avenue APN: 5527024016 Noncontributor 1924  
Builder: Ley Brothers; Original Owner: Warren Quick and Harold Adams

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration. The roof is flat, pent, and shed, with clay tile coping, exposed rafters, and curved and flat parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, perimeter fence or wall added, porch altered or enclosed, window openings altered, and some windows replaced.

155. 526 N. Genesee Avenue APN: 5527024017 Contributor 1941  
Architect: Saul H. Brown; Builder: H.A. Korchak;  
Original Owner: H.A. Korchak and C.H. Baker

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A two-story courtyard apartment in the Hollywood Regency style. It has an L-shaped plan and its cladding is brick and smooth stucco. Details include applied decoration, belt course, light fixtures, pilasters, and string course. The roof is crossed gable and hipped, with dormer and boxed eaves, and surfaced with composition shingle. Related features include detached garage and walkway. Alterations include perimeter fence or wall added, security door(s) added, and some windows replaced.

156. 532 N. Genesee Avenue APN: 5527024018 Contributor 1929  
Architect: Maurice Grodin; Builder: Eastern Construction Co.;  
Original Owner: J.E. Morrison

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, grilles, light fixtures, quoins, and jetty with wood brackets. The roof is flat, crossed gable and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, some windows replaced, and secondary door replaced.

157. 534 N. Genesee Avenue APN: 5527024019 Contributor 1949  
Architect: R.W. Farrington; Builder: N. Marmalefsky & Son;  
Original Owner: Benmar Quality Homes

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, quoins, string course, and side balcony. The roof is hipped, with boxed eaves, and surfaced with composition shingle. Related features include ancillary building and walkway. Alterations include security window bars added and some windows replaced.

158. 538-540 N. Genesee Avenue APN: 5527024020 Contributor 1925  
Architect: A Skilling; Builder and Original Owner: Julius Berg Photo 18

A two-story fourplex in the Mission Revival style. It has an L-shaped plan and its cladding is smooth stucco. Details include port cochere with wood posts and volume above. The roof is flat, hipped, and pent, with brackets, clay tile coping, and curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, porch rails altered or replaced, security window bars added, and some windows replaced.

159. 544 N. Genesee Avenue APN: 5527024030 Contributor 1941  
Architect: H. William Greene; Builder: M. Feigenbaum; Original Owner: Bessie Foner

A two-story triplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include quoins. The roof is hipped and surfaced with composition shingle.

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Alterations include primary door replaced, perimeter fence or wall added, some windows replaced, and exterior stair steps replaced.

160. 602 N. Genesee Avenue APN: 5527022014 Noncontributor 1924  
Architect: R.J. Steiner; Builder: Roy W. Clark; Original Owner: Roland Cummings

A one-story single-family residence in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and light fixtures. The roof is flat and crossed gable, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include primary door replaced, landscape/hardscape altered, wall cladding replaced, window openings altered, all windows replaced, and perimeter fence replaced.

161. 606-608 N. Genesee Avenue APN: 5527022015 Contributor 1939  
Architect: S. William Greene; Original Owner: Shirley Burns

A two-story apartment house in the Minimal Traditional style. It has an L-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, quoins, and corbeled jetty. The roof is hipped, with open eaves, and surfaced with composition shingle. Related features include detached garage and walkway. Alterations include security window bars added and some windows replaced.

162. 614 N. Genesee Avenue APN: 5527022016 Noncontributor 1928  
Builder: P.W. McMullen; Original Owner: Philip C. Valentine

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, quoins, and corbeled jetty. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include balcony altered or enclosed, primary door replaced, wall cladding replaced, window openings altered, all windows replaced, garage doors replaced, and decorative elements removed.

163. 618 N. Genesee Avenue APN: 5527022017 Contributor 1926  
Builder: M.A. Flickinger and R.O. Doherty; Original Owner: Courtney S. Doherty

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled jetty. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, decorative elements added, security window bars added, and wall cladding replaced.

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164. 624 N. Genesee Avenue APN: 5527022018 Contributor 1926  
Architect: R.E. Ashton; Builder: F.H. Neve; Original Owner: Mrs. Winifred Neve

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include grilles and quoins. The roof is flat, front gable, and shed, with flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added.

165. 628 N. Genesee Avenue APN: 5527022019 Contributor 1941  
Builder: Charles Klein; Original Owner: Stylebilt Construction Co.

A two-story apartment house in the French Renaissance Revival style. It has a rectangular plan and its cladding is cut stone and smooth stucco. Details include balconette, belt course, pilasters, planters, quoins, and string course. The roof is flat and hipped, with clay tile coping, cornice, dentils, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include security window bars added, some windows replaced, a few window replacements on side, and roll-down security shades added.

166. 632 N. Genesee Avenue APN: 5527022028 Contributor 1926  
Architect: R.E. Ashton; Builder: F.H. Neve; Original Owner: Mrs. Winifred Neve

A two-story fourplex in the Mission Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and quoins. The roof is flat and pent, with clay tile coping, and curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include some windows replaced.

167. 638 N. Genesee Avenue APN: 5527022022 Contributor 1927  
Architect and Builder: Chester Williams; Original Owner: Mrs. J.V. Brennan

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, grilles, and light fixtures. The roof is flat and crossed gable, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added.

168. 644 N. Genesee Avenue APN: 5527022023 Noncontributor 1926  
Architect: R.E. Ashton; Builder: F.H. Neve; Original Owner: Mrs. Winifred Neve

A two-story fourplex in the Mission Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and quoins. The roof is flat and pent, with clay tile coping, and curved and flat parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include balcony altered

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or enclosed, garage door replaced, security window bars added, some windows replaced, and some side window openings altered.

169. 646 N. Genesee Avenue APN: 5527022024 Noncontributor N/A  
A vacant lot at the time of survey.

W. Oakwood Avenue

170. 7465 W. Oakwood Avenue APN: 5526032014 Contributor 1929  
Architect: W.F. Schwartz; Original Owner: J.P. Stevenson

A two-story single-family residence in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is simulated stone and textured stucco. Details include grilles. The roof is flat and pent, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Alterations include awnings added, decorative elements added, garage door replaced, wall cladding replaced, some windows replaced, brick added to steps, porch rail replaced, and security door added. Residence is located above the garage sited at the rear of the parcel shared with 406 N. Gardner Street (#78).

171. 7514 W. Oakwood Avenue APN: 5526040025 Contributor 1929  
Builder and Original Owner: Claude Powell

A two-story single-family residence in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is textured stucco. It has no decorative details. The roof is flat and pent, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Alterations include some windows replaced, and security gate added. Residence is located above the garage sited at the rear of the parcel shared with 366 N. Sierra Bonita Avenue (#295).

172. 7552 W. Oakwood Avenue APN: 5526041001 Contributor 1930  
Architect: C.M. Ellingson; Builder and Original Owner: Claude Powell

A two-story single-family residence in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is textured stucco. It has no decorative details. The roof is flat and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include garage door replaced, security door(s) added, security window bars added, and some windows replaced. Residence is located above the garage sited at the rear of the parcel shared with 367 N. Sierra Bonita Avenue (#296).

173. 7651 W. Oakwood Avenue APN: 5527026017 Contributor 1949  
Original Owner: A. Brenfeld

A two-story apartment house in the Minimal Traditional style, located on a corner lot. It has a U-shaped plan and its cladding is smooth stucco. It has no decorative details. The roof is hipped with boxed eaves, and surfaced with composition shingle. Related features include concrete

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steps. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, and some windows replaced.

174. 7716 W. Oakwood Avenue APN: 5527040032 Noncontributor 1953  
Builder: I and M Silver; Original Owner: David Shann

A one-story single-family residence in the Minimal Traditional style. It has an irregular plan and its cladding is cut stone and textured stucco. Details include planters. The roof is hipped, with wide, open eaves, and surfaced with composition shingle. Related features include flagstone walkway, steps, and planters. Alterations include all windows replaced. Residence is located above the garage sited at the rear of the parcel shared with 366 N. Genesee Avenue (#124).

N. Ogden Drive

Streetscape Photo 7

175. 316 N. Ogden Drive APN: 5527039005 Noncontributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style, located on a corner lot. It has a U-shaped plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone walkway. Alterations include porch rails altered or replaced, security window bars added, window openings altered, and all windows replaced.

176. 317 N. Ogden Drive APN: 5527038006 Noncontributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is textured stucco. Details include applied decoration, belt course, pilasters, and string course. The roof is hipped, with boxed eaves, and surfaced with composition shingle. Related features include detached garage and flagstone walkway and steps. Alterations include porch rails altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed.

177. 322 N. Ogden Drive APN: 5527039018 Noncontributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has a U-shaped plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone walkway. Alterations include porch rails



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altered or replaced, security window bars added, window openings altered, and all windows replaced.

178. 323 N. Ogden Drive APN: 5527038018 Noncontributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is textured stucco. Details include applied decoration, belt course, pilasters, and string course. The roof is hipped, with boxed eaves, and surfaced with composition shingle. Related features include detached garage and flagstone walkway and steps. Alterations include porch rails altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed.

179. 328 N. Ogden Drive APN: 5527039031 Contributor 1937  
Architect: Clarence J. Smale; Builder: Walter Bollenbacher; Photo 19  
Original Owner: Mary Moore

A two-story duplex in the Monterey Revival style. It has a rectangular plan and its cladding is textured stucco and wood tongue-and-groove. Details include applied decoration, belt course, and jetty with brackets. The roof is flat, hipped, and shed, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include garage door replaced, wall cladding replaced, window openings altered, some windows replaced, and tile added to walkway and porch.

180. 329 N. Ogden Drive APN: 5527038017 Contributor 1927  
Builder and Original Owner: Frank T. Pearson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and balcony railing extended.

181. 332 N. Ogden Drive APN: 5527039021 Contributor 1938  
Architect: R.S. Loring; Builder: M. Waldo; Original Owner: Max Selditz

A two-story fourplex in the French Renaissance Revival style. It has an L-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, quoins, string course, and corbeled jetty. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include awnings added, security door(s) added, security window bars added, some windows replaced, and tile added to stoops.

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182. 333 N. Ogden Drive APN: 5527038016 Contributor 1928  
Original Owner: Alfred Stone

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include belt course, light fixtures, and quoins. The roof is flat and hipped, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced.

183. 336-338 N. Ogden Drive APN: 5527039022 Contributor 1929  
Builder: C.E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures, pierced screens, and corbeled jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added and some windows replaced.

184. 339 N. Ogden Drive APN: 5527038015 Contributor 1927  
Builder and Original Owner: Frank T. Pearson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, wall cladding replaced, windows boarded up, and some windows replaced.

185. 343 N. Ogden Drive APN: 5527038034 Contributor 1928  
Architect: Floyd W. Lytle; Builder: George Perry; Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles and jetty with brackets. The roof is flat, front gable and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, security door(s) added, all windows replaced, and balcony railing added.

186. 344 N. Ogden Drive APN: 5527039023 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman

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A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, grilles, light fixtures, corbeled jetty, and jetties with brackets. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security window bars added, some windows replaced, and tile added to steps.

187. 346-348 N. Ogden Drive APN: 5527039024 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, corbeled jetty, and jetties with brackets. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added and wall cladding replaced.

188. 349 N. Ogden Drive APN: 5527038012 Contributor 1930  
Original Owner: Oscar Kalish

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, corbeled jetties, and wing wall. The roof is flat, front gable, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added and some windows replaced.

189. 351 N. Ogden Drive APN: 5527038011 Contributor 1927  
Architect: N. Davis; Builder and Original Owner: Norman Herman

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and light fixtures. The roof is flat, front gable, and shed, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security window bars added, wall cladding replaced, and some windows replaced.

190. 352 N. Ogden Drive APN: 5527039025 Contributor 1927  
Architect and Original Owner: Otto G. Gall; Builder: R. Wright

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include decorative elements

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added, primary door replaced, security window bars added, some windows replaced, and textured stucco added to concrete steps.

191. 356 N. Ogden Drive APN: 5527039026 Contributor 1927  
Builder: Ray J. Wright; Original Owner: Ray J. Wright

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, and some windows replaced.

192. 357 N. Ogden Drive APN: 5527038010 Noncontributor 1927  
Builder: A.W. Flanigan; Original Owner: Ethel B. Summers

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include balconette. The roof is flat, front gable, and shed, with flat parapet, and surfaced with faux tile and an unknown material. Related features include detached garage. Alterations include garage altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, security gates added, tile added to stoop, balcony railing replaced, and roof material replaced.

193. 360 N. Ogden Drive APN: 5527039027 Contributor 1927  
Architect, Builder, and Original Owner: Ray J. Wright

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. It has no decorative details. The roof is flat, with flat parapet and stepped parapet, and surfaced with an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, decorative elements removed, security window bars added, and some windows replaced.

194. 363 N. Ogden Drive APN: 5527038009 Noncontributor 1926  
Architect and Builder Blythe & Duerson; Original Owner: Wilber E. and Marie Wagner

A two-story duplex in the Tudor Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, quoins, and wing wall. The roof is flat, crossed gable, and hipped, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include landscape/hardscape altered, security window bars added, wall cladding replaced, window openings altered, some windows replaced, window boarded up, chimney altered, and driveway gate added.

195. 369 N. Ogden Drive APN: 5527038033 Contributor 1926  
Architect and Builder: Blythe & Duerson; Original Owner: D.M. Wagner

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A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include grilles. The roof is flat, with clay tile coping, flat parapet, and stepped parapet, and surfaced with an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added and wall cladding replaced.

196. 366-372 N. Ogden Drive APN: 5527039028 Contributor 1926  
Architect: A.R. Sedgley; Builder: J.H. Weller; Original Owner: Norman Herman

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, decorative elements removed, security window bars added, wall cladding replaced, and all windows replaced.

197. 400 N. Ogden Drive APN: 5527028014 Contributor 1929  
Architect: M. Grodin; Builder: A.H. Goldberger; Original Owner: H. Dorfman

A two-story apartment house in the Tudor Revival style, located on a corner lot. It has a rectangular plan and its cladding is half timbering and textured stucco. Details include applied decoration, planters, quoins, tile, and jetties with beams. The roof is flat, crossed gable, and hipped, with flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include porch rails altered or replaced, security window bars added, wall cladding replaced, some windows replaced, tall concrete block side wall added, and primary entrance sidelights boarded up.

198. 407 N. Ogden Drive APN: 5527029014 Contributor 1928  
Builder: A. Smith; Original Owner: E.M. Smith

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and jetty. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, windows boarded up, and some windows replaced.

199. 410 N. Ogden Drive APN: 5527028015 Contributor 1929  
Original Owner: Theodore Teichrieb

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures and jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced

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with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, some windows replaced, and secondary door replaced.

200. 413 N. Ogden Drive APN: 5527029013 Contributor 1926  
Architect and Original Owner: S.S. Beran; Builder: Western Building Contractors

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include partial-width porch with low stucco wall south of entry stoop. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, walkway, and porte cochere. Alterations include garage altered or replaced, wall cladding replaced, some windows replaced, and driveway gate added.

201. 414 N. Ogden Drive APN: 5527028016 Noncontributor 1927  
Builder: Earl Haskins; Original Owner: Wayne R. Easterday

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include belt course and quoins. The roof is flat, front gable, shed, and conical, with clay tile coping, flat parapet, tower, and cornice, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and cheek wall. Alterations include primary door replaced, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, some windows replaced, planters added, and some window openings altered.

202. 415 N. Ogden Drive APN: 5527029012 Contributor 1929  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

A two-story fourplex in the French Renaissance Revival style. It has a rectangular plan and its cladding is half timbering and textured stucco. Details include applied decoration and jetty with brackets. The roof is flat, hipped, and conical, with clay tile coping, dormer, flared eaves, flat parapet, and turret, and surfaced with composition shingle and an unknown material. Alterations include garage altered or replaced, landscape/hardscape altered, security window bars added, wall cladding replaced, and some windows replaced.

203. 418 N. Ogden Drive APN: 5527028017 Noncontributor 1927  
Builder: A.W. Flanigan; Original Owner: Ethel B. Summers

A two-story apartment house. It has no style. It has a rectangular plan and its cladding is textured stucco. It has no decorative details. The roof is flat and hipped, with flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include decorative elements removed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, all windows replaced, primary door replaced, security gate added, and tile and stucco added to stoop.

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204. 419-421 N. Ogden Drive APN: 5527029011 Contributor 1929  
Architect, Builder, and Original Owner: Fred S. Blocksom

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, quoins, and wing wall. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and bench added to landscape/hardscape.

205. 424-426 N. Ogden Drive APN: 5527028018 Contributor 1931  
Architect and Original Owner: Arthur G. Winesworth; Builder: Ira F. Winesworth

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, grilles, pilasters, quoins, and tile. The roof is flat and shed, with clay tile coping, exposed rafters, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, porch rails altered or replaced, wall cladding replaced, some side window openings altered, and all windows replaced.

206. 425 N. Ogden Drive APN: 5527029010 Contributor 1928  
Architect, Building, Original Owner: Unknown (no permit or other reference found)

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include balconette, grilles, tile, and jetty with brackets. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include tiled steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, and some windows replaced.

207. 429 N. Ogden Drive APN: 5527029009 Contributor 1929  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and light fixtures. The roof is flat, hipped pyramidal, pent, and shed, with clay tile coping, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, some windows replaced, and security gate added.

208. 430 N. Ogden Drive APN: 5527028019 Contributor 1928  
Architect: Arthur G. Winesworth; Builder: Ira F. Conan;  
Original Owner: George H. Winesworth

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A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is simulated stone and textured stucco. Details include applied decoration, grilles, tile and jetties with brackets. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, garage door replaced, security door(s) added, security window bars added, and all windows replaced.

209. 436 N. Ogden Drive APN: 5527028020 Contributor 1929  
Original Owner: B.C. Slater

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and jetties with brackets. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include porch altered or enclosed, wall cladding replaced, all windows replaced, and secondary door replaced.

210. 435-437 N. Ogden Drive APN: 5527029008 Noncontributor 1927  
Builder: F.L. Smith; Original Owner: J.B. Rhoads

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include quoins and jetty with brackets. The roof is flat, crossed gable, and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, and porch rail replaced.

211. 438 N. Ogden Drive APN: 5527028021 Contributor 1929  
Original Owner: B.C. Slater

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and balconette. The roof is flat, front gable and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

212. 441 N. Ogden Drive APN: 5527029007 Noncontributor 1927  
Builder: J.B. Rhoads; Original Owner: F.L. Smith

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include jetty. The roof is flat and crossed gable, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced,



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porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, garage door replaced, and decorative elements removed.

213. 444 N. Ogden Drive APN: 5527028022 Noncontributor 1926  
Architect, Builder, Original Owner: S.S. Beran

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and partial-width porch with stucco wall south of entry stoop. The roof is flat, crossed gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include primary door replaced, porch altered or enclosed, security window bars added, some windows replaced, brick added to walkway, and a residential building added to rear of parcel.

214. 447 N. Ogden Drive APN: 5527029006 Contributor 1929  
Builder: A. Smith; Original Owner: D.G. Condon

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and stepped jetty. The roof is flat and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, porch rails altered or replaced, security window bars added, and exterior stair (side) replaced.

215. 449 N. Ogden Drive APN: 5527029031 Noncontributor 1932  
Builder and Original Owner: Burr J. Sherick

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, pierced screens, and jetties. The roof is flat, hipped, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include primary door replaced, roof replaced with incompatible materials, wall cladding replaced, window openings infilled, all windows replaced, secondary doors replaced, tile added to walkway and stairs, pergola added, and window openings altered.

216. 450 N. Ogden Drive APN: 5527028023 Noncontributor 1927  
Architect, Building, Original Owner: Unknown (no permit or other reference found)

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration. The roof is flat, with clay tile coping and flat parapet, and surfaced with unknown material. Related features include detached garage. Alterations include door/entrance added, primary door replaced, primary door opening or

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entrance altered, porch altered or enclosed, some windows replaced, security window bars added, some windows boarded up, and window openings altered.

217. 454 N. Ogden Drive APN: 5527028024 Noncontributor 1929  
Architect: Max Maltzman; Builder: Ed Black; Original Owner: Abe Gelfan

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, tile, and enclosed balcony with paired arched openings over entry. The roof is flat, shed, and conical, with clay tile coping, open eaves, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and tiled steps. Alterations include security window bars added, wall cladding replaced, window openings altered, and all windows replaced.

218. 457 N. Ogden Drive APN: 5527029003 Contributor 1939  
Architect: David Coleman; Original Owner: Dave Dow

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is smooth stucco. Details include belt course and quoins. The roof is flat and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, walkway, and flagstone steps. Alterations include garage altered or replaced, security window bars added, wall cladding replaced, and exterior stair replaced.

219. 458 N. Ogden Drive APN: 5527028025 Contributor 1928  
Architect: E.S. Somers; Builder and Original Owner: W.H. Gilliam

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, and grilles. The roof is flat and hipped, with clay tile coping, boxed eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, decorative elements added, security window bars added, some windows replaced, cut stone added to door surround, and flagstone likely added to stoop.

220. 463 N. Ogden Drive APN: 5527029002 Noncontributor 1940  
Architect: David C. Coleman; Original Owner: David Dow

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is smooth stucco. Details include a belt course. The roof is flat and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, walkway, and flagstone steps. Alterations include security window bars added, seismic anchor plates added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed.

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221. 462-464 N. Ogden Drive APN: 5527028026 Noncontributor 1928  
Architect: E.S. Somers; Builder and Original Owner: W.H. Gilliam

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and quoins. The roof is flat and hipped, with clay tile coping, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, and some windows replaced.

222. 465 N. Ogden Drive APN: 5527029001 Contributor 1928  
Architect: Charles A. Bradshaw; Builder: J.C. McElroy;  
Original Owner: George A. McElroy

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetties with brackets. The roof is flat, front gable, hipped, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, some windows replaced, and secondary door replaced.

N. Orange Grove Avenue

Streetscape Photo 8

223. 314 N. Orange Grove Ave. APN: 5527038005 Noncontributor 1930  
Original Owner: E. Teny

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, quoins, and jetty with brackets. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, window openings altered, and some windows replaced.

224. 315 N. Orange Grove Ave. APN: 5527037006 Noncontributor 1928  
Architect: William J. Todd; Builder and Original Owner: Robert J. Dombroff

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and balconette. The roof is flat, hipped, and shed, with clay tile coping, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, decorative elements added, security window bars added,

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window openings altered, some windows replaced, garage doors replaced, tile added to stoop and primary door surround, and security gate added.

225. 320 N. Orange Grove Ave. APN: 5527038019 Contributor 1929  
Architect: S. Edward Garwood; Original Owner: Mrs. J. Douglas

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, and exaggerated corbelled and bracketed jetties. The roof is flat, hipped, and shed, with clay tile coping, open eaves, exposed rafters, flat parapet, and turret, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, and security gate added.

226. 319-323 N. Orange Grove Av APN: 5527037017 Contributor 1941  
Architect: R.S. Loring; Builder and Original Owner: Irving Goldstein

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include belt course and pilasters. The roof is hipped and surfaced with composition shingle. Alterations include perimeter fence or wall added, security door(s) added, wall cladding replaced, and stone tile added to steps and walkway.

227. 325 N. Orange Grove Ave. APN: 5527037031 Contributor 1927  
Architect and Builder: J.R. Morris; Original Owner: Mary T. Morris

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, quoins, and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security door(s) added, security gate added, and balcony railing extended.

228. 326-330 N. Orange Grove APN: 5527038020 Contributor 1932  
Original Owner: Marshall E. Greene

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and corbeled jetties. The roof is flat, hipped, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, and wall cladding replaced.

229. 331 N. Orange Grove Ave. APN: 5527037014 Contributor 1927  
Architect and Builder: J.R. Morris; Original Owner: Mary T. Morris

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A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security gate added, and balcony railing extended.

230. 332 N. Orange Grove Ave. APN: 5527038022 Noncontributor 1927  
Architect: Seaboard Engineering Co.; Builder: J.A. West;  
Original Owner: Frank Hoffman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include pierced screens, corbeled jetty, and wing wall. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements added, porch rails altered or replaced, wall cladding replaced, some windows replaced, balcony entry altered, and security gate added to wing wall.

231. 335 N. Orange Grove Ave. APN: 5527037013 Noncontributor 1928  
Builder: C.E. Johnson; Original Owner: C.T. Johnson

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and pilasters. The roof is flat, hipped, and shed, with clay tile coping, cornice, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, balcony altered or enclosed, wall cladding replaced, window openings altered, some windows replaced, security gate added, and roof material replaced.

232. 336-340 N. Orange Grove APN: 5527038023 Contributor 1928  
Architect: Max Maltzman; Builder and Original Owner: Albert Feigenbaum Photo 20

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and light fixtures. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and security gates added.

233. 341 N. Orange Grove Ave. APN: 5527037012 Noncontributor 1928  
Builder: C.E. Johnson; Original Owner: C.T. Johnson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, quoins, and string course. The roof is flat, front gable, shed, and conical, with clay tile coping, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Related features include

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detached garage and concrete steps. Alterations include awnings added, wall cladding replaced, window openings altered, some windows replaced, security gate added, and roof material replaced.

234. 342-344 N. Orange Grove APN: 5527038024 Contributor 1926  
Architect: Arlos R. Sedgeley; Builder: W.G. Barnes; Original Owner: Carle Capron

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. It has no decorative details. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, garage door replaced, wall cladding replaced, and some windows replaced.

235. 346 N. Orange Grove Ave. APN: 5527038025 Contributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story fourplex in the French Renaissance Revival style. It has a U-shaped plan and its cladding is cut stone and textured stucco. Details include applied decoration, balconette, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include flagstone steps. Alterations include security door(s) added, security window bars added, and wall cladding replaced.

236. 347-349 N. Orange Grove APN: 5527037011 Contributor 1928  
Architect, Builder, and Original Owner: Foster C. Phelps

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, belt course, and grilles. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added and security gate added.

237. 350 N. Orange Grove Ave. APN: 5527038026 Noncontributor 1927  
Architect: N. Davis; Builder and Original Owner: Norman Herman

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include balcony altered or enclosed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, all windows replaced, stone tile added to stoop, and security gate added.

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238. 353 N. Orange Grove Ave. APN: 5527037010 Contributor 1928  
Architect, Builder, and Original Owner: Foster C. Phelps

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, some windows replaced, and security gate added.

239. 357 N. Orange Grove Ave. APN: 5527037009 Contributor 1928  
Architect, Builder, and Original Owner: Foster C. Phelps

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, quoins, and corbeled jetty. The roof is flat, pent, and shed, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include security door(s) added, security window bars added, brick stoop may be replacement, and security gate added.

240. 358 N. Orange Grove Ave. APN: 5527038027 Noncontributor 1927  
Builder: A.W. Flannigan; Original Owner: Ethel B. Summers

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, and tile. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Alterations include decorative elements added, landscape/hardscape altered, roof replaced with incompatible materials, window openings altered, all windows replaced, concrete block porch added, tile and brick cladding added, steps altered, and hardscape altered.

241. 360 N. Orange Grove Ave. APN: 5527038028 Noncontributor 1929  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and tile. The roof is flat, hipped, pent, and shed, with clay tile coping, flat and stepped parapets, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, window openings altered, all windows replaced, tile added to primary facade, concrete block porch added, awnings added, and secondary doors replaced.

242. 361 N. Orange Grove Ave. APN: 5527037008 Contributor 1938  
Architect, Builder, and Original Owner: Foster C. Phelps

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A two-story fourplex in the French Renaissance Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, quoins, string course, and corbeled jetty. The roof is flat and hipped, with clay tile coping, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include walkway and flagstone steps. Alterations include security door(s) added, security window bars added, and some windows replaced.

243. 366 N. Orange Grove Ave. APN: 5527038029 Noncontributor 1929  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is concrete block and textured stucco. Details include applied decoration, tile, and wing wall. The roof is flat, pent, and shed, with clay tile coping, flat and stepped parapets, and weathervane, and surfaced with an unknown material. Related features include detached garage and walkway. Alterations include awnings added, decorative elements added, security door(s) added, security window bars added, all windows replaced, tile and concrete block added to portion of primary facade, and roof replaced with incompatible material.

244. 367 N. Orange Grove Ave. APN: 5527037007 Contributor 1928  
Architect: M.L. Barker; Builder: Vilfried Construction Co.; Original Owner: F.L. Ward

A two-story apartment house in the Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is brick and smooth stucco. Details include applied decoration and pilasters. The roof is flat and hipped, with cornice and flat parapet, and surfaced with composition shingle and an unknown material. Alterations include primary door replaced, porch rails altered or replaced, security window bars added, seismic anchor plates added, some windows replaced, stone tile added to stoop, and decorative elements removed.

245. 401 N. Orange Grove Ave. APN: 5527030013 Contributor 1928  
Architect, Builder, and Original Owner: Wolf Luper

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an H-shaped plan and its cladding is textured stucco. It has no decorative details. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, and wall cladding replaced.

246. 404 N. Orange Grove Ave. APN: 5527029015 Contributor 1928  
Architect: A. Smith; Original Owner: Charles Gillstrom

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete



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steps. Alterations include security door(s) added, security window bars added, and security gates added.

247. 411 N. Orange Grove Ave. APN: 5527030012 Contributor 1931  
Architect, Builder, and Original Owner: Foster C. Phelps

A two-story courtyard apartment in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, belt course, grilles, light fixtures, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and flagstone steps and walkway. Alterations include awnings added, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and gate added to courtyard entry.

248. 412 N. Orange Grove Ave. APN: 5527029016 Contributor 1926  
Builder: Tom Harrington; Original Owner: Charles H. Plunkett

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures and quoins. The roof is flat and side gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include landscape/hardscape altered, security window bars added, wall cladding replaced, and some windows replaced.

249. 414 N. Orange Grove Ave. APN: 5527029017 Contributor 1926  
Builder: Tom Harrington; Original Owner: Charles H. Plunkett

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and quoins. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and decorative elements removed.

250. 419 N. Orange Grove Ave. APN: 5527030011 Contributor 1927  
Original Owner: H.S. Jones

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, quoins, and enclosed stucco balcony with arched openings. The roof is flat, front gable and shed, with cornice, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include roof replaced with incompatible materials, security window bars added, and wall cladding replaced.

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251. 420 N. Orange Grove Ave. APN: 5527029018 Contributor 1928  
Original Owner: L.C. Warden

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include jetty with brackets. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, wall cladding replaced, all windows replaced, and secondary doors replaced (sides).

252. 423-425 N. Orange Grove Av APN: 5527030010 Contributor 1926  
Architect, Building, Original Owner: Unknown (no permit or other reference found)

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat, front gable, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

253. 426 N. Orange Grove Ave. APN: 5527029033 Contributor 1927  
Architect: K.J. Snyder; Builder and Original Owner: J.D. McNaughton

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. It has no decorative details. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, wall cladding replaced, all windows replaced, and secondary door replaced.

254. 428 N. Orange Grove Ave. APN: 5527029023 Contributor 1931  
Original Owner: Marshall E. Green

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, and light fixtures. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and security gate.

255. 431 N. Orange Grove Ave. APN: 5527030009 Contributor 1941  
Builder: Paul E. Wylie; Original Owner: Jack Michlin

A two-story apartment house in the Late Chateausque style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is hipped and conical, with dentils, dormer, boxed eaves, and turret, and

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surfaced with composition shingle. Related features include detached garage, concrete steps, walkway and tile steps. Alterations include awnings added, security door(s) added, security window bars added, and security gate added.

256. 436 N. Orange Grove Ave. APN: 5527029024 Contributor 1927  
Builder: J.B. Rhoads; Original Owner: F.L. Smith

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, pierced screens, and corbeled jetty. The roof is flat, front gable, hipped, and shed, with clay tile coping, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include roof replaced with incompatible materials, wall cladding replaced, and some windows replaced.

257. 437 N. Orange Grove Ave. APN: 5527030008 Contributor 1929  
Original Owner: Oscar Kalish

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, pilasters, planters, string course, wing walls, and corbeled jetties. The roof is flat, hipped, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, and security gates added.

258. 440 N. Orange Grove Ave. APN: 5527029025 Noncontributor 1927  
Builder: F.L. Smith; Original Owner: J.B. Rhoads

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include jetty. The roof is flat, front gable and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, wall cladding replaced, window openings altered, and all windows replaced.

259. 439-441 N. Orange Grove APN: 5527030007 Contributor 1926  
Builder: Charles Muliant; Original Owner: N.E. Decker

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and security gates added.

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260. 444 N. Orange Grove Ave. APN: 5527029026 Contributor 1926  
Original Owner: William H. Depew

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

261. 443-447 N. Orange Grove APN: 5527030027 Contributor 1940  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Irving Goldstein

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is textured stucco. Details include belt course, pilasters, quoins, string course, and tile. The roof is flat and hipped, with boxed eaves and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage, tiled concrete stair and freestanding metal sign. Alterations include wall cladding replaced, all windows replaced, security gates added, and tile added to walkways.

262. 450 N. Orange Grove Ave. APN: 5527029027 Contributor 1929  
Original Owner: W.E. Henderson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetties. The roof is flat, hipped, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and tiled steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

263. 451 N. Orange Grove Ave. APN: 5527030004 Contributor 1928  
Architect: P.E. Tranderbach; Builder and Original Owner: Riley Hogue Photo 21

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, pierced screens, quoins, and partial-width porch with low stucco and wrought iron wall/railing south of entry. The roof is flat, pent, shed, and conical, with clay tile coping, open eaves, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps and walkway. Alterations include security gates added.

264. 455 N. Orange Grove Ave. APN: 5527030003 Contributor 1928  
Builder: H.L. Ellsworth; Original Owner: W.M. Marsh

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles, light fixtures, and jetty. The roof is flat, front

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gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, and security gates added.

265. 456 N. Orange Grove Ave. APN: 5527029028 Contributor 1928  
Architect: Edith Northman; Builder: Eastern Construction Co.; Photo 22  
Original Owner: Mrs. Rubens Walser

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include balconette, grilles, corbeled jetty, and stucco balcony with low scalloped stucco wall (no entry). The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include garage door replaced, wall cladding replaced, and stone tile added to stoop.

266. 459 N. Orange Grove Ave. APN: 5527030002 Contributor 1927  
Builder: Charles Williams; Original Owner: W.E. Decker

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include corbeled jetty. The roof is flat, front gable, pent, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps and cheek walls. Alterations include security window bars added, wall cladding replaced, some windows replaced, security gates added, and secondary door replaced.

267. 462 N. Orange Grove Ave. APN: 5527029029 Contributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with boxed eaves and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include wall cladding replaced, and small shed addition to side (north) façade.

268. 466 N. Orange Grove Ave. APN: 5527029030 Contributor 1928  
Builder: George B. Carson; Original Owner: William C. Carson

A two-story fourplex in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and balconette. The roof is flat, with clay tile coping, and flat and stepped parapet, and surfaced with unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements removed, security door(s) added, security window bars added, wall cladding replaced, all windows replaced, and garage door replaced.

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269. 467 N. Orange Grove Ave. APN: 5527030001 Contributor 1928  
Architect and Builder: R. Narve; Original Owner: S. Coleman

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include jetty with brackets. The roof is flat, gable, and side, with open eaves and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, some windows replaced, and security gate added.

W. Rosewood Avenue

270. 7508 W. Rosewood Avenue APN: 5526031002 Contributor 1927  
Original Owner: H.A. Seeley

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and wing wall. The roof is flat, hipped, pent, and shed, with clay tile coping, cornice, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

271. 7656 W. Rosewood Avenue APN: 5527026002 Contributor 1927  
Architect: Frank Stiff; Builder: Charles Buschlen; Original Owner: George Buschlen

A one-story single-family residence without an identifiable architectural style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and pilasters. The roof is front gable, with bargeboards, open eaves, and exposed rafters, and surfaced with composition shingle. Related features include concrete steps. Alterations include garage door replaced, porch rails altered or replaced, security door(s) added, wall cladding replaced, and all windows replaced.

272. 7660 W. Rosewood Avenue APN: 5527026003 Noncontributor 1927  
Architect: Frank L. Still; Builder: Charles Buschlen; Original Owner: George Buschlen

A one-story single-family residence without an identifiable architectural style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and pilasters. The roof is front gable and surfaced with a synthetic tile material. Related features include concrete steps. Alterations include primary door replaced, garage door replaced, wall cladding replaced, window openings altered, all windows replaced, landscape/hardscape altered, and roof cladding replaced.

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273. 7714 W. Rosewood Avenue APN: 5527027037 Contributor 1926  
Architect: Evans Jones Builder: West Hollywood Builders; Photo 23  
Original Owner: William C. Milford

A two-story duplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures and bracketed jetty. The roof is flat, with clay tile coping, flat and stepped parapets, and surfaced with an unknown material. The building appears to be unaltered. Building is located above the garage sited at the rear of the parcel shared with 7728 W. Rosewood Avenue (#274).

274. 7728 W. Rosewood Avenue APN: 5527027037 Contributor 1926  
Architect: Evans Jones. Builder: West Hollywood Builders;  
Original Owner: William C. Milford

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and light fixtures. The roof is flat and pent, with clay tile coping, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include ancillary building (#273). Alterations include landscape/hardscape altered, perimeter fence or wall added, front setback covered to patios, and tile stuccoed over. Building is located at the front of the parcel shared with 7714 W. Rosewood Avenue (#273).

N. Sierra Bonita Avenue

275. 314 N. Sierra Bonita Ave. APN: 5526040004 Noncontributor 1929  
Builder: H. Genser; Original Owner: William H. Froom

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include roof replaced with incompatible materials, security window bars added, wall cladding replaced, window openings altered, some windows replaced, primary door replaced, and landscape/hardscape altered.

276. 315 N. Sierra Bonita Ave. APN: 5526041011 Noncontributor 1928  
Architect: Louis Selden. Builder: H. Genser. Original Owner: William H. Froom

A two-story apartment house in the Mediterranean Revival style, located on a corner lot. It has a T-shaped plan and its cladding is brick and textured stucco. Details include applied decoration, belt course, grilles, quoins, string course, and bracketed jetty. The roof is flat, with clay tile coping and flat and stepped parapet, and surfaced with unknown material. Alterations include security door(s) added, wall cladding replaced, window openings altered, all windows replaced, landscape/hardscape altered, brick added to stoop and kneewall.

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277. 321 N. Sierra Bonita Ave. APN: 5526041010 Noncontributor 1928  
Builder: H. Genser; Original Owner: A.M. Bynon

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, and grilles. The roof is flat, front gable, and shed, with clay tile coping, cornice, wide eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, balcony altered or enclosed, roof replaced with incompatible materials, window openings altered, and some windows replaced.

278. 322 N. Sierra Bonita Ave. APN: 5526040015 Contributor 1928  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, and quoins. The roof is flat, hipped pyramidal, and shed, with clay tile coping, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and tiled steps. Alterations include decorative elements added, security window bars added, wall cladding replaced, all windows replaced, and secondary doors replaced.

279. 326 N. Sierra Bonita Ave. APN: 5526040016 Contributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, balconette, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include garage door replaced, security window bars added, and some windows replaced.

280. 328 N. Sierra Bonita Ave. APN: 5526040017 Noncontributor 1936  
Builder: Eliot Construction Co.; Original Owner: Charles and Zelda Eliot

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and tile. The roof is crossed gable with cornice, and surfaced with clay tile. Related features include detached garage and tiled steps. Alterations include addition to primary elevation, decorative elements added, wall cladding replaced, window openings altered, all windows replaced, roof deck added, porch rails replaced, and primary door replaced.

281. 329 N. Sierra Bonita Ave. APN: 5526041009 Noncontributor 1928  
Builder: C.E. Johnson; Original Owner: C.T. Johnson



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A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is brick and textured stucco. Details include applied decoration, belt course, quoins, and string course. The roof is flat, front gable, shed, and conical, with clay tile coping, cornice, flat parapet, and tower, and surfaced with clay tile, composition shingle, and an unknown material. Related features include detached garage. Alterations include security door(s) added, security window bars added, wall cladding replaced, window openings altered, all windows replaced, brick added to stoop, decorative elements added, garage door replaced, and awnings added.

282. 333 N. Sierra Bonita Ave. APN: 5526041008 Contributor 1928  
Builder: C.E. Johnson; Original Owner: C.T. Johnson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, pilasters, and quoins. The roof is flat, hipped pyramidal, and shed, with clay tile coping, cornice, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, wall cladding replaced, and some windows replaced.

283. 336 N. Sierra Bonita Ave. APN: 5526040026 Contributor 1928  
Builder: Harold L. Shaw; Original Owner: E.C. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, pierced screens, and bracketed jetties. The roof is flat and crossed gable, with bargeboards, clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, some windows replaced, and pergola added.

284. 339 N. Sierra Bonita Ave. APN: 5526041007 Contributor 1930  
Architect, Builder, and Original Owner: S.P. Blaser

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, quoins, and corbelled jetty. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek wall. Alterations include porch rails altered or replaced, security window bars added, wall cladding replaced, some windows replaced, and security gate added.

285. 343 N. Sierra Bonita Ave. APN: 5526041006 Contributor 1939  
Architect: H. William Greene; Original Owner: C. Smelser Photo 24

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is cut stone and smooth stucco. Details include applied decoration, belt course,

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pilasters, quoins, and string course. The roof is flat and hipped, with open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include security window bars added.

286. 344 N. Sierra Bonita Ave. APN: 5526040020 Contributor 1930  
Builder and Original Owner: Art A. Smith Photo 25

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, balconette, grilles, light fixtures, and pierced screens. The roof is flat, hipped, and shed, with exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, landscape/hardscape altered, and one window replacement on side.

287. 348 N. Sierra Bonita Ave. APN: 5526040021 Contributor 1928  
Builder: Art A. Smith; Original Owner: E.M. Smith

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include jetty. The roof is flat, crossed gable, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. The building appears to be unaltered.

288. 347-349 N. Sierra Bonita APN: 5526041005 Contributor 1930  
Architect: C.M. Ellingson; Builder and Original Owner: D.G. Martinoli

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetty. The roof is flat, hipped, and shed, with clay tile coping, cornice, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps and a detached garage with an upper residential unit (partial glimpse only, not visible enough to count or evaluate). Alterations include security window bars added, some windows replaced, and security gate added.

289. 350 N. Sierra Bonita Ave. APN: 5526040022 Contributor 1928  
Builder and Original Owner: J.B. Rhoads

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles, light fixtures, and quoins. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include wall cladding replaced, some windows replaced, and one window opening infilled at rear of side façade.

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290. 353 N. Sierra Bonita Ave. APN: 5526041004 Contributor 1930  
Architect: Harry A. Linden; Builder: Lee T. Sepin; Original Owner: Bert G. Warrington

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include grilles and quoins. The roof is flat, hipped, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile, composition shingle, and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, roof replaced with incompatible materials, security window bars added, some windows replaced, and roof material replaced on one-story volume only.

291. 358 N. Sierra Bonita Ave. APN: 5526040023 Contributor 1927  
Builder: Charles E. Williams; Original Owner: C.S. Doherty

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is brick and textured stucco. Details include applied decoration, grilles, and patio with low stucco wall north of entry. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

292. 359 N. Sierra Bonita Ave. APN: 5526041003 Contributor 1938  
Builder: A.H. Lewis; Original Owner: Grace Ciener

A two-story fourplex in the Late Chateausque style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, balconette, quoins, and string course. The roof is flat, hipped, and conical, with cornice, dormer, boxed eaves, finial, flat parapet, and turret, and surfaced with composition shingle, standing seam metal, and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include landscape/hardscape altered.

293. 361 N. Sierra Bonita Ave. APN: 5526041002 Contributor 1929  
Architect, Builder, and Original Owner: Charles E. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and wing wall. The roof is flat, front gable, hipped, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added, security door(s) added, security window bars added, some windows replaced, and gate added to wing wall.

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294. 362 N. Sierra Bonita Ave. APN: 5526040024 Contributor 1927  
Architect: H.R. Moon; Builder: Moon & Whitaker;  
Original Owner: Lois Wilkes Whitaker

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, grilles, and light fixtures. The roof is flat and shed, with clay tile coping, open eaves, wide eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, garage door replaced, security window bars added, and one set of window replacements on side.

295. 366 N. Sierra Bonita Ave. APN: 5526040025 Contributor 1929  
Builder and Original Owner: Claude Powell

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat, shed, and conical, with clay tile coping, cornice, open eaves, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, porch rails altered or replaced, and security window bars added. Building is located at the front of the parcel shared with 7514 W. Oakwood Avenue (#171).

296. 367 N. Sierra Bonita Ave. APN: 5526041001 Contributor 1930  
Architect: C.M. Ellingson; Builder and Original Owner: Claude Powell

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, planters, quoins, and string course. The roof is flat, shed, and conical, with clay tile coping, cornice, open eaves, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cut stone planter. Alterations include garage door replaced, security window bars added, some windows replaced, and security gate added. Building is located at the front of the parcel shared with 7552 W. Oakwood Avenue (#172).

297. 404 N. Sierra Bonita Ave. APN: 5526031015 Contributor 1928  
Original Owner: S. Goldfarb

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is brick, cut stone, textured stucco, and scored stucco. Details include applied decoration, balconette, and grilles. The roof is flat, front gable, pent, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and flagstone steps. Alterations include

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awnings added, garage door replaced, landscape/hardscape altered, security window bars added, and some windows replaced.

298. 401-407 N. Sierra Bonita APN: 5526030015 Contributor 1930  
Architect: C.M. Ellington; Original Owner: D.G. Martinoli

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, pierced screens, quoins, and corbeled and bracketed jetties. The roof is flat, crossed gable, and conical, with clay tile coping, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security door(s) added, security window bars added, and some windows replaced.

299. 411 N. Sierra Bonita Ave. APN: 5526030014 Contributor 1930  
Builder and Original Owner: Samuel Kurtz

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, pierced screens, quoins, corbeled jetty, and bracketed jetties. The roof is flat, front gable, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, some windows replaced, and security gate added.

300. 412 N. Sierra Bonita Ave. APN: 5526031016 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. It has no decorative details. The roof is hipped, with boxed, open eaves, and surfaced with composition shingle. Related features include detached garage, concrete steps and brick steps. Alterations include landscape/hardscape altered, perimeter fence or wall added, security door(s) added, security window bars added, and wall cladding replaced.

301. 415 N. Sierra Bonita Ave. APN: 5526030013 Contributor 1932  
Builder: Vinton E. Wolfe; Original Owner: Herbert Schrader

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and tile. The roof is flat, side gable, and hipped, with clay tile coping, open eaves and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include chimney altered, wall cladding replaced, some windows replaced, and secondary (balcony) door replaced.

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302. 414-416 N. Sierra Bonita APN: 5526031017 Contributor 1928  
Builder: DeFlor & Haskins; Original Owner: Wayne R. Easterday

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include addition to rear/side elevation, security window bars added, wall cladding replaced, and some windows replaced, hedge added.

303. 418 N. Sierra Bonita Ave. APN: 5526031018 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and projecting speedlines. The roof is flat and hipped, with open eaves, exposed purlins, exposed rafters, and a roof deck atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include landscape/hardscape altered, wall cladding replaced, some windows replaced, gate and hedges added to enclose yard, roof deck railing replaced, and secondary (roof deck) doors replaced.

304. 419 N. Sierra Bonita Ave. APN: 5526030012 Contributor 1929  
Builder and Original Owner: Charles H. Plunkett

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and corbeled jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

305. 424 N. Sierra Bonita Ave. APN: 5526031019 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: George Miller

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and projecting speedlines. The roof is flat and hipped, with open eaves, exposed purlins, exposed rafters, and roof deck atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include garage door replaced, security door(s) added, security window bars added, roof deck railing replaced, and latticework added.

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306. 427 N. Sierra Bonita Ave. APN: 5526030011 Contributor 1930  
Original Owner: S.P. Blaser

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, garage altered or replaced, security window bars added, wall cladding replaced, and some windows replaced.

307. 431 N. Sierra Bonita Ave. APN: 5526030010 Noncontributor 1926  
Architect: C.E. Finkenbinder; Builder and Original Owner: T.C. Wilson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include bracketed jetty. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, porch altered or enclosed, security window bars added, wall cladding replaced, all windows replaced, security gate added, security doors added, awnings added, window openings altered, rear addition, and decorative elements added.

308. 432 N. Sierra Bonita Ave. APN: 5526031020 Contributor 1940  
Architect: McElroy; Original Owner: Israel Friend

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, light fixtures, pilasters, quoins, and jetties. The roof is hipped with cornice, and surfaced with composition shingle material. Related features include detached garage, brick steps/walkway, and wrought iron perimeter fence with stucco piers with hipped standing seam caps. Alterations include garage altered or replaced, wall cladding replaced, and exterior stair steps replaced.

309. 436 N. Sierra Bonita Ave. APN: 5526031021 Contributor 1938  
Builder: A.H. Kadow; Original Owner: Grace Ciener Photo 26

A two-story fourplex in the Late Chateausque style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, light fixtures, quoins, and string course. The roof is flat, hipped, and conical, with cornice, dormer, and turret, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include perimeter fence or wall added, porch rails altered or replaced, security door(s) added, security window bars added, some windows replaced, landscape/hardscape altered, and small patio added.

310. 437 N. Sierra Bonita Ave. APN: 5526030032 Contributor 1926  
Original Owner: William H. Depew

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A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. It has no decorative details. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

311. 438 N. Sierra Bonita Ave. APN: 5526031022 Contributor 1927  
Architect and Builder: C.E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures. The roof is flat, crossed gable, and conical, with flat parapet and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and balcony railing raised.

312. 441 N. Sierra Bonita Ave. APN: 5526030007 Contributor 1926  
Architect: C.M. Finkenbinder; Builder and Original Owner: C.M. Lisenbie

A two-story triplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat, hipped pyramidal, and shed, with cornice and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security door(s) added, security window bars added, and some windows replaced.

313. 444 N. Sierra Bonita Ave. APN: 5526031023 Contributor 1928  
Architect: Jules Koppel; Builder: S. Gitelson; Photo 27  
Original Owner: Charles L. Katie

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, garage door replaced, security window bars added, and some window replacements at rear of side façade.

314. 443-447 N. Sierra Bonita APN: 5526030033 Contributor 1942  
Original Owner: Sam Lipow

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, quoins, and scored stucco. The roof is flat and hipped, with clay tile coping, dormer, wide, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features



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include detached garage and concrete steps. Alterations include garage door replaced, security door(s) added, security window bars added, and some windows replaced.

315. 448 N. Sierra Bonita Ave. APN: 5526031024 Contributor 1928  
Architect: Jules Koppel; Builder: S. Gitelson; Original Owner: Charles L. Katie

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, and quoins. The roof is flat and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, and some windows replaced.

316. 451 N. Sierra Bonita Ave. APN: 5526030004 Contributor 1929  
Original Owner: R.G. Nielsen

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, belt course, grilles, quoins, wing wall, and corbeled jetty. The roof is flat, gable, and side, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, some windows replaced, and security gate added.

317. 455 N. Sierra Bonita Ave. APN: 5526030003 Contributor 1938  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and projecting speedlines. The roof is flat and hipped, with open eaves, flat parapet, and roof deck atop one-story volume, and surfaced with unknown material. Related features include detached garage, concrete steps and walkway. Alterations include security door(s) added, security window bars added, some windows replaced, and roof deck railing replaced.

318. 456 N. Sierra Bonita Ave. APN: 5526031025 Contributor 1931  
Builder: Theodore Thomas; Original Owner: Hazel Summerfield

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include grilles, pierced screens, and wrought iron security gates. The roof is flat and hipped, with clay tile coping, open eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include roof replaced with incompatible materials, and security window bars added.

319. 460 N. Sierra Bonita Ave. APN: 5526031026 Contributor 1925  
Architect: Finkenbinder; Builder and Original Owner: T.C. Wilson

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A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and light fixtures. The roof is flat and shed, with flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and one window opening infilled on side façade.

320. 461 N. Sierra Bonita Ave. APN: 5526030002 Contributor 1929  
Builder: C.F. Evans; Original Owner: Paul Stollen

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, light fixtures, quoins, and string course. The roof is flat, front gable, shed, and conical, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include roof replaced with incompatible materials, security window bars added, wall cladding replaced, and all windows replaced.

321. 464 N. Sierra Bonita Ave. APN: 5526031027 Contributor 1947  
Architect, Building, Original Owner: Unknown (no permit or other reference found)

A two-story apartment house in the Late Chateausque style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, pilasters, and planters. The roof is flat, hipped, and conical, with clay tile coping, dormer, finial, flat parapet, and turret, and surfaced with composition shingle and an unknown material. Related features include concrete steps, flagstone steps, walkway, and and planters. Alterations include primary door replaced, security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

322. 465 N. Sierra Bonita Ave. APN: 5526030001 Contributor 1929  
Architect: Joseph M. Goldberg; Builder and Original Owner: (No first name) Slater

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat, front gable, pent, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, perimeter wall, retaining wall, and tiled steps with cheek wall. Alterations include security window bars added, some windows replaced, and security gate added.

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323. 315 N. Spaulding Avenue APN: 5527040007 Noncontributor 1928  
Builder: Alta Construction Co.; Original Owner: James M. Goodwin

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A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, quoins, and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and brick steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, roof cladding replaced, landscape/hardscape altered, and porch altered.

324. 312-316 N. Spaulding Ave. APN: 5527041005 Noncontributor 1940  
Architect: H. William Greene; Builder and Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style, located on a corner lot. It has an irregular plan and its cladding is cut stone and textured stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, security gate added, and tile added to steps.

325. 322 N. Spaulding Avenue APN: 5527041018 Contributor 1929  
Builder and Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and bracketed jetties. The roof is flat, front gable, and hipped, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, some windows replaced, and one window replaced on side (north) façade near rear.

326. 323 N. Spaulding Avenue APN: 5527040018 Contributor 1928  
Original Owner: Alfred Stone

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and corbeled jetties. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, security window bars added, wall cladding replaced, some windows replaced, and retaining wall replaced.

327. 327 N. Spaulding Avenue APN: 5527040017 Contributor 1939  
Architect: H. William Greene; Original Owner: C. Smelser

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A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, light fixtures, and string course. The roof is hipped, with open eaves, exposed purlins, and exposed rafters, and surfaced with composition shingle. Related features include detached garage and flagstone steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

328. 326-328 N. Spaulding Ave. APN: 5527041019 Contributor 1927  
Architect: H.A. Lincoln; Original Owner: Mrs. Olaf Nelson

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is brick and textured stucco. Details include grilles, wing wall, and partial width porch with low stucco wall south of entry. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, security window bars added, some windows replaced, security doors added, and security gate added to wing wall.

329. 330-332 N. Spaulding Ave. APN: 5527041020 Contributor 1927  
Architect: Charles E. Williams; Original Owner: Charles H. Plunkett

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles and corbeled jetty. The roof is flat, front gable, pent, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include garage door replaced, security window bars added, wall cladding replaced, some windows replaced, security gates added, gate added to driveway, tile added to steps, and decorative elements added.

330. 333 N. Spaulding Avenue APN: 5527040016 Noncontributor 1940  
Architect: Charles E. Williams; Original Owner: Charles H. Plunkett

A two-story apartment house in the French Renaissance Revival style. It has a U-shaped plan and its cladding is cut stone and textured stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with flared eaves and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include awnings added, perimeter fence or wall added, wall cladding replaced, window openings altered, some windows replaced, and landscape/hardscape altered.

331. 338 N. Spaulding Avenue APN: 5527041021 Contributor 1928  
Architect and Builder: C.E. Williams; Original Owner: Charles H. Plunkett Photo 28

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures,

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and corbeled jetty. The roof is flat and hipped, with clay tile coping, flared, wide eaves, flat parapet, and gently curving roofline, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

332. 339 N. Spaulding Avenue APN: 5527040015 Noncontributor 1928  
Architect: Art A. Smith; Builder: M. Jacobsen; Original Owner: E.M. Smith

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and bracketed jetties. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, roof replaced with incompatible materials, security window bars added, window openings altered, some windows replaced, exterior stair replaced, security doors added, and awnings added.

333. 342 N. Spaulding Avenue APN: 5527041022 Contributor 1928  
Architect: Rose & Swan; Builder and Original Owner: E.E. McCreary

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and security gate added.

334. 343 N. Spaulding Avenue APN: 5527040034 Contributor 1928  
Builder: Karl Wood; Original Owner: L.N. Rinker

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and shed, with clay tile coping, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, garage door replaced, security door(s) added, and some windows replaced.

335. 348 N. Spaulding Avenue APN: 5527041023 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman Photo 29

A two-story fourplex in the Tudor Revival style. It has a rectangular plan and its cladding is half timbering and textured stucco. Details include applied decoration and bracketed jetty. The roof is flat, front gable, and shed, with bargeboards, open eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include security door(s) added and security window bars added.

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336. 349 N. Spaulding Avenue APN: 5527040012 Contributor 1926  
Builder and Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles, pierced screens, and bracketed jetty. The roof is flat, front gable, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, porch rails altered or replaced, security door(s) added, security window bars added, some windows replaced, and awnings added.

337. 352 N. Spaulding Avenue APN: 5527041024 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Charles I. Goodman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, security door(s) added, security window bars added, wall cladding replaced, and landscape/hardscape altered.

338. 353 N. Spaulding Avenue APN: 5527040011 Contributor 1927  
Architect and Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, pierced screens, and bracketed jetties. The roof is flat, front gable, shed, and conical, with clay tile coping, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include concrete steps and walkway. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

339. 356 N. Spaulding Avenue APN: 5527041025 Contributor 1927  
Builder and Original Owner: C.W. Smith

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include light fixtures and bracketed jetties. The roof is flat and crossed gable, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, porch rails altered or replaced, security window bars added, wall cladding replaced, all windows replaced, and secondary doors replaced.

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340. 357 N. Spaulding Avenue APN: 5527040010 Contributor 1949  
Original Owner: Max Medintz

A two-story fourplex in the Minimal Traditional style. It has a U-shaped plan and its cladding is smooth stucco. Details include applied decoration, belt course, and quoins. The roof is hipped, with open eaves, and surfaced with composition shingle. No related features. Alterations include security window bars added.

341. 362 N. Spaulding Avenue APN: 5527041026 Contributor 1932  
Builder: Theodore Thomas; Original Owner: Dick Atterbury Photo 30

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is brick and smooth stucco. Details include applied decoration, pierced screens, and corbeled jetties. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Alterations include awnings added, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, walkway and driveway altered, and rear addition not visible from the street.

342. 365 N. Spaulding Avenue APN: 5527040009 Contributor 1929  
Architect and Original Owner: Floyd W. Lytle; Builder: George R. Perry

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetty. The roof is flat and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

343. 366 N. Spaulding Avenue APN: 5527041027 Noncontributor 1967  
Builder: M. Newman; Original Owner: M. Jackson

A two-story apartment house. It has no style and is located on a corner lot. It has a rectangular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, with flat parapet, and surfaced with rolled asphalt. Alterations include security door(s) added.

344. 369 N. Spaulding Avenue APN: 5527040033 Contributor 1929  
Architect and Original Owner: Floyd W. Lytle; Builder: George R. Perry

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and bracketed jetty. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an

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unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security window bars added, and all windows replaced.

345. 400-402 N. Spaulding Ave APN: 5527026018 Contributor 1927  
Architect: Seaboard Engineering Co.; Builder: J.A. West;  
Original Owner: Mary W. Tanner

A two-story fourplex in the Mediterranean Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and wing wall. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security window bars added, wall cladding replaced, and some windows replaced.

346. 409 N. Spaulding Avenue APN: 5527027019 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Isidore Phillips Photo 31

A two-story apartment house in the Tudor Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures. The roof is flat, hipped, and conical, with bargeboards, clay tile coping, exposed purlins, flat parapet, tower, and turret, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, security window bars added, some windows replaced, and stoop rails added.

347. 410 N. Spaulding Avenue APN: 5527026042 Contributor 1926  
Architect: Frank Webster; Builder: Ralph Kingsley; Original Owner: Marguerite Griel

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and driveway gate added.

348. 411 N. Spaulding Avenue APN: 5527027042 Contributor 1928  
Architect: W. Chandler; Builder: Newcomb Construction;  
Original Owner: Theodore Newcomb

A two-story fourplex in the Tudor Revival style. It has an irregular plan and its cladding is half timbering and smooth stucco. Details include applied decoration, light fixtures, quoins, and bracketed jetty. The roof is flat, front gable, and jerkinhead, with bargeboards, clay tile coping, open eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added and some windows replaced.



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349. 414 N. Spaulding Avenue APN: 5527026900 Noncontributor 1926  
Architect: General Engineering Co; Builder and Original Owner: D.C. Goldware

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include pierced screens and volume over porte cochere. The roof is flat and crossed gable, with clay tile coping and exposed rafters, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, and rear addition.

350. 415 N. Spaulding Avenue APN: 5527027016 Noncontributor 1929  
Architect and Builder: C.E. Williams; Original Owner: Guy F. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and jetties. The roof is flat, front gable, and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include balcony altered or enclosed, landscape/hardscape altered, security window bars added, some windows replaced, and security gate and driveway gate added.

351. 419 N. Spaulding Avenue APN: 5527027015 Contributor 1928  
Architect: C.E. Finkenbinder; Original Owner: Riley Hogue

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetties. The roof is flat, crossed gable, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include walkway. Alterations include awnings added, garage door replaced, perimeter fence or wall added, security window bars added, and some windows replaced. This building is part of a 3-building courtyard apartment complex with an address range of 419-427 N. Spaulding Avenue (#351, #353, #355).

352. 418-420 N. Spaulding Ave. APN: 5527026023 Noncontributor 1926  
Architect: W.E. Calhoun; Original Owner: J.H. Mailhon

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat, hipped, pyramidal, and pent, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include primary door replaced, garage door replaced, wall cladding replaced, window openings altered, all windows replaced, tile added to stoop, and decorative elements added.

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353. 421 N. Spaulding Avenue APN: 5527027015 Contributor 1928  
Architect: C.E. Finkenbinder; Original Owner: Riley Hogue

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile, composition shingle and an unknown material. Related features include walkway. Alterations include awnings added, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, and perimeter fence added. This building is part of a 3-building courtyard apartment complex with an address range of 419-427 N. Spaulding Avenue (#351, #353, #355).

354. 424 N. Spaulding Avenue APN: 5527026024 Contributor 1926  
Architect: W.E. Calhoun; Original Owner: J.H. Mailhon

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include quoins. The roof is flat and pent, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include garage door replaced, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, brick added to steps and walkway, and landscape/hardscape altered.

355. 427 N. Spaulding Avenue APN: 5527027015 Contributor 1928  
Architect: C.E. Finkenbinder; Original Owner: Riley Hogue

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetties. The roof is flat, crossed gable, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include walkway. Alterations include awnings added, garage door replaced, perimeter fence or wall added, security window bars added, and some windows replaced. This building is part of a 3-building courtyard apartment complex with an address range of 419-427 N. Spaulding Avenue (#351, #353, #355).

356. 428 N. Spaulding Avenue APN: 5527026025 Contributor 1929  
Original Owner: W.E. Henderson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, light fixtures, and corbelled jetties. The roof is flat, hipped, hipped, pyramidal, and shed, with brackets, clay tile coping, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, and some windows replaced.

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357. 431 N. Spaulding Avenue APN: 5527027014 Contributor 1925  
Architect: W.E. Calhoun; Original Owner: J.H. Mailhon

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat, hipped, and pent, with clay tile coping, wide eaves and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include no major alterations, garage door replaced, security window bars added.

358. 434-436 N. Spaulding Ave. APN: 5527026026 Noncontributor 1927  
Architect: S.W. Cheesman; Builder: Lynn Reynolds; Original Owner: R.C. Thomas

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include balconies added, decorative elements removed, garage door replaced, and some windows replaced.

359. 437 N. Spaulding Avenue APN: 5527027013 Contributor 1925  
Architect: W.E. Calhoun; Original Owner: J.H. Mailhon

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat, hipped pyramidal, and pent, with clay tile coping, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added and wall cladding replaced.

360. 438-440 N. Spaulding Ave. APN: 5527026027 Noncontributor 1937  
Architect: David C. Coleman; Builder and Original Owner: Spinning Wheel Corporation

A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and textured stucco. Details include applied decoration, belt course, and quoins. The roof is hipped, with dormer, boxed eaves, and scalloped bargeboard, and surfaced with composition shingle material. Related features include detached garage, concrete steps, and walkway. Alterations include primary door replaced, landscape/hardscape altered, wall cladding replaced, window openings altered, some windows replaced, and a window opening replaced with a door and a glass block side light.

361. 441 N. Spaulding Avenue APN: 5527027041 Contributor 1947  
Builder: (No first name) Murray; Original Owner: Louis A. Bridge

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and conical, with

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clay tile coping, flat parapet, turret, and weathervane, and surfaced with composition shingle and an unknown material. Related features include detached garage and walkway. Alterations include security door(s) added, security window bars added, windows boarded up, all windows replaced, and exterior stair steps and railing replaced.

362. 444 N. Spaulding Avenue APN: 5527026028 Contributor 1937  
Architect: David C. Coleman; Builder and Original Owner: Spinning Wheel Corporation

A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include applied decoration, belt course, and quoins. The roof is hipped, with dormer, boxed eaves and scalloped bargeboard, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include security window bars added.

363. 445-447 N. Spaulding Ave. APN: 5527027040 Contributor 1947  
Builder: (No first name) Murray; Original Owner: Louis A. Bridge

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and conical, with clay tile coping, flat parapet, and turret, and surfaced with composition shingle and an unknown material. Related features include detached garage and walkway. Alterations include security door(s) added, security window bars added, windows boarded up, some windows replaced, exterior stair steps and railing replaced, and balcony railing replaced.

364. 451 N. Spaulding Avenue APN: 5527027004 Contributor 1928  
Architect and Builder: W.F. Freeman; Original Owner: S.E. Anderson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is cut stone and textured stucco. Details include applied decoration and corbeled and bracketed jetties. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and flagstone steps and planters. Alterations include awnings added, primary door replaced, security door(s) added, security window bars added, some windows replaced, perimeter fence added, and garage door replaced.

365. 452 N. Spaulding Avenue APN: 5527026029 Contributor 1928  
Builder and Original Owner: C.W. Smith

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, pierced screens, and bracketed jetties. The roof is flat and crossed gable, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and tiled steps. Alterations include primary door replaced, security window bars added, some windows replaced, and recessed glazed wall and door added to entry.

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366. 456 N. Spaulding Avenue APN: 5527026043 Contributor 1927  
Architect and Builder: Floyd W. Lytle; Original Owner: Harold A. Duff

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and bracketed jetties. The roof is flat, front gable, and shed, with brackets, clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and tiled steps. Alterations include awnings added, garage door replaced, security window bars added, wall cladding replaced, all windows replaced, decorative elements added, porch rail replaced, security gate added, and primary doors replaced.

367. 457 N. Spaulding Avenue APN: 5527027003 Noncontributor 1929  
Architect: W. Freeman; Builder: W. Freeman; Original Owner: S.E. Anderson

A two-story fourplex. It has no style. It has a rectangular plan and its cladding is smooth stucco. Details include jetty. The roof is flat, front gable, and hipped, with cornice and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. The building is completely altered.

368. 460 N. Spaulding Avenue APN: 5527026033 Noncontributor 1936  
Architect: W.W. Warren; Builder: H.W. Frost; Original Owner: Fred A. Browne

A two-story fourplex in the Monterey Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include balcony altered or enclosed, primary door replaced, primary door opening or entrance altered, wall cladding replaced, all windows replaced, secondary doors replaced, garage doors replaced, and roof cladding replaced.

369. 461 N. Spaulding Avenue APN: 5527027002 Contributor 1926  
Architect: E.E.N. Brett; Original Owner: Dick Atterbury

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. It has no decorative details. The roof is flat, front gable, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, some windows replaced, and balconette railing replaced.

370. 464 N. Spaulding Avenue APN: 5527026034 Noncontributor 1929  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

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A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and tile. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile, composition shingle, and an unknown material. Related features include detached garage. Alterations include primary door replaced, porch rails altered or replaced, security window bars added, window openings altered, some windows replaced, and brick added to steps and walkway.

371. 465 N. Spaulding Avenue APN: 5527027001 Contributor 1929  
Architect: S. Edward Garwood; Original Owner: Robert J. Dombroff

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and tile. The roof is flat, hipped, pyramidal, and shed, with clay tile coping, flat parapet, tower, and turret, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added, primary door replaced, some windows replaced, and secondary doors replaced.

372. 501 N. Spaulding Avenue APN: 5527024012 Contributor 1930  
Original Owner: N. Epstein

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, quoins, and corbeled jetties. The roof is flat, front gable, and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, wall cladding replaced, windows boarded up, and some windows replaced.

373. 502 N. Spaulding Avenue APN: 5527025014 Contributor 1930  
Builder and Original Owner: H.F. Wenrich

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, pierced screens, quoins, and jetties with brackets. The roof is flat, crossed gable, and conical, with clay tile coping, open eaves, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and brick steps. Alterations include primary door replaced, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, security gates added, garage door replaced, and pergola added to south (side) façade.

374. 508 N. Spaulding Avenue APN: 5527025015 Contributor 1926  
Original Owner: H.W. Scott

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include grilles and quoins. The roof is flat, front gable, and

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hipped, with open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include perimeter fence or wall added, security window bars added, wall cladding replaced, and some windows replaced.

375. 509 N. Spaulding Avenue APN: 5527024011 Contributor 1927  
Architect: J. Robert Harris; Builder: G.E. Malin; Original Owner: R. Chester Thomas

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and tile. The roof is flat and hipped, with clay tile coping, open eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, roof replaced with incompatible materials, security window bars added, some windows replaced, and security gate added.

376. 512-514 N. Spaulding Ave. APN: 5527025016 Contributor 1927  
Architect: Wilbur W. Campbell; Original Owner: A. Salot

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, cut stone added to stoop edges, and cut stone planters added.

377. 513-515 N. Spaulding Ave. APN: 5527024010 Contributor 1926  
Original Owner: A.R. Reid

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, with clay tile coping, flat parapet, and stepped parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, perimeter fence or wall added, wall cladding replaced, some windows replaced, and some wood double-hung windows replaced in-kind.

378. 518 N. Spaulding Avenue APN: 5527025017 Contributor 1926  
Architect: Wilbur W. Campbell; Original Owner: A. Salot

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, string course, and projecting vertical elements. The roof is flat, with clay tile coping and flat parapet, and surfaced with unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

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379. 519 N. Spaulding Avenue APN: 5527024009 Contributor 1926  
Original Owner: A.R. Reid

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, grilles, light fixtures, and tile. The roof is flat and shed, with clay tile coping, curved flat parapet, and stepped parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, and some windows replaced.

380. 526 N. Spaulding Avenue APN: 5527025018 Contributor 1931  
Builder: C.F. Hilland; Original Owner: Ruth Hilland

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an O-shaped plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, tile, and corbeled jetties. The roof is front gable and hipped, with turret, scalloped bargeboards, and scalloped cornice, and surfaced with clay tile material. Related features include detached garage, concrete steps, wall and perimeter. Alterations include security window bars added, windows boarded up, some windows replaced, and security gate added.

381. 529 N. Spaulding Avenue APN: 5527024029 Contributor 1936  
Architect and Builder: Louis Selden; Original Owner: Lawrence Bolotin

A two-story courtyard apartment in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and wood tongue-and-groove. Details include belt course and pilasters. The roof is hipped, with metal pipe railing at one-story volume and wide, boxed eaves, and surfaced with composition shingle material. Related features include detached garage, concrete steps and walkway. Alterations include addition to rear/side elevation, awnings added, some windows replaced, and metal mesh added to stair and balcony railing.

382. 532 N. Spaulding Avenue APN: 5527025019 Contributor 1924  
Architect and Builder: Arthur W. Larson; Original Owner: Warren N. Doyle

A two-story fourplex in the Mediterranean Revival style. It has a U-shaped plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and quoins. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and brick stoop. Alterations include wall cladding replaced and some windows replaced.

383. 533 N. Spaulding Avenue APN: 5527024005 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes Ltd.

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and



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projecting speedlines. The roof is flat and hipped, with open eaves, exposed rafters, flat parapet, and roof deck with wood railing atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps.

Alterations include some windows replaced.

384. 534 N. Spaulding Avenue APN: 5527025020 Contributor 1924  
Architect: Arthur W. Larson; Builder: F.L. Still & Co.; Original Owner: Warren N. Doyle

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, wall cladding replaced, and some windows replaced.

385. 535-537 N. Spaulding Ave. APN: 5527024004 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes Ltd.

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include applied decoration and light fixtures. The roof is hipped, with open eaves, exposed purlins, and exposed rafters, and surfaced with composition shingle material. Related features include detached garage, concrete steps, and walkway. Alterations include some windows replaced.

386. 538 N. Spaulding Avenue APN: 5527025024 Contributor 1926  
Architect: M.H. Lewis; Builder and Original Owner: S.W. Cheesman

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures. The roof is flat, hipped, and shed, with clay tile coping, curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and security doors added.

387. 539-541 N. Spaulding Ave. APN: 5527024003 Contributor 1926  
Architect: L. Gentry; Builder: B.D. O'Neil; Original Owner: R.H. Bentley

A two-story duplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and pent, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include porch altered or enclosed, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, awnings added, and porch rail replaced.

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388. 544 N. Spaulding Avenue APN: 5527025025 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco and wood tongue-and-groove. Details include applied decoration. The roof is hipped with dentils, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include security door(s) added, security window bars added, some windows replaced, and metal mesh added to stair and balcony railings.

389. 545 N. Spaulding Avenue APN: 5527024002 Contributor 1926  
Architect and Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include quoins. The roof is flat, front gable, and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, wall cladding replaced, and some windows replaced.

390. 546 N. Spaulding Avenue APN: 5527025029 Contributor 1938  
Architect: R.S. Loring; Builder and Original Owner: Ben Siegel

A two-story apartment house in the Minimal Traditional style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include belt course and quoins. The roof is hipped with boxed eaves, and surfaced with composition shingle. Related features include ancillary building and detached garage. Alterations include security door(s) added, security window bars added, and some windows replaced. This building is located at the front of the parcel shared with 7664 W. Clinton Street (#1).

391. 547 N. Spaulding Avenue APN: 5527024001 Contributor 1929  
Architect: Otto Coldewe; Builder: J. Cornsweet; Original Owner: R. McGowan

A two-story apartment house in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, grilles, light fixtures, tile, and corbeled jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security window bars added, window openings altered, and some windows replaced.

392. 601 N. Spaulding Avenue APN: 5527022011 Noncontributor 1961  
Original Owner: Edward Zipperstein Photo 37

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A two-story apartment house. It has no style and is located on a corner lot. It has a rectangular plan and its cladding is textured stucco. It has no decorative details. The roof is flat, with flat parapet, and surfaced with an unknown material. The building is completely altered.

393. 602 N. Spaulding Avenue APN: 5527023014 Contributor 1926  
Builder: G. Wasburgh; Original Owner: B.W. Singer

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and tile. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile material. Related features include tiled steps and stoop. Alterations include security window bars added, wall cladding replaced, some windows replaced, and security gate added.

394. 607 N. Spaulding Avenue APN: 5527022010 Noncontributor 1931  
Original Owner: Herman H. Rapp

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, hipped, pent, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, primary door replaced, door (primary) opening or entrance altered, wall cladding replaced, some windows replaced, window openings altered or added, landscape/hardscape altered, security doors added, and secondary entrance added.

395. 606-608 N. Spaulding Ave. APN: 5527023015 Contributor 1927  
Architect: Charles E. Williams; Builder and Original Owner: C.T. Johnson

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, light fixtures, and corbeled jetty. The roof is flat, front gable, pent, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, garage door replaced, security window bars added, wall cladding replaced, some windows replaced, and security gate added.

396. 612 N. Spaulding Avenue APN: 5527023016 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include applied decoration. The roof is hipped, with open eaves, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include landscape/hardscape altered, one side window replaced, and additional handrail at one stoop.

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397. 615 N. Spaulding Avenue APN: 5527022009 Contributor 1940  
Architect: David C. Coleman; Original Owner: Jack Michlin

A two-story apartment house in the Minimal Traditional style. It has a U-shaped plan and its cladding is smooth stucco and scored stucco. Details include applied decoration, belt course, and quoins. The roof is hipped, with cornice, and surfaced with composition shingle material. Related features include detached garage and concrete steps. Alterations include decorative elements removed, security window bars added, and wall cladding replaced.

398. 618 N. Spaulding Avenue APN: 5527023017 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes

A two-story apartment house in a Streamlined Moderne/Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include projecting speedlines. The roof is flat and hipped, with open eaves, exposed purlins, exposed rafters, flat parapet, and roof deck atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage, concrete steps, and walkway. The building appears to be unaltered.

399. 619 N. Spaulding Avenue APN: 5527022007 Contributor 1927  
Architect: Otto Coldewe; Builder and Original Owner: L.J. Londo

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles and full-width porch with low stucco wall. The roof is flat, hipped, and shed, with exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, wall cladding replaced, and some windows replaced.

400. 622 N. Spaulding Avenue APN: 5527023018 Contributor 1936  
Original Owner: E.A. Goodyer

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, pilasters, and corbeled/bracketed jetty. The roof is flat, hipped, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, flat parapet, and turret, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, some windows replaced, and driveway gate added.

401. 623 N. Spaulding Avenue APN: 5527022006 Contributor 1925  
Architect: R.E. Ashton; Builder: F.H. Neve; Original Owner: Winifred Neve

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A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, grilles, and quoins. The roof is flat and pent, with wide, boxed eaves, and curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, porch added, security door(s) added, security window bars added, some windows replaced, driveway gate added, and landscape/hardscape altered.

402. 628 N. Spaulding Avenue APN: 5527023019 Contributor 1939  
Architect: R.S. Loring; Builder: E. Miller; Original Owner: Substantial Homes

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth and scored stucco. Details include applied decoration. The roof is hipped with dentils and open eaves, and surfaced with composition shingle. Related features include detached garage, concrete steps and walkway. Alterations include landscape/hardscape altered, and front gate and hedge added.

403. 630 N. Spaulding Avenue APN: 5527023020 Contributor 1927  
Architect: Otto Coldewe; Builder and Original Owner: L.J. Londo

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, pilasters, and string course. The roof is flat and pent, with clay tile coping, exposed purlins, exposed rafters, flat parapet, and stepped parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include wall cladding replaced, all windows replaced, and steps re-tiled.

404. 633 N. Spaulding Avenue APN: 5527022005 Contributor 1929  
Architect: H.C. Nickerson; Original Owner: William D. McCray Photo 32

A two-story courtyard apartment in the Mediterranean Revival style, historically known as the Villa de la Fuente. It has an O-shaped plan and its cladding is brick and smooth stucco. Details include applied decoration, balconette, grilles, light fixtures, planters, and tile. The roof is hipped, with cornice and open eaves, and surfaced with clay tile material. Related features include brick steps, brick paved motor court/forecourt, attached carports with painted brick, and perimeter wall with painted brick. The building appears to be unaltered.

405. 637 N. Spaulding Avenue APN: 5527022004 Contributor 1928  
Builder: N. Madison; Original Owner: L.O. Wallin

A two-story fourplex in the French Renaissance Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, light fixtures, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps.

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Alterations include security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and security gate added.

406. 638 N. Spaulding Avenue APN: 5527023022 Contributor 1925  
Builder: F.L. Hill & Co.; Original Owner: George E. Hoover

A two-story apartment house in the Spanish Colonial Revival style. It has a U-shaped plan and its cladding is brick and textured stucco. It has no decorative details. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include brick steps with cheek walls and planters. Alterations include awnings added, security door(s) added, security window bars added, all windows replaced, and grilles replaced.

407. 639 N. Spaulding Avenue APN: 5527022003 Contributor 1925  
Architect: G.H. Hampton; Builder and Original Owner: D.J. James Photo 33

A two-story bungalow court in the Spanish Colonial Revival style. It has a square plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps and walkway. Alterations include security door(s) added, security window bars added, wall cladding replaced, and security gates added. This building is part of a 5-building bungalow court with an address range of 639-649 N. Spaulding Avenue (#407, #408, #410, #411, #412).

408. 641 N. Spaulding Avenue APN: 5527022003 Contributor 1925  
Architect: G.H. Hampton; Builder and Original Owner: D.J. James Photo 33

A two-story bungalow court in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps and walkway. Alterations include security door(s) added, security window bars added, wall cladding replaced, and security gate added. This building is part of a 5-building bungalow court with an address range of 639-649 N. Spaulding Avenue (#407, #408, #410, #411, #412).

409. 642-644 N. Spaulding Ave. APN: 5527023023 Contributor 1927  
Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include stepped jetties. The roof is flat, crossed gable, pent, shed, and conical, with clay tile coping, exposed purlins, exposed rafters, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include walkway. Alterations include security door(s) added, security window bars added, and some windows replaced.

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410. 645 N. Spaulding Avenue APN: 5527022003 Contributor 1925  
Architect: G.H. Hampton; Builder and Original Owner: D.J. James Photo 33

A two-story bungalow court in the Spanish Colonial Revival style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and walkway. Alterations include garage door replaced, security door(s) added, security window bars added, wall cladding replaced, and security gates added. This building is part of a 5-building bungalow court with an address range of 639-649 N. Spaulding Avenue (#407, #408, #410, #411, #412).

411. 647 N. Spaulding Avenue APN: 5527022003 Contributor 1925  
Architect: G.H. Hampton; Builder and Original Owner: D.J. James Photo 33

A two-story bungalow court in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include security door(s) added, security window bars added, wall cladding replaced, and security gate added. This building is part of a 5-building bungalow court with an address range of 639-649 N. Spaulding Avenue (#407, #408, #410, #411, #412).

412. 649 N. Spaulding Avenue APN: 5527022004 Contributor 1925  
Architect: G.H. Hampton; Builder and Original Owner: D.J. James Photo 33

A two-story bungalow court in the Spanish Colonial Revival style. It has a square plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps and walkway. Alterations include garage door replaced, security door(s) added, security window bars added, wall cladding replaced, and security gate added. This building is part of a 5-building bungalow court with an address range of 639-649 N. Spaulding Avenue (#407, #408, #410, #411, #412).

413. 650 N. Spaulding Avenue APN: 5527023024 Contributor 1938  
Architect: George J. Fosdigh; Original Owner: Sam Groper

A two-story triplex in the Minimal Traditional style, located on a corner lot. It has an irregular plan and its cladding is textured stucco and wood tongue-and-groove. Details include applied decoration and quoins. The roof is crossed gable, with bargeboards, dormer, open eaves, and scalloped trim at gable, and surfaced with composition shingle. Related features include detached garage and flagstone steps and walkway. Alterations include security window bars added, wall cladding replaced, and all windows replaced.

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N. Stanley Avenue

Streetscape Photo 6

414. 314 N. Stanley Avenue APN: 5526042017 Contributor 1928  
Architect: F.A. Brown; Builder and Original Owner: Robert J. Dombroff

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is simulated stone and textured stucco. Details include applied decoration, grilles, pierced screens, pilasters, and jetties. The roof is flat, hipped pyramidal, and shed, with clay tile coping, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, and some windows replaced.

415. 317 N. Stanley Avenue APN: 5527041006 Contributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps and walkway. Alterations include garage door replaced, security window bars added, wall cladding replaced, and some windows replaced.

416. 320 N. Stanley Avenue APN: 5526042018 Contributor 1929  
Builder: Guy Williams; Original Owner: C.E. Williams

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and corbelled jetties. The roof is flat and hipped, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

417. 321-323 N. Stanley Avenue APN: 5527041017 Contributor 1928  
Original Owner: Alfred Stone

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, security window bars added, and some windows replaced.



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418. 327 N. Stanley Avenue APN: 5527041015 Contributor 1928  
Original Owner: H.W. Scott

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is brick and smooth stucco. Details include applied decoration, balconette, light fixtures, pierced screens, and bracketed jetties. The roof is flat, hipped, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps, retaining wall, and tiled steps. Alterations include landscape/hardscape altered, porch added, security door(s) added, security window bars added, some windows replaced, and security gate added.

419. 328 N. Stanley Avenue APN: 5526042019 Contributor 1928  
Builder: Charles Goodman; Original Owner: Phillips & Goodman

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetty. The roof is flat, hipped, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, some windows replaced, and exterior stair on side replaced.

420. 332 N. Stanley Avenue APN: 5526042020 Noncontributor 1928  
Original Owner: Charles Goodman

A two-story fourplex. It has no style. It has an irregular plan and its cladding is textured stucco. Details include bracketed jetty. The roof is flat and crossed gable, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements removed, security window bars added, window openings altered, all windows replaced, and doors replaced.

421. 336-338 N. Stanley Avenue APN: 5526042021 Contributor 1927  
Builder: Karl Wood; Original Owner: Marie Taylor

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and pent, with clay tile coping, and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and concrete steps added/stoop altered.

422. 339 N. Stanley Avenue APN: 5527041033 Noncontributor 1970  
Architect: Per Vagn Clarborg; Original Owner: Mr. & Mrs. Barber

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A two-story apartment house in the Mid-Century Modern style. It has a U-shaped plan and its cladding is textured stucco and tile. Details include applied decoration, light fixtures, and a small, horizontally projecting, illuminated box sign reading "Villa Stanley" south of the entry. The roof is flat, with flat parapet, and surfaced with rolled asphalt. The building appears to be unaltered.

423. 342 N. Stanley Avenue APN: 5526042022 Contributor 1927  
Builder: Karl Wood; Original Owner: Marie Taylor

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and pent, with clay tile coping and flat and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include landscape/hardscape altered, porch rails altered or replaced, security window bars added, wall cladding replaced, some windows replaced, secondary doors replaced, and concrete steps altered.

424. 343 N. Stanley Avenue APN: 5527041012 Noncontributor 1927  
Original Owner: Lebell Caust

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, with clay tile coping and flat and stepped parapets, and surfaced with an unknown material. Related features include detached garage. Alterations include porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, grilles added, railings replaced, awnings added, doors replaced, and landscape/hardscape altered.

425. 346 N. Stanley Avenue APN: 5526042023 Contributor 1928  
Original Owner: Charles Shipp

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled and bracketed jetties. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, and some windows replaced.

426. 349 N. Stanley Avenue APN: 5527041032 Noncontributor 1927  
Original Owner: Lebell Caust

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, with clay tile coping and flat and stepped parapets, and surfaced with unknown material. Related features include detached garage. Alterations include porch altered or enclosed, porch rails

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altered or replaced, wall cladding replaced, window openings altered, all windows replaced, railings replaced, grilles added, landscape/hardscape altered, awnings added, and doors replaced.

427. 351 N. Stanley Avenue APN: 5527041010 Noncontributor 1928  
Original Owner: H.W. Scott

A two-story fourplex. It has no style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat and hipped, with open eaves and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. The building is completely altered.

428. 350-352 N. Stanley Avenue APN: 5526042029 Contributor 1928  
Architect and Builder: Floyd W. Lytle; Original Owner: George W. Rite

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat, front gable, and shed, with brackets, clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added and security window bars added.

429. 358 N. Stanley Avenue APN: 5526042026 Contributor 1929  
Builder: Frank T. Flynn; Original Owner: Mary N. Ball & Jennie E. Cummings

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, hipped, and shed, with clay tile coping, cornice, flat parapet, and tower, and surfaced with clay tile and an unknown material. Related features include detached garage, concrete steps, and cheek walls. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

430. 359 N. Stanley Avenue APN: 5527041009 Contributor 1928  
Architect and Builder: C.E. Williams; Original Owner: Peter M. Kerst

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, light fixtures, and corbelled jetties. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, security window bars added, some windows replaced, security gate added, and entry arch and hedge added to landscape.

431. 362 N. Stanley Avenue APN: 5526042027 Contributor 1928  
Architect: J.W. McKee; Builder and Original Owner: Isidore Phillips Photo 34

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A two-story fourplex in the Tudor Revival style. It has an irregular plan and its cladding is half timbering and smooth stucco. Details include applied decoration, belt course, light fixtures, and a bracketed jetty. The roof is flat, crossed gable, and conical, with bargeboards, brackets, open eaves, finial, flat parapet, tower, turret, and weathervane, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include landscape/hardscape altered, security window bars added, some windows replaced, and concrete steps enlarged.

432. 363 N. Stanley Avenue APN: 5527041008 Noncontributor 1927  
Original Owner: William F. Schwartz

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is simulated stone and textured stucco. Details include applied decoration, grilles, and corbelled jetty. The roof is flat, front gable, and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include garage door replaced, security door(s) added, security window bars added, wall cladding replaced, and some windows replaced.

433. 366 N. Stanley Avenue APN: 5526042028 Noncontributor 1928  
Architect: J.W. McKee; Builder and Original Owner: R. Lorimore

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. It has no decorative details. The roof is flat and crossed gable, with clay tile coping, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage. Alterations include porch altered or enclosed, roof replaced with incompatible materials, security window bars added, wall cladding replaced, some windows replaced, landscape/hardscape altered, and stoop replaced.

434. 369 N. Stanley Avenue APN: 5527041007 Contributor 1928  
Builder and Original Owner: C.W. Smith

A two-story fourplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include bracketed jetties. The roof is flat, front gable, pent, and shed, with clay tile coping, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include balcony altered or enclosed, porch rails altered or replaced, security door(s) added, security window bars added, and some windows replaced.

435. 400 N. Stanley Avenue APN: 5526029015 Noncontributor 1928  
Architect: Max Maltzman; Original Owner: Henry Fiegenbaum

A two-story apartment house. It has no style and is located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat,

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crossed gable, and shed, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements added, roof replaced with incompatible materials, security window bars added, wall cladding replaced, some windows replaced, piers and railing added to stoop, and security doors added.

436. 408-410 N. Stanley Avenue APN: 5526029016 Contributor 1929  
Architect: J.W. McKee; Builder and Original Owner: Samuel Kurtz

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, quoins, and bracketed jetties. The roof is flat and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security door(s) added, security window bars added, and wall cladding replaced.

437. 413 N. Stanley Avenue APN: 5527026016 Contributor 1927  
Original Owner: D.H. Harter & Sons

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and pierced screens. The roof is flat, front gable, and shed, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, wall cladding replaced, and some windows replaced.

438. 414 N. Stanley Avenue APN: 5526029017 Contributor 1931  
Builder: Beauchamp Corporation Ltd.; Original Owner: Ula V. Beauchamp

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat and shed, with brackets, clay tile coping, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include primary door replaced, wall cladding replaced, some windows replaced, and stoop replaced/enlarged.

439. 415-417 N. Stanley Avenue APN: 5527026041 Noncontributor 1931  
Architect and Builder: General Engineering Co.; Original Owner: Florian Laskowsky

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat, front gable, and shed, with clay tile coping, cornice, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, secondary doors replaced, and rear addition.

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440. 420 N. Stanley Avenue APN: 5526029018 Contributor 1928  
Architect, Builder, and Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and bracketed jetties. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, and some windows replaced.

441. 421 N. Stanley Avenue APN: 5527026013 Contributor 1927  
Architect, Builder, and Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, and porch railing replaced.

442. 426 N. Stanley Avenue APN: 5526029019 Contributor 1928  
Builder: George W. Kite; Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and corbeled jetty. The roof is flat and hipped, with clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include porch rails altered or replaced, security door(s) added, security window bars added, wall cladding replaced, some windows replaced, brick added to steps and stoop, and awnings added.

443. 427 N. Stanley Avenue APN: 5527026012 Contributor 1927  
Architect, Builder and Original Owner: Floyd W. Lytle

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat, front gable, and shed, with bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include decorative elements removed, perimeter fence or wall added, wall cladding replaced, and all windows replaced.

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444. 430 N. Stanley Avenue APN: 5526029020 Contributor 1925  
Architect: W.E. Calhoun; Original Owner: J.H. Mailhon

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, quoins, and two wall-mounted signs. One is script metal letters reading "Miriam Gardens" and the other is a small enameled metal sign reading "REHOV MIRYAM" in both Hebrew and English letters. The translation of Rehov Miryam is Miriam Street. The roof is flat, hipped pyramidal, and pent, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include awnings added, balcony added, landscape/hardscape altered, some windows replaced, brick added to stoop, and wall cladding replaced.

445. 431 N. Stanley Avenue APN: 5527026011 Contributor 1925  
Architect: Ernest H. Letz; Builder: Northwestern Building Co.;  
Original Owner: Robert E. Mott

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added, wall cladding replaced, and some windows replaced.

446. 436 N. Stanley Avenue APN: 5526029021 Contributor 1925  
Architect: W.E. Calhoun; Original Owner: J.H. Mailhon

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and quoins. The roof is flat and pent, with clay tile coping, wide eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include primary door replaced, security window bars added, wall cladding replaced, and some windows replaced.

447. 437 N. Stanley Avenue APN: 5527026010 Contributor 1928  
Builder: C.E. Williams; Original Owner: Charles H. Plunkett

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balconette, light fixtures, jetty and corbeled jetty. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, porch rails altered or replaced, roof replaced with incompatible materials, security door(s) added, security window bars added, and balcony railing added.

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448. 438 N. Stanley Avenue APN: 5526029022 Contributor 1931  
Original Owner: John Engman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, grilles, quoins, and corbeled and bracketed jetties. The roof is flat and hipped, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added.

449. 439 N. Stanley Avenue APN: 5527026009 Contributor 1928  
Builder and Original Owner: C.W. Smith

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat and crossed gable, with bargeboards, clay tile coping, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include walkway. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, and some windows replaced. This building is part of a 3-building courtyard apartment complex with an address range of 439-447 N. Stanley Avenue (#449, #450, #452).

450. 443 N. Stanley Avenue APN: 5527026009 Contributor 1928  
Builder and Original Owner: C.W. Smith

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat and crossed gable, with bargeboards, clay tile coping, exposed purlins, exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include walkway. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, some windows replaced, and doors added to one carport. This building is part of a 3-building courtyard apartment complex with an address range of 439-447 N. Stanley Avenue (#449, #450, #452).

451. 444-446 N. Stanley Avenue APN: 5526029023 Noncontributor 1926  
Architect: C.E. Finkenbinder; Builder and Original Owner: T.C. Wilson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and grilles. The roof is flat, front gable, and shed, with clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include balcony altered or enclosed, porch altered or enclosed, wall cladding replaced, window openings altered, some windows replaced, retaining wall added, security doors added, security window bars added, and multi-family residence added to rear of property.



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452. 447 N. Stanley Avenue APN: 5527026009 Contributor 1928  
Builder and Original Owner: C.W. Smith

A two-story courtyard apartment in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. It has no decorative details. The roof is flat and shed, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include walkway. Alterations include landscape/hardscape altered, security door(s) added, and security window bars added. This building is part of a 3-building courtyard apartment complex with an address range of 439-447 N. Stanley Avenue (#449, #450, #452).

453. 449-451 N. Stanley Avenue APN: 5527026008 Contributor 1940  
Architect: H. William Greene; Original Owner: C. Smelser

A two-story apartment house in the French Renaissance Revival style. It has an irregular plan and its cladding is brick and textured stucco. Details include applied decoration, belt course, pilasters, quoins, and string course. The roof is flat and hipped, with clay tile coping, flared, boxed eaves, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include security door(s) added and security window bars added.

454. 448-452 N. Stanley Avenue APN: 5526029024 Contributor 1930  
Original Owner: F.T. Parker

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and bracketed jetty. The roof is flat, hipped, and pent, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include landscape/hardscape altered, security door(s) added, security window bars added, some windows replaced, one window opening on side altered, and patios created with gates and hedges.

455. 453-455 N. Stanley Avenue APN: 5527026007 Noncontributor 1927  
Architect: C.E. Finkenbinder; Builder and Original Owner: T.C. Wilson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is brick and textured stucco. Details include applied decoration, grilles, and jetty. The roof is flat and hipped, with cornice and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include balcony altered or enclosed, wall cladding replaced, window openings altered, window openings infilled, some windows replaced, concrete ramp added, security window bars added, security doors added, awnings added, tile added to steps, and porch rail replaced.

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456. 454-456 N. Stanley Avenue APN: 5526029025 Contributor 1930  
Original Owner: F.T. Parker

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, balconette, light fixtures, pierced screens, and jetties. The roof is flat and hipped, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include garage door replaced, perimeter fence or wall added, security window bars added, tile added to stoop and entry, and flower box added to balcony.

457. 457 N. Stanley Avenue APN: 5527026040 Contributor 1939  
Architect: A. Godfrey Bailey; Builder: Ridington Building Co.;  
Original Owner: Mr. & Mrs. Hugo Hoffman

A two-story fourplex in the Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, belt course, light fixtures, planters, and a double-height gabled entry with wood posts and pediment that shelters an exterior stair. The roof is hipped, with wide eaves, and surfaced with composition shingle. Related features include detached garage. Alterations include security door(s) added, security window bars added, and all windows replaced.

458. 458 N. Stanley Avenue APN: 5526029026 Contributor 1931  
Original Owner: Samuel Kurtz

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, quoins, and bracketed jetty. The roof is flat, front gable, and shed, with brackets, clay tile coping, open eaves, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include porch rails altered or replaced, security door(s) added, and security window bars added.

459. 464 N. Stanley Avenue APN: 5526029027 Contributor 1928  
Original Owner: Claude J. Powell

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, light fixtures, and tile. The roof is flat, shed, and conical, with clay tile coping, exposed rafters, parapet and flat tower, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include decorative elements added, and garage door replaced.

460. 465 N. Stanley Avenue APN: 5527026001 Contributor 1927  
Architect, Building, Original Owner: Unknown (no permit or other reference found)

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A one-story single-family residence without an identifiable architectural style, located on a corner lot. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration. The roof is crossed gable and front gable, with bargeboards, open eaves, exposed rafters, and weathervane, and surfaced with composition shingle. Related features include detached garage and brick steps. Alterations include primary door replaced, security window bars added, wall cladding replaced, and windows added to gable end.

N. Vista Street

461. 401 N. Vista Street APN: 5526032013 Noncontributor 1929  
Original Owner: Emil Ideler Photo 38

A two-story triplex in the Spanish Colonial Revival style, located on a corner lot. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, grilles, and tile. The roof is flat and crossed gable, with clay tile coping, open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Alterations include primary door replaced, garage door replaced, perimeter fence or wall added, window openings altered, all windows replaced, decorative elements added, awning added, decks added to either side of primary entrance, secondary entrances added, and wall cladding replaced.

462. 402 N. Vista Street APN: 5526033017 Contributor 1930  
Builder and Original Owner: R.H. Lewis

A two-story apartment house in the Spanish Colonial Revival style, located on a corner lot. It has an L-shaped plan and its cladding is textured stucco. Details include applied decoration and bracketed jetties. The roof is flat and crossed gable, with exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, security door(s) added, security window bars added, some windows replaced, security gate added, and porch rail replaced.

463. 465 N. Vista Street APN: 5526032001 Contributor 1937  
Builder: J.J. Rees; Original Owner: William R. Irwin

A two-story triplex in the French Renaissance Revival style, located on a corner lot. It has an irregular plan and its cladding is textured stucco and stone. Details include applied decoration, grilles, pilasters, and tile. The roof is flat and hipped, with open eaves, exposed rafters, exposed purlins, and surfaced with composition shingle. Related features include detached garage, concrete steps, and walkway. Alterations include awnings added, security gate added, and possible roof material replacement.

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#	Address	Year Built	Status	APN	Notes
1	7664 W. Clinton St.	1938	Contributor	5527025029	At rear of parcel shared with 546 N. Spaulding (#390)
2	7714 W. Clinton St.	1926	Contributor	5527024024	
3	7718 W. Clinton St.	1926	Noncontributor	5527024025	
4	7719 W. Clinton St.	1924	Noncontributor	5527022012	
5	7721 W. Clinton St.	1924	Noncontributor	5527022013	
6	7722 W. Clinton St.	1926	Noncontributor	5527024026	
7	314 N. Curson Ave.	1928	Noncontributor	5526041017	
8	315 N. Curson Ave.	1929	Noncontributor	5526042012	
9	323 N. Curson Ave.	1929	Contributor	5526042011	
10	324 N. Curson Ave.	1928	Contributor	5526041018	
11	326 N. Curson Ave.	1931	Contributor	5526041019	
12	327 N. Curson Ave.	1928	Contributor	5526042010	
13	332 N. Curson Ave.	1931	Contributor	5526041020	
14	333 N. Curson Ave.	1929	Contributor	5526042009	
15	337 N. Curson Ave.	1928	Contributor	5526042008	
16	338 N. Curson Ave.	1939	Contributor	5526041021	
17	342 N. Curson Ave.	1939	Contributor	5526041022	
18	343 N. Curson Ave.	1930	Contributor	5526042007	
19	348 N. Curson Ave.	1939	Contributor	5526041023	
20	349 N. Curson Ave.	1928	Contributor	5526042005	
21	350 N. Curson Ave.	1937	Contributor	5526041024	
22	351 N. Curson Ave.	1929	Contributor	5526042004	
23	358 N. Curson Ave.	1929	Contributor	5526041025	
24	357-359 N. Curson Ave.	1929	Contributor	5526042003	
25	360 N. Curson Ave.	1928	Noncontributor	5526041031	
26	361 N. Curson Ave.	1928	Contributor	5526042002	
27	366 N. Curson Ave.	1928	Contributor	5526041028	
28	367 N. Curson Ave.	1928	Noncontributor	5526042001	
29	401 N. Curson Ave.	1927	Contributor	5526029014	
30	404 N. Curson Ave.	1927	Contributor	5526030016	
31	409 N. Curson Ave.	1927	Noncontributor	5526029013	
32	410 N. Curson Ave.	1928	Noncontributor	5526030017	
33	414 N. Curson Ave.	1929	Contributor	5526030019	
34	417 N. Curson Ave.	N/A	Noncontributor	5526029012	Vacant lot at time of survey
35	418 N. Curson Ave.	1929	Contributor	5526030020	
36	423 N. Curson Ave.	1926	Contributor	5526029011	
37	424-426 N. Curson Ave.	1925	Contributor	5526030021	

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38	427 N. Curson Ave.	1930	Contributor	5526029010	
39	428-430 N. Curson Ave.	1927	Noncontributor	5526030022	
40	431 N. Curson Ave.	1926	Noncontributor	5526029028	
41	434 N. Curson Ave.	1928	Contributor	5526030024	
42	437 N. Curson Ave.	1929	Noncontributor	5526029007	
43	440 N. Curson Ave.	1929	Contributor	5526030025	
44	439-441 N. Curson Ave.	1938	Contributor	5526029006	
45	446 N. Curson Ave.	1930	Contributor	5526030026	
46	447 N. Curson Ave.	1929	Contributor	5526029005	
47	450 N. Curson Ave.	1937	Contributor	5526030027	
48	451 N. Curson Ave.	1928	Contributor	5526029004	
49	455 N. Curson Ave.	1926	Noncontributor	5526029003	
50	456 N. Curson Ave.	1937	Contributor	5526030028	
51	458 N. Curson Ave.	1931	Contributor	5526030031	
52	461 N. Curson Ave.	1929	Contributor	5526029002	
53	464 N. Curson Ave.	1930	Contributor	5526030030	
54	465 N. Curson Ave.	1928	Noncontributor	5526029001	
55	314 N. Gardner St.	1928	Contributor	5526039004	
56	315-317 N. Gardner St.	1930	Noncontributor	5526040003	
57	320 N. Gardner St.	1928	Contributor	5526039005	
58	321 N. Gardner St.	1929	Contributor	5526040014	
59	326-328 N. Gardner St.	1940	Contributor	5526039006	
60	330-332 N. Gardner St.	1940	Contributor	5526039007	
61	331 N. Gardner St.	1940	Noncontributor	5526040013	
62	333 N. Gardner St.	1939	Contributor	5526040012	
63	336 N. Gardner St.	1937	Contributor	5526039008	
64	339 N. Gardner St.	1939	Contributor	5526040011	
65	338-340 N. Gardner St.	1937	Contributor	5526039009	
66	343 N. Gardner St.	1928	Contributor	5526040010	
67	348 ½ N. Gardner St.	1930	Contributor	5526039010	
68	349 N. Gardner St.	1929	Contributor	5526040009	
69	352 ½ N. Gardner St.	1930	Contributor	5526039011	
70	353 N. Gardner St.	1929	Contributor	5526040008	
71	358 N. Gardner St.	1928	Contributor	5526039012	
72	359 N. Gardner St.	1930	Contributor	5526040007	
73	362 N. Gardner St.	1929	Contributor	5526039013	
74	361-363 N. Gardner St.	1930	Contributor	5526040006	
75	364-370 N. Gardner St.	1929	Contributor	5526039014	

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76	371 N. Gardner St.	1929	Contributor	5526040005	
77	401 N. Gardner St.	1940	Contributor	5526031014	
78	406 N. Gardner St.	1929	Contributor	5526032014	At front of parcel shared w/ 7465 W. Oakwood (#170)
79	410-412 N. Gardner St.	1927	Contributor	5526032015	
80	411 N. Gardner St.	1939	Contributor	5526031013	
81	413 N. Gardner St.	1939	Contributor	5526031012	
82	414-416 N. Gardner St.	1938	Contributor	5526032016	
83	417 N. Gardner St.	1926	Contributor	5526031011	
84	420 N. Gardner St.	1928	Contributor	5526032017	
85	424 N. Gardner St.	1928	Contributor	5526032018	
86	427 N. Gardner St.	1928	Contributor	5526031010	
87	430 N. Gardner St.	1927	Contributor	5526032019	
88	431 N. Gardner St.	1928	Contributor	5526031009	
89	434 N. Gardner St.	1928	Noncontributor	5526032020	
90	437 N. Gardner St.	1928	Noncontributor	5526031008	
91	436-440 N. Gardner St.	1939	Contributor	5526032021	
92	439 N. Gardner St.	1931	Noncontributor	5526031007	
93	442 N. Gardner St.	1989	Noncontributor	5526032028	
94	443-445 N. Gardner St.	1928	Contributor	5526031006	
95	449 N. Gardner St.	1926	Contributor	5526031005	
96	451-453 N. Gardner St.	1926	Noncontributor	5526031004	
97	452 N. Gardner St.	1938	Contributor	5526032023	
98	456 N. Gardner St.	1929	Contributor	5526032024	
99	461 N. Gardner St.	1938	Noncontributor	5526031003	
100	462 N. Gardner St.	1938	Contributor	5526032025	
101	466 N. Gardner St.	1928	Contributor	5526032026	
102	467 N. Gardner St.	1927	Noncontributor	5526031001	
103	503 N. Gardner St.	1931	Contributor	5526026011	
104	313 N. Genesee Ave.	1954	Noncontributor	5527039006	
105	314 N. Genesee Ave.	1929	Contributor	5527040008	
106	320 N. Genesee Ave.	1929	Contributor	5527040019	
107	323 N. Genesee Ave.	1930	Contributor	5527039030	
108	325 N. Genesee Ave.	1931	Contributor	5527039016	
109	328 N. Genesee Ave.	1941	Contributor	5527040020	
110	330-332 N. Genesee Ave.	1929	Contributor	5527040021	
111	331-333 N. Genesee Ave.	1938	Contributor	5527039015	
112	335 N. Genesee Ave.	1938	Contributor	5527039014	
113	336 N. Genesee Ave.	1928	Contributor	5527040022	

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#	Address	Year Built	Status	APN	Notes
114	342 N. Genesee Ave.	1928	Contributor	5527040023	
115	343 N. Genesee Ave.	1927	Contributor	5527039013	
116	348 N. Genesee Ave.	1928	Contributor	5527040039	
117	349 N. Genesee Ave.	1928	Contributor	5527039012	
118	352 N. Genesee Ave.	1928	Contributor	5527040026	
119	351-353 N. Genesee Ave.	1928	Contributor	5527039010	
120	356 N. Genesee Ave.	1928	Contributor	5527040040	
121	359 N. Genesee Ave.	1941	Contributor	5527039009	
122	362 N. Genesee Ave.	1928	Contributor	5527040031	
123	363 N. Genesee Ave.	2017	Noncontributor	5527039032	
124	366-368 N. Genesee Ave.	1928	Noncontributor	5527040032	At front of parcel shared w/ 7716 W. Oakwood (#174)
125	367 N. Genesee Ave.	1927	Contributor	5527039007	
126	400 N. Genesee Ave.	1928	Noncontributor	5527027020	
127	401 N. Genesee Ave.	1930	Contributor	5527028013	
128	409 N. Genesee Ave.	1927	Contributor	5527028012	
129	410 N. Genesee Ave.	1928	Contributor	5527027021	
130	415 N. Genesee Ave.	1928	Contributor	5527028011	
131	416 N. Genesee Ave.	1928	Contributor	5527027022	
132	420 N. Genesee Ave.	1929	Contributor	5527027023	
133	421 N. Genesee Ave.	1928	Contributor	5527028010	
134	424-426 N. Genesee Ave.	1929	Contributor	5527027024	
135	425-427 N. Genesee Ave.	1927	Contributor	5527028009	
136	430 N. Genesee Ave.	1938	Contributor	5527027025	
137	431 N. Genesee Ave.	1936	Contributor	5527028008	
138	434 N. Genesee Ave.	1937	Contributor	5527027026	
139	437 N. Genesee Ave.	1938	Noncontributor	5527028007	
140	439 N. Genesee Ave.	1926	Contributor	5527028006	
141	440 N. Genesee Ave.	1947	Contributor	5527027027	
142	446 N. Genesee Ave.	1947	Contributor	5527027038	
143	447 N. Genesee Ave.	1927	Contributor	5527028005	
144	448-450 N. Genesee Ave.	1931	Contributor	5527027039	
145	451 N. Genesee Ave.	1939	Contributor	5527028004	
146	455 N. Genesee Ave.	1932	Contributor	5527028003	
147	456 N. Genesee Ave.	1930	Contributor	5527027035	
148	460 N. Genesee Ave.	1928	Noncontributor	5527027036	
149	459-463 N. Genesee Ave.	1940	Contributor	5527028002	
150	465 N. Genesee Ave.	1940	Contributor	5527028001	
151	502 N. Genesee Ave.	1928	Contributor	5527024013	

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#	Address	Year Built	Status	APN	Notes
152	508 N. Genesee Ave.	1925	Contributor	5527024014	
153	510-514 N. Genesee Ave.	1939	Contributor	5527024015	
154	518 N. Genesee Ave.	1924	Noncontributor	5527024016	
155	526 N. Genesee Ave.	1941	Contributor	5527024017	
156	532 N. Genesee Ave.	1929	Contributor	5527024018	
157	534 N. Genesee Ave.	1949	Contributor	5527024019	
158	538-540 N. Genesee Ave.	1925	Contributor	5527024020	
159	544 N. Genesee Ave.	1941	Contributor	5527024030	
160	602 N. Genesee Ave.	1924	Noncontributor	5527022014	
161	606-608 N. Genesee Ave.	1939	Contributor	5527022015	
162	614 N. Genesee Ave.	1928	Noncontributor	5527022016	
163	618 N. Genesee Ave.	1926	Contributor	5527022017	
164	624 N. Genesee Ave.	1926	Contributor	5527022018	
165	628 N. Genesee Ave.	1941	Contributor	5527022019	
166	632 N. Genesee Ave.	1926	Contributor	5527022028	
167	638 N. Genesee Ave.	1927	Contributor	5527022022	
168	644 N. Genesee Ave.	1926	Noncontributor	5527022023	
169	646 N. Genesee Ave.	N/A	Noncontributor	5527022024	Vacant lot at time of survey
170	7465 W. Oakwood Ave.	1929	Contributor	5526032014	At rear of parcel shared with 406 N. Gardner (#78)
171	7514 W. Oakwood Ave.	1929	Contributor	5526040025	At rear of parcel shared w/ 366 N. Sierra Bonita (#295).
172	7552 W. Oakwood Ave.	1930	Contributor	5526041001	At rear of parcel shared w/ 367 N. Sierra Bonita (#296)
173	7651 W. Oakwood Ave.	1949	Contributor	5527026017	
174	7716 W. Oakwood Ave.	1953	Noncontributor	5527040032	At rear of parcel shared w/ 366 N. Genesee (#124)
175	316 N. Ogden Dr.	1940	Noncontributor	5527039005	
176	317 N. Ogden Dr.	1940	Noncontributor	5527038006	
177	322 N. Ogden Dr.	1940	Noncontributor	5527039018	
178	323 N. Ogden Dr.	1940	Noncontributor	5527038018	
179	328 N. Ogden Dr.	1937	Contributor	5527039031	
180	329 N. Ogden Dr.	1927	Contributor	5527038017	
181	332 N. Ogden Dr.	1938	Contributor	5527039021	
182	333 N. Ogden Dr.	1928	Contributor	5527038016	
183	336-338 N. Ogden Dr.	1929	Contributor	5527039022	
184	339 N. Ogden Dr.	1927	Contributor	5527038015	
185	343 N. Ogden Dr.	1928	Contributor	5527038034	
186	344 N. Ogden Dr.	1928	Contributor	5527039023	
187	346-348 N. Ogden Dr.	1928	Contributor	5527039024	
188	349 N. Ogden Dr.	1930	Contributor	5527038012	



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189	351 N. Ogden Dr.	1927	Contributor	5527038011	
190	352 N. Ogden Dr.	1927	Contributor	5527039025	
191	356 N. Ogden Dr.	1927	Contributor	5527039026	
192	357 N. Ogden Dr.	1927	Noncontributor	5527038010	
193	360 N. Ogden Dr.	1927	Contributor	5527039027	
194	363 N. Ogden Dr.	1926	Noncontributor	5527038009	
195	369 N. Ogden Dr.	1926	Contributor	5527038033	
196	366-372 N. Ogden Dr.	1926	Contributor	5527039028	
197	400 N. Ogden Dr.	1929	Contributor	5527028014	
198	407 N. Ogden Dr.	1928	Contributor	5527029014	
199	410 N. Ogden Dr.	1929	Contributor	5527028015	
200	413 N. Ogden Dr.	1926	Contributor	5527029013	
201	414 N. Ogden Dr.	1927	Noncontributor	5527028016	
202	415 N. Ogden Dr.	1929	Contributor	5527029012	
203	418 N. Ogden Dr.	1927	Noncontributor	5527028017	
204	419-421 N. Ogden Dr.	1929	Contributor	5527029011	
205	424-426 N. Ogden Dr.	1931	Contributor	5527028018	
206	425 N. Ogden Dr.	1928	Contributor	5527029010	
207	429 N. Ogden Dr.	1929	Contributor	5527029009	
208	430 N. Ogden Dr.	1928	Contributor	5527028019	
209	436 N. Ogden Dr.	1929	Contributor	5527028020	
210	435-437 N. Ogden Dr.	1927	Noncontributor	5527029008	
211	438 N. Ogden Dr.	1929	Contributor	5527028021	
212	441 N. Ogden Dr.	1927	Noncontributor	5527029007	
213	444 N. Ogden Dr.	1926	Noncontributor	5527028022	
214	447 N. Ogden Dr.	1929	Contributor	5527029006	
215	449 N. Ogden Dr.	1932	Noncontributor	5527029031	
216	450 N. Ogden Dr.	1927	Noncontributor	5527028023	
217	454 N. Ogden Dr.	1929	Noncontributor	5527028024	
218	457 N. Ogden Dr.	1939	Contributor	5527029003	
219	458 N. Ogden Dr.	1928	Contributor	5527028025	
220	463 N. Ogden Dr.	1940	Noncontributor	5527029002	
221	462-464 N. Ogden Dr.	1928	Noncontributor	5527028026	
222	465 N. Ogden Dr.	1928	Contributor	5527029001	
223	314 N. Orange Grove Ave.	1930	Noncontributor	5527038005	
224	315 N. Orange Grove Ave.	1928	Noncontributor	5527037006	
225	320 N. Orange Grove Ave.	1929	Contributor	5527038019	
226	319-323 N. Orange Grove	1941	Contributor	5527037017	

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#	Address	Year Built	Status	APN	Notes
227	325 N. Orange Grove Ave.	1927	Contributor	5527037031	
228	326-330 N. Orange Grove	1932	Contributor	5527038020	
229	331 N. Orange Grove Ave.	1927	Contributor	5527037014	
230	332 N. Orange Grove Ave.	1927	Noncontributor	5527038022	
231	335 N. Orange Grove Ave.	1928	Noncontributor	5527037013	
232	336-340 N. Orange Grove	1928	Contributor	5527038023	
233	341 N. Orange Grove Ave.	1928	Noncontributor	5527037012	
234	342-344 N. Orange Grove	1926	Contributor	5527038024	
235	346 N. Orange Grove Ave.	1940	Contributor	5527038025	
236	347-349 N. Orange Grove	1928	Contributor	5527037011	
237	350 N. Orange Grove Ave.	1927	Noncontributor	5527038026	
238	353 N. Orange Grove Ave.	1928	Contributor	5527037010	
239	357 N. Orange Grove Ave.	1928	Contributor	5527037009	
240	358 N. Orange Grove Ave.	1927	Noncontributor	5527038027	
241	360 N. Orange Grove Ave.	1929	Noncontributor	5527038028	
242	361 N. Orange Grove Ave.	1938	Contributor	5527037008	
243	366 N. Orange Grove Ave.	1929	Noncontributor	5527038029	
244	367 N. Orange Grove Ave.	1928	Contributor	5527037007	
245	401 N. Orange Grove Ave.	1928	Contributor	5527030013	
246	404 N. Orange Grove Ave.	1928	Contributor	5527029015	
247	411 N. Orange Grove Ave.	1931	Contributor	5527030012	
248	412 N. Orange Grove Ave.	1926	Contributor	5527029016	
249	414 N. Orange Grove Ave.	1926	Contributor	5527029017	
250	419 N. Orange Grove Ave.	1927	Contributor	5527030011	
251	420 N. Orange Grove Ave.	1928	Contributor	5527029018	
252	423-425 N. Orange Grove	1926	Contributor	5527030010	
253	426 N. Orange Grove Ave.	1927	Contributor	5527029033	
254	428 N. Orange Grove Ave.	1931	Contributor	5527029023	
255	431 N. Orange Grove Ave.	1941	Contributor	5527030009	
256	436 N. Orange Grove Ave.	1927	Contributor	5527029024	
257	437 N. Orange Grove Ave.	1929	Contributor	5527030008	
258	440 N. Orange Grove Ave.	1927	Noncontributor	5527029025	
259	439-441 N. Orange Grove.	1926	Contributor	5527030007	
260	444 N. Orange Grove Ave.	1926	Contributor	5527029026	
261	447 N. Orange Grove Ave.	1940	Contributor	5527030027	
262	450 N. Orange Grove Ave.	1929	Contributor	5527029027	
263	451 N. Orange Grove Ave.	1928	Contributor	5527030004	
264	455 N. Orange Grove Ave.	1928	Contributor	5527030003	

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265	456 N. Orange Grove Ave.	1928	Contributor	5527029028	
266	459 N. Orange Grove Ave.	1927	Contributor	5527030002	
267	462 N. Orange Grove Ave.	1940	Contributor	5527029029	
268	466 N. Orange Grove Ave.	1928	Contributor	5527029030	
269	467 N. Orange Grove Ave.	1928	Contributor	5527030001	
270	7508 W. Rosewood Ave.	1927	Contributor	5526031002	
271	7656 W. Rosewood Ave.	1927	Contributor	5527026002	
272	7660 W. Rosewood Ave.	1927	Noncontributor	5527026003	
273	7714 W. Rosewood Ave.	1926	Contributor	5527027037	At rear of parcel shared w/ 7728 W. Rosewood (#274)
274	7728 W. Rosewood Ave.	1926	Contributor	5527027037	At front of parcel shared w/ 7714 W. Rosewood (#273)
275	314 N. Sierra Bonita Ave.	1929	Noncontributor	5526040004	
276	315 N. Sierra Bonita Ave.	1928	Noncontributor	5526041011	
277	321 N. Sierra Bonita Ave.	1928	Noncontributor	5526041010	
278	322 N. Sierra Bonita Ave.	1928	Contributor	5526040015	
279	326 N. Sierra Bonita Ave.	1940	Contributor	5526040016	
280	328 N. Sierra Bonita Ave.	1936	Noncontributor	5526040017	
281	329 N. Sierra Bonita Ave.	1928	Noncontributor	5526041009	
282	333 N. Sierra Bonita Ave.	1928	Contributor	5526041008	
283	336 N. Sierra Bonita Ave.	1928	Contributor	5526040026	
284	339 N. Sierra Bonita Ave.	1930	Contributor	5526041007	
285	343 N. Sierra Bonita Ave.	1939	Contributor	5526041006	
286	344 N. Sierra Bonita Ave.	1930	Contributor	5526040020	
287	348 N. Sierra Bonita Ave.	1928	Contributor	5526040021	
288	347-349 N. Sierra Bonita	1930	Contributor	5526041005	
289	350 N. Sierra Bonita Ave.	1928	Contributor	5526040022	
290	353 N. Sierra Bonita Ave.	1930	Contributor	5526041004	
291	358 N. Sierra Bonita Ave.	1927	Contributor	5526040023	
292	359 N. Sierra Bonita Ave.	1938	Contributor	5526041003	
293	361 N. Sierra Bonita Ave.	1929	Contributor	5526041002	
294	362 N. Sierra Bonita Ave.	1927	Contributor	5526040024	
295	366 N. Sierra Bonita Ave.	1929	Contributor	5526040025	At front of parcel shared w/ 7514 W. Oakwood (#171)
296	367 N. Sierra Bonita Ave.	1930	Contributor	5526041001	At front of parcel shared w/ 7552 W. Oakwood (#172)
297	404 N. Sierra Bonita Ave.	1928	Contributor	5526031015	
298	407 N. Sierra Bonita Ave.	1930	Contributor	5526030015	
299	411 N. Sierra Bonita Ave.	1930	Contributor	5526030014	
300	412 N. Sierra Bonita Ave.	1938	Contributor	5526031016	
301	415 N. Sierra Bonita Ave.	1932	Contributor	5526030013	

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302	414-416 N. Sierra Bonita	1928	Contributor	5526031017	
303	418 N. Sierra Bonita Ave.	1938	Contributor	5526031018	
304	419 N. Sierra Bonita Ave.	1929	Contributor	5526030012	
305	424 N. Sierra Bonita Ave.	1938	Contributor	5526031019	
306	427 N. Sierra Bonita Ave.	1930	Contributor	5526030011	
307	431 N. Sierra Bonita Ave.	1926	Noncontributor	5526030010	
308	432 N. Sierra Bonita Ave.	1940	Contributor	5526031020	
309	436 N. Sierra Bonita Ave.	1938	Contributor	5526031021	
310	437 N. Sierra Bonita Ave.	1926	Contributor	5526030032	
311	438 N. Sierra Bonita Ave.	1927	Contributor	5526031022	
312	441 N. Sierra Bonita Ave.	1926	Contributor	5526030007	
313	444 N. Sierra Bonita Ave.	1928	Contributor	5526031023	
314	443-447 N. Sierra Bonita	1942	Contributor	5526030033	
315	448 N. Sierra Bonita Ave.	1928	Contributor	5526031024	
316	451 N. Sierra Bonita Ave.	1929	Contributor	5526030004	
317	455 N. Sierra Bonita Ave.	1938	Contributor	5526030003	
318	456 N. Sierra Bonita Ave.	1931	Contributor	5526031025	
319	460 N. Sierra Bonita Ave.	1925	Contributor	5526031026	
320	461 N. Sierra Bonita Ave.	1929	Contributor	5526030002	
321	464 N. Sierra Bonita Ave.	1947	Contributor	5526031027	
322	465 N. Sierra Bonita Ave.	1929	Contributor	5526030001	
323	315 N. Spaulding Ave.	1928	Noncontributor	5527040007	
324	312-316 N. Spaulding Ave.	1940	Noncontributor	5527041005	
325	322 N. Spaulding Ave.	1929	Contributor	5527041018	
326	323 N. Spaulding Ave.	1928	Contributor	5527040018	
327	327 N. Spaulding Ave.	1939	Contributor	5527040017	
328	326-328 N. Spaulding Ave.	1927	Contributor	5527041019	
329	330-332 N. Spaulding Ave.	1927	Contributor	5527041020	
330	333 N. Spaulding Ave.	1940	Noncontributor	5527040016	
331	338 N. Spaulding Ave.	1928	Contributor	5527041021	
332	339 N. Spaulding Ave.	1928	Noncontributor	5527040015	
333	342 N. Spaulding Ave.	1928	Contributor	5527041022	
334	343 N. Spaulding Ave.	1928	Contributor	5527040034	
335	348 N. Spaulding Ave.	1928	Contributor	5527041023	
336	349 N. Spaulding Ave.	1926	Contributor	5527040012	
337	352 N. Spaulding Ave.	1928	Contributor	5527041024	
338	353 N. Spaulding Ave.	1927	Contributor	5527040011	
339	356 N. Spaulding Ave.	1927	Contributor	5527041025	

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340	357 N. Spaulding Ave.	1949	Contributor	5527040010	
341	362 N. Spaulding Ave.	1932	Contributor	5527041026	
342	365 N. Spaulding Ave.	1929	Contributor	5527040009	
343	366 N. Spaulding Ave.	1967	Noncontributor	5527041027	
344	369 N. Spaulding Ave.	1929	Contributor	5527040033	
345	400-402 N. Spaulding Ave.	1927	Contributor	5527026018	
346	409 N. Spaulding Ave.	1928	Contributor	5527027019	
347	410 N. Spaulding Ave.	1926	Contributor	5527026042	
348	411 N. Spaulding Ave.	1928	Contributor	5527027042	
349	414 N. Spaulding Ave.	1926	Noncontributor	5527026900	
350	415 N. Spaulding Ave.	1929	Noncontributor	5527027016	
351	419 N. Spaulding Ave.	1928	Contributor	5527027015	3-building complex 419-427 N. Spaulding Ave.
352	418-420 N. Spaulding Ave.	1926	Noncontributor	5527026023	
353	421 N. Spaulding Ave.	1928	Contributor	5527027015	3-building complex 419-427 N. Spaulding Ave.
354	424 N. Spaulding Ave.	1926	Contributor	5527026024	
355	427 N. Spaulding Ave.	1928	Contributor	5527027015	3-building complex 419-427 N. Spaulding Ave.
356	428 N. Spaulding Ave.	1929	Contributor	5527026025	
357	431 N. Spaulding Ave.	1925	Contributor	5527027014	
358	434-436 N. Spaulding Ave.	1927	Noncontributor	5527026026	
359	437 N. Spaulding Ave.	1925	Contributor	5527027013	
360	438-440 N. Spaulding Ave.	1937	Noncontributor	5527026027	
361	441 N. Spaulding Ave.	1947	Contributor	5527027041	
362	444 N. Spaulding Ave.	1937	Contributor	5527026028	
363	445-447 N. Spaulding Ave.	1947	Contributor	5527027040	
364	451 N. Spaulding Ave.	1928	Contributor	5527027004	
365	452 N. Spaulding Ave.	1928	Contributor	5527026029	
366	456 N. Spaulding Ave.	1927	Contributor	5527026043	
367	457 N. Spaulding Ave.	1929	Noncontributor	5527027003	
368	460 N. Spaulding Ave.	1936	Noncontributor	5527026033	
369	461 N. Spaulding Ave.	1926	Contributor	5527027002	
370	464 N. Spaulding Ave.	1929	Noncontributor	5527026034	
371	465 N. Spaulding Ave.	1929	Contributor	5527027001	
372	501 N. Spaulding Ave.	1930	Contributor	5527024012	
373	502 N. Spaulding Ave.	1930	Contributor	5527025014	
374	508 N. Spaulding Ave.	1926	Contributor	5527025015	
375	509 N. Spaulding Ave.	1927	Contributor	5527024011	
376	512-514 N. Spaulding Ave.	1927	Contributor	5527025016	

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377	513-515 N. Spaulding Ave.	1926	Contributor	5527024010	
378	518 N. Spaulding Ave.	1926	Contributor	5527025017	
379	519 N. Spaulding Ave.	1926	Contributor	5527024009	
380	526 N. Spaulding Ave.	1931	Contributor	5527025018	
381	529 N. Spaulding Ave.	1936	Contributor	5527024029	
382	532 N. Spaulding Ave.	1924	Contributor	5527025019	
383	533 N. Spaulding Ave.	1939	Contributor	5527024005	
384	534 N. Spaulding Ave.	1924	Contributor	5527025020	
385	535-537 N. Spaulding Ave.	1939	Contributor	5527024004	
386	538 N. Spaulding Ave.	1926	Contributor	5527025024	
387	539-541 N. Spaulding Ave.	1926	Contributor	5527024003	
388	544 N. Spaulding Ave.	1939	Contributor	5527025025	
389	545 N. Spaulding Ave.	1926	Contributor	5527024002	
390	546 N. Spaulding Ave.	1938	Contributor	5527025029	At front of parcel shared w/ 7664 W. Clinton (#1)
391	547 N. Spaulding Ave.	1929	Contributor	5527024001	
392	601 N. Spaulding Ave.	1961	Noncontributor	5527022011	
393	602 N. Spaulding Ave.	1926	Contributor	5527023014	
394	607 N. Spaulding Ave.	1931	Noncontributor	5527022010	
395	606-608 N. Spaulding Ave.	1927	Contributor	5527023015	
396	612 N. Spaulding Ave.	1939	Contributor	5527023016	
397	615 N. Spaulding Ave.	1940	Contributor	5527022009	
398	618 N. Spaulding Ave.	1939	Contributor	5527023017	
399	619 N. Spaulding Ave.	1927	Contributor	5527022007	
400	622 N. Spaulding Ave.	1936	Contributor	5527023018	
401	623 N. Spaulding Ave.	1925	Contributor	5527022006	
402	628 N. Spaulding Ave.	1939	Contributor	5527023019	
403	630 N. Spaulding Ave.	1927	Contributor	5527023020	
404	633 N. Spaulding Ave.	1929	Contributor	5527022005	
405	637 N. Spaulding Ave.	1928	Contributor	5527022004	
406	638 N. Spaulding Ave.	1925	Contributor	5527023022	
407	639 N. Spaulding Ave.	1925	Contributor	5527022003	5-building bungalow court 639-649 N. Spaulding Ave.
408	641 N. Spaulding Ave.	1925	Contributor	5527022003	5-building bungalow court 639-649 N. Spaulding Ave.
409	642-644 N. Spaulding Ave.	1927	Contributor	5527023023	
410	645 N. Spaulding Ave.	1925	Contributor	5527022003	5-building bungalow court 639-649 N. Spaulding Ave.
411	647 N. Spaulding Ave.	1925	Contributor	5527022003	5-building bungalow court 639-649 N. Spaulding Ave.
412	649 N. Spaulding Ave.	1925	Contributor	5527022004	5-building bungalow court 639-649 N. Spaulding Ave.

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#	Address	Year Built	Status	APN	Notes
413	650 N. Spaulding Ave.	1938	Contributor	5527023024	
414	314 N. Stanley Ave.	1928	Contributor	5526042017	
415	317 N. Stanley Ave.	1940	Contributor	5527041006	
416	320 N. Stanley Ave.	1929	Contributor	5526042018	
417	321-323 N. Stanley Ave.	1928	Contributor	5527041017	
418	327 N. Stanley Ave.	1928	Contributor	5527041015	
419	328 N. Stanley Ave.	1928	Contributor	5526042019	
420	332 N. Stanley Ave.	1928	Noncontributor	5526042020	
421	336-338 N. Stanley Ave.	1927	Contributor	5526042021	
422	339 N. Stanley Ave.	1970	Noncontributor	5527041033	
423	342 N. Stanley Ave.	1927	Contributor	5526042022	
424	343 N. Stanley Ave.	1927	Noncontributor	5527041012	
425	346 N. Stanley Ave.	1928	Contributor	5526042023	
426	349 N. Stanley Ave.	1927	Noncontributor	5527041032	
427	351 N. Stanley Ave.	1928	Noncontributor	5527041010	
428	350-352 N. Stanley Ave.	1928	Contributor	5526042029	
429	358 N. Stanley Ave.	1929	Contributor	5526042026	
430	359 N. Stanley Ave.	1928	Contributor	5527041009	
431	362 N. Stanley Ave.	1928	Contributor	5526042027	
432	363 N. Stanley Ave.	1927	Noncontributor	5527041008	
433	366 N. Stanley Ave.	1928	Noncontributor	5526042028	
434	369 N. Stanley Ave.	1928	Contributor	5527041007	
435	400 N. Stanley Ave.	1928	Noncontributor	5526029015	
436	408-410 N. Stanley Ave.	1929	Contributor	5526029016	
437	413 N. Stanley Ave.	1927	Contributor	5527026016	
438	414 N. Stanley Ave.	1931	Contributor	5526029017	
439	415-417 N. Stanley Ave.	1931	Noncontributor	5527026041	
440	420 N. Stanley Ave.	1928	Contributor	5526029018	
441	421 N. Stanley Ave.	1927	Contributor	5527026013	
442	426 N. Stanley Ave.	1928	Contributor	5526029019	
443	427 N. Stanley Ave.	1927	Contributor	5527026012	
444	430 N. Stanley Ave.	1925	Contributor	5526029020	
445	431 N. Stanley Ave.	1925	Contributor	5527026011	
446	436 N. Stanley Ave.	1925	Contributor	5526029021	
447	437 N. Stanley Ave.	1928	Contributor	5527026010	
448	438 N. Stanley Ave.	1931	Contributor	5526029022	
449	439 N. Stanley Ave.	1928	Contributor	5527026009	3-building complex 439-447 N. Stanley Ave.
450	443 N. Stanley Ave.	1928	Contributor	5527026009	3-building complex

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#	Address	Year Built	Status	APN	Notes
					439-447 N. Stanley Ave.
451	444-446 N. Stanley Ave.	1926	Noncontributor	5526029023	
452	447 N. Stanley Ave.	1928	Contributor	5527026009	3-building complex 439-447 N. Stanley Ave.
453	449-451 N. Stanley Ave.	1940	Contributor	5527026008	
454	448-452 N. Stanley Ave	1930	Contributor	5526029024	
455	453-455 N. Stanley Ave.	1927	Noncontributor	5527026007	
456	454-456 N. Stanley Ave.	1930	Contributor	5526029025	
457	457 N. Stanley Ave.	1939	Contributor	5527026040	
458	458 N. Stanley Ave.	1931	Contributor	5526029026	
459	464 N. Stanley Ave.	1928	Contributor	5526029027	
460	465 N. Stanley Ave.	1927	Contributor	5527026001	
461	401 N. Vista St.	1929	Noncontributor	5526032013	
462	402 N. Vista St.	1930	Contributor	5526033017	
463	465 N. Vista St.	1937	Contributor	5526032001	



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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ETHNIC HERITAGE: Jewish

SOCIAL HISTORY

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1924-1949

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Loring, R.S.

Maltzman, Max

Selden, Louis

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Beverly Fairfax Historic District is eligible at the local level of significance under Criterion A in the areas of Ethnic Heritage: Jewish and Social History for its association with Los Angeles' Jewish community starting in the 1920s. The district is also eligible under Criterion C in the area of Architecture as an excellent collection of Period Revival architecture, mostly in the form of multi-family residences. The district contains a high percentage of contributing buildings and retains sufficient integrity to convey its significance despite some alterations to individual buildings and a small amount of infill. Its period of significance is 1924 to 1949, during which time the district coalesced as a Jewish residential enclave and physically developed as a distinctive neighborhood of Period Revival multi-family buildings.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Early History of Beverly-Fairfax**

The Tongva tribe inhabited the land that later included the Beverly Grove and Fairfax neighborhoods of Los Angeles, more commonly known as Beverly-Fairfax.<sup>1</sup> In 1828, during the era of Mexican colonization, the land was granted to Antonio Jose Rocha by Los Angeles mayor José Antonio Carrillo. Called Rancho La Brea, it was known for its pockets of natural asphalt (tar), which manifested above ground in what became known as the La Brea Tar Pits. In 1860, Rocha's heirs sold the land to Los Angeles surveyor Henry Hancock, who made initial efforts to develop the area commercially. Hancock eventually subdivided and sold off portions of the land. Much of it remained in the family, and was eventually developed by Hancock's son, G. Allan Hancock.

The area remained mostly rural until the city's first population and land boom, which occurred during the late 1880s thanks to the expansion of rail networks and a fare war between the Southern Pacific and Santa Fe Railroads that led to rampant land speculation. During this time, brothers Henry Gaylord Wilshire and William Wilshire embarked on the development of a grand boulevard free of streetcars that would become the centerpiece of a luxurious residential

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<sup>1</sup> The Beverly-Fairfax neighborhood is not to be confused with the Beverly Fairfax Historic District as nominated; the district is a sub-neighborhood of the larger Beverly-Fairfax area, and is distinguished by its multi-family residential development. For the purposes of this nomination, the following names have been used to describe various neighborhoods in and around the Beverly Fairfax Historic District. "West Los Angeles" was historically (pre-1930s) the westernmost portion of the city, which encompassed the later Beverly Grove and Fairfax neighborhoods. The Fairfax neighborhood (referred to herein as the "Fairfax District," as it is more commonly known) is generally bounded by Willoughby Avenue and Romaine Street on the north, La Brea Avenue on the east, W. Third Street on the south, and N. Fairfax Avenue on the west. "Beverly Grove," which lies to the west of N. Fairfax Avenue, is a larger neighborhood encompassing many smaller subdivisions; it stretches from Wilshire Boulevard to just south of Santa Monica Boulevard, with some portions extending as far west as Doheny Drive. "Beverly-Fairfax area" is used to describe the general area constituting these two neighborhoods, and is centered around Beverly Boulevard and Fairfax Avenue.

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neighborhood called Westlake. Known as Wilshire Boulevard, the thoroughfare was eventually extended further westward to connect with Orange Street; portions of the route partially comprised an old Spanish-era trail known as El Camino Viejo, or “old road,” that had historically served as the dividing line between Rancho La Brea on the north and Rancho Las Cienegas on the south. It ultimately became one of the city’s most iconic east-west commercial corridors, and its development served as the catalyst for growth within the area. Beckoned by the open space and the grand boulevard, Angelenos began shifting westward.

### **Development of Beverly-Fairfax**

The roots of the Beverly-Fairfax area can be traced to the discovery of oil on the land of dairy farmer Arthur F. Gilmore in the 1890s, which revealed a massive underlying oil field known as the Salt Lake Oil Field. With this discovery, G. Allan Hancock and Gilmore focused their efforts on oil production, and the area soon became heavily populated with oil derricks from the Salt Lake Oil Company and Rancho La Brea Oil Company, Hancock’s personal enterprise. Harvesting the area’s oil was a relatively short-lived endeavor, as the entrepreneurs ultimately found more value in subdividing and developing the less productive portions of the land. With the concurrent expansion of the city’s streetcar network and street systems, making living in Los Angeles’ western suburbs more feasible, residential development accelerated in the 1910s and early 1920s. Most of the early development came in the form of single-family subdivisions, with apartment buildings occurring on grand scales along Wilshire Boulevard and on smaller scales in other areas.

In the westernmost portion of Los Angeles,<sup>2</sup> more substantial development did not occur until the mid-1920s, when a massive population influx triggered a construction boom within the city. This boom was further facilitated by the rising prominence of the automobile, which opened up outlying areas to suburban development. Beverly-Fairfax emerged as a series of adjacent automobile suburbs, many of which were developed and heavily marketed as discrete subdivisions. Most were constructed from the mid-1920s through the 1930s, and were even more automobile-focused than the automobile suburbs to the east, since they were past the outer limit of the city’s streetcar system. In response to the needs of the rapidly densifying city, these neighborhoods also included a greater number of multi-family residences than the older neighborhoods. Commercial and institutional development occurred along major streets bounding the residential areas like Melrose Avenue, Fairfax Boulevard, Beverly Boulevard, and West Third Street. Los Angeles Unified School District’s Fairfax High School (1924) and E.B. Gilmore’s Farmers Public Market (1934) were two developments that served the area’s growing population.

The Beverly Fairfax Historic District comprises portions of two tracts, both subdivided in 1923 by G. Allan Hancock.<sup>3</sup> Tract 6143 is bounded by Melrose Avenue on the north, Highland Avenue on the east, Rosewood Avenue on the south, and Genesee Avenue on the west. This tract was predominantly developed with single-family residences, with the exception of the westernmost streets of N. Genesee and N. Spaulding, which are almost exclusively multi-family

<sup>2</sup> West Los Angeles, as it was known then, later encompassed the Beverly-Fairfax area.

<sup>3</sup> Los Angeles County, California, Department of Public Works, Land Records.

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and, as a result, are included within the Beverly Fairfax Historic District. Tract 6568, bounded by Rosewood Avenue on the north, La Brea Avenue on the east, Beverly Boulevard on the south, and Fairfax Avenue on the west, developed in a similar way, with the western portion dedicated to multi-family residential development, and the eastern portion to single-family. It appears that Hancock only carried out the initial development of the subdivision before selling off lots to individual owners. He does not seem to have specifically marketed these tracts, unlike his other subdivisions in the area. The tracts did include some street improvements, including concrete curbs, concrete sidewalks, parkways planted with lawn and street trees, and cast stone street lamps (removed in the 1970s).

Both tracts hewed to the area's general trends in multi-family residential development in the 1920s and 1930s, with the multi-family portions of the tracts developing slightly later than the single-family portions. Sanborn Fire Insurance Maps and historic photographs indicate the district had seen only minimal development by 1926-1927, while the surrounding single-family areas were nearly built out.<sup>4</sup> Development accelerated in the late 1920s-early 1930s in parallel with citywide trends and the increasing need for denser housing, with the most intense year of construction being 1928. Buildings within the district reflected popular types of multi-family housing, most commonly including duplexes, triplexes, fourplexes, and apartment houses, which were designed to emulate the appearance of single-family dwellings with regard to scale, massing, and configuration. Fourplexes, commonly known as "flats" or "four-flats," were by far the most common building type.

Analysis of the 1930 census data found that about 75% of the Beverly Fairfax Historic District's buildings contained tenants only during their earliest years, with no owners in occupancy. This is not surprising, given that building permit research indicates many of the properties in the district were constructed by developers who built on multiple parcels. This suggests they were building income properties on speculation, either to sell to new owners or to keep and rent out for a profit themselves. Even owner-developers who only constructed one or two buildings were, on the whole, unlikely to live in them. About 20% of the district's buildings (61 properties) had owners in occupation along with their tenants in 1930; of these, only fourteen owners were still the same as those listed on their properties' building permits.<sup>5</sup>

Historic photographs show that, by 1938, much of the district was built out, with the exception of some vacant lots.<sup>6</sup> Development appears to have moved generally from west to east, as

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<sup>4</sup> Sanborn Insurance Company, Los Angeles, California, Volume 20 (1926), accessible online at Digital Sanborn Maps 1867-1970, Sanborn Fire Insurance Maps, <http://sanborn.umi.com.ezproxy.lapl.org/>, accessed August 2017; 1927 aerial photograph of Fairfax High School and surroundings, accessible online at Water and Power Associates Virtual Museum, [http://waterandpower.org/museum/Early\\_City\\_Views%20\(1925%20+\)\\_Page\\_1.html](http://waterandpower.org/museum/Early_City_Views%20(1925%20+)_Page_1.html), accessed November 2017.

<sup>5</sup> U.S. Bureau of the Census, Fifteenth Census of the United States: 1930—Population Schedule (Los Angeles City, Los Angeles County, California). The remaining 5% represents properties for which census owner/renter data were not available.

<sup>6</sup> Photograph looking north from the intersection of Fairfax Avenue and W. 3<sup>rd</sup> Street, 1938, Water and Power Associates, accessed December 2017, [http://waterandpower.org/museum/Early\\_LA\\_Buildings%20\(1925%20+\)\\_4\\_of\\_8.html#Gilmore\\_Stadium](http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_4_of_8.html#Gilmore_Stadium).

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evidenced by the greater numbers of late 1930s and early 1940s buildings seen in the district's eastern portion. The Beverly Fairfax Historic District experienced its most intense period of development from 1924 to approximately 1942, during which 447 of its 463 buildings were constructed. Notably, there is no evidence of a slowdown during the Great Depression, with 170 buildings being constructed between 1929 and 1939. While fourplexes and apartment houses remained the predominant building type during this period, the number of duplexes and courtyard apartments being constructed decreased by the late 1930s.

After this period, construction was slow but steady, seeing a drop during World War II, with no buildings constructed between 1942 and 1947, and a small postwar spike, which resulted in the construction of eight buildings between 1947 and 1949. By the late 1940s, development of the neighborhood was largely complete, with a few examples of infill occurring through the 1950s and 1960s, and sporadic demolition/replacement of original buildings starting in the late 1950s.

### **Criterion A: Jewish Ethnic Heritage and Social History**

The Beverly Fairfax Historic District played a key role in the westward shift of Los Angeles' Jewish diaspora starting in the 1920s, and proved crucial to the development of Fairfax Avenue at Beverly Boulevard as a Jewish commercial and institutional hub. Its attractive multi-family residences, lack of racially restrictive covenants, and opportunities for property ownership drew residents from older Jewish enclaves on the east side of town, and made it one of the first areas in the western suburbs to see a Jewish influx during a period of massive growth for the city. The area quickly became known among Jewish Angelenos as a desirable and attainable neighborhood on the city's burgeoning west side. It became predominantly Jewish over the next ten years. By 1940, at least two-thirds of the population were Jewish, and by the end of the 1940s, the district was firmly established as the residential anchor of Los Angeles' Jewish community. The district remains associated with the Jewish community.

Los Angeles' Jewish population has been an integral part of city life since the mid-nineteenth century, when the first Jews are documented to have arrived. The small group of Jewish residents recorded in the 1850 census grew over the next few decades, reaching 2,500 people in 1900. Although they constituted less than 1.5% of the local population, Jewish Angelenos gained prominence and socioeconomic power beyond their numbers thanks to their emphasis on commerce and civic involvement in the growing urban center.<sup>7</sup> Many of the city's Jewish residents were European immigrants, and most lived in downtown Los Angeles during these early years.

During Los Angeles' first population and construction boom in the late 1880s, the majority of the newcomers were white Protestants from the Midwest. This decreased the city's ethnic and religious diversity and resulted in a socioeconomic climate less favorable to Jewish residents, as

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<sup>7</sup> City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Jewish History" (prepared by Teresa Grimes, Allison Lyons, Elysha Paluszek, Amanda Duane, and Jonathan Kaplan of GPA Consulting, in association with Becky Nicolaides, for the City of Los Angeles, Department of City Planning, Office of Historic Resources, 2016), 7-9.

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well as to other ethnic groups. Facing increasing discrimination, the Jewish population began to consolidate and shift, with many people moving to east side neighborhoods like Boyle Heights. The city's longtime Jewish residents were joined by numerous new Jewish immigrants from Eastern Europe and the Middle East during the early twentieth century, most of whom settled in and around the neighborhoods of Boyle Heights, and City Terrace and Brooklyn Heights in what became East Los Angeles. By 1929, Los Angeles' Jewish population had reached 70,000, constituting almost 6% of the city's total.<sup>8</sup>

While many Jewish residents chose to live in established enclaves for the shared culture, religion, and (in the case of new arrivals) languages, others lived there because they were excluded from some other neighborhoods where they might have preferred to reside. Many residential areas established restrictive covenants that prohibited the sale of property to Jews as well as other ethnic minorities, greatly limiting neighborhood choice.<sup>9</sup> Appearing in the late nineteenth century and becoming more common in the early twentieth, these covenants were a form of a private contract recorded in the deed of the property, where, as a condition of purchasing a home, white buyers agreed they would not later sell or rent to non-whites (or, in some cases, non-Christians).<sup>10</sup>

Even in areas without formal deed restrictions, informal means were used to exclude Jews, from explicit threats of violence (including from the Ku Klux Klan, which was very active in Los Angeles during the 1920s) to the common realtor practice of simply refusing to show or sell properties to anyone of undesirable ethnicity.<sup>11</sup> Los Angeles realtors appear to have closely followed guidelines in the 1922 Code of Ethics for the National Association of Real Estate Brokers that stated, "A Realtor should never be instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individual whose presence will clearly be detrimental to property values in the neighborhood."<sup>12</sup>

The expanded use of restrictive covenants was directly linked to the geographic expansion of Los Angeles itself during the 1920s. The city experienced another population boom, reaching a population of nearly 1.5 million people by 1930 that represented a tripling of the population over a 10-year period.<sup>13</sup> Residential construction exploded as a result. Facilitated by the rising prominence of the automobile and the expansion of road networks, Los Angeles spread in all directions to accommodate its new residents. The area to the west of downtown, formerly agricultural and dotted by oil derricks plumbing the oil fields below ground, became a

<sup>8</sup> City of Los Angeles, "Jewish History," 12.

<sup>9</sup> Max Vorspan and Lloyd P. Gartner, *History of the Jews of Los Angeles* (San Marino, CA: Huntington Library, 1970), 205.

<sup>10</sup> Michael Jones-Correa, "The Origins and Diffusion of Racial Restrictive Covenants," *Political Science Quarterly* 115 (2000-2001), 544.

<sup>11</sup> City of Los Angeles, "Jewish History," 13; Edmon J. Rodman, "Let My People Go...to Hancock Park," *Jewish Journal*, 9 April 2014.

<sup>12</sup> Cited in R. Marciano, D. Goldberg, C. Hou, "T-RACES: a Testbed for the Redlining Archives of California's Exclusionary Spaces: Beyond HOLC," <http://salt.umd.edu/T-RACES/fha.html>, accessed November 2017.

<sup>13</sup> Kevin Starr, *Material Dreams: Southern California Through the 1920s* (New York: Oxford University Press, 1990), 69.

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particularly desirable and easily accessible location thanks to the rapid development of Wilshire Boulevard. Existing rancho land was subdivided and sold off to developers large and small, who established new tracts ready for both single- and multi-family buildings. Many of these new subdivisions, especially in the most desirable areas directly adjacent to the Wilshire corridor, boasted restrictive covenants that would exclude Jews. The covenants were augmented by realtors who ensured no Jewish people would be allowed to purchase homes in upper-class developments like Hancock Park.<sup>14</sup>

The discriminatory practice of restrictive covenants was reinforced in 1933, with the creation of the Home Owners Loan Corporation (HOLC). This organization created a nationally applicable framework for appraising properties, classing neighborhoods into one of four grades: A, B, C, and D, with corresponding colors green, blue, yellow, and red shown on residential security maps, based on factors like homogeneity of population as well as proportion of multi-family income properties to single-family residences and building age/quality.<sup>15</sup> The Federal Housing Administration (FHA) used these ratings to decide who met the lending requirements of FHA-insured mortgages. In a practice that became known as redlining, certain neighborhoods were classed as red, a category that was usually reserved for the oldest areas with the highest ethnic diversity and presence of “subversive racial elements.” These neighborhoods were viewed as an undesirable credit risk to lenders, and their residents were rarely able to obtain FHA or VA loans. One of Los Angeles’ redlined districts was Boyle Heights, which the HOLC described in this way in 1939:

This is a “melting pot” area and is literally honeycombed with diverse and subversive racial elements. It is seriously doubted whether there is a single block in the area which does not contain detrimental racial elements, and there are very few districts which are not hopelessly heterogeneous in type of improvement and quality of maintenance.<sup>16</sup>

In contrast, the HOLC description of a green A grade tract off the south side of Wilshire Boulevard, just west of La Brea Avenue, found, “Population is homogeneous and deed restrictions rigidly enforced which largely account for its harmonious appearance and distinct appeal.”<sup>17</sup> The Hancock Park area, also classed as green, was “protected in perpetuity from racial hazards” and its “population is homogeneous and largely of the upper income group.”<sup>18</sup> Hancock Park’s deed restrictions and real estate agents actively excluded Jews. Other tracts in West Los Angeles (essentially the Fairfax area, including Beverly Fairfax) were less restrictive, and the Jewish residents of the increasingly crowded eastside neighborhoods took notice.

<sup>14</sup> Edmon J. Rodman, “Let My People Go...to Hancock Park.” *Jewish Journal*, 9 April 2014.

<sup>15</sup> George Lipsitz, *The Possessive Investment in Whiteness: How White People Profit from Identity Politics* (Philadelphia, PA: Temple University Press, 1998) cited in “T-RACES,” <http://salt.umd.edu/T-RACES/holc.html>, accessed November 2017.

<sup>16</sup> HOLC Area Description File, Area D-53 (Boyle Heights), 19 April 1939; accessible online at “T-RACES,” <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed November 2017.

<sup>17</sup> HOLC Area Description File, Area A-53 (Wilshire), 9 March 1939; accessible online at “T-RACES,” <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed November 2017.

<sup>18</sup> HOLC Area Description File, Area A-42 (Wilshire Country Club District), 2 February 1939; accessible online at “T-RACES,” <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed November 2017.



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In his analysis of historic census data, historian Bruce A. Phillips found that Los Angeles' Jewish population grew even faster than that of the city overall during the 1920s, more than tripling from 28,000 in 1920 to 91,000 in 1930.<sup>19</sup> Many Jewish people who could afford to buy or rent property in the new suburbs to the west decided to do so, marking the beginning of a population shift that would eventually move the center of Los Angeles Jewish life from the east side of town to the west. By 1930, 8.6% of the city's Jewish population lived in West Los Angeles, and by 1940, the Fairfax District (including the residential neighborhoods around Fairfax Avenue as well as the commercial corridor itself) had emerged as a majority-Jewish area.<sup>20</sup> As geographers Allen and Turner noted, by the late 1930s the city's Jewish population had effectively diverged by class: "Boyle Heights remained the home of the more Yiddish, Orthodox, and working-class Jews; the more acculturated Jews (particularly the Reform Jews) and the new professionals and managers lived in a completely separate area, to the west of downtown."<sup>21</sup>

As clear as this split may have been, most of the newly built and newly Jewish-dominated neighborhoods of West Los Angeles, including areas of exclusively single-family houses, were still accorded only a yellow C grade from the HOLC based primarily on the increasing presence of Jews.<sup>22</sup> A rare blue B grade exception was the single-family area located immediately east of the Beverly Fairfax Historic District, which was deed-restricted but nevertheless had a "large percentage of Jewish people," which "is said to adversely affect the homogeneity of the population."<sup>23</sup> This example indicates that some of the area's subdivisions had restrictive covenants that were not extended to Jews, though based on the known social geography of 1930s Los Angeles, it is likely that they excluded people of color.

The area containing the Beverly Fairfax Historic District was one of the Fairfax area's yellow neighborhoods as defined by the HOLC in 1939. This was due to both "the predominance of multi-family dwellings" and the fact that "the increasing concentration of Jewish families is said to be a derogatory influence."<sup>24</sup> While some Jewish residents of the new Fairfax District lived in the more common single-family residential tracts like Beverly Green (west of Fairfax Avenue), others, primarily renters, lived in the heavily multi-family area of the nominated district. Comprising portions of two large tracts subdivided by owner G. Allan Hancock in 1923, the district consists almost entirely of multi-family residences ranging from duplexes to large apartment houses, with fourplexes as the most common type.

<sup>19</sup> Bruce A. Phillips, "Not Quite White: The Emergence of Jewish 'Ethnoburbs' in Los Angeles 1920-2010," *American Jewish History* Volume 100, No. 1, January 2016, 79.

<sup>20</sup> Phillips, "Not Quite White," 83.

<sup>21</sup> James P. Allen and Eugene Turner, *The Ethnic Quilt: Population Diversity in Southern California* (Northridge: CSUN Center for Geographical Studies, 1997), 67, cited in City of Los Angeles, "Jewish History," 14-15.

<sup>22</sup> "T-RACES," <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed November 2017.

<sup>23</sup> HOLC Area Description File (Rosewood-La Jolla, B-65), 24 February 1939; accessible online at "T-RACES," <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed November 2017.

<sup>24</sup> HOLC Area Description File (Beverly to Melrose, Gardner to Edinburgh, C-81), 24 February 1939; accessible online at "T-RACES," <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed November 2017.

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The district's multi-family residences provided denser housing than the surrounding residential areas, as well as more affordable and diverse housing options attractive to renters. Its proximity to the commercial corridors of Beverly Boulevard, Melrose Avenue, and the nascent Fairfax Avenue enabled residents to walk to nearby businesses, public transportation, and institutions like synagogues and the Beverly-Fairfax Jewish Community Center at the corner of Beverly and N. Edinburgh Avenue.<sup>25</sup> In the early years, many of the neighborhood's residents attended Jewish services in private homes or in one of several small synagogues occupying storefronts on Fairfax and Beverly. Larger, purpose-built synagogues like Etz Jacob (7659 Beverly Boulevard, 1946, extant) and Congregation Shaarei Tefila (7269 Beverly Boulevard, 1955, extant) came later.<sup>26</sup> In addition to being convenient for all residents, the district's proximity to synagogues was critical for the district's Orthodox and Conservative Jews, who did not drive or ride on the Sabbath, and could get where they needed to go on foot.

Many of the buildings in the Beverly Fairfax Historic District boasted relatively large units that could accommodate families, including extended families of multiple generations. Family members tended to follow each other to the neighborhood, so many residents had close relatives they could visit with a five-minute walk.<sup>27</sup> Longtime residents of the Beverly Fairfax Historic District recall that the neighborhood was, for all intents and purposes, a shtetl like those left behind in Europe: a small, village-like community where multi-generational families lived in close proximity and socialized frequently with their neighbors, who were valued friends.<sup>28</sup>

Crucially, the district had no racially restrictive covenants.<sup>29</sup> Building owners in the district, both Jewish and not, had the freedom to rent to any tenants they chose. Analysis of the 1930 census data for the district suggests that at least 26% of its households were Jewish; by 1940, the percentage of Jewish households had risen to at least 66%.<sup>30</sup> The 1940 population was heavily

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<sup>25</sup> The Beverly-Fairfax Community Center was established in 1943 at 8008 Beverly Boulevard and expanded to 8000 Beverly in 1947 (neither building is extant). In 1954, it moved into a new building at 5870 W. Olympic Boulevard, about a mile and a half to the south, and changed its name to the Westside Jewish Community Center. Information from Diana Vanetek, personal communication, 14 December 2017; City of Los Angeles, "Historic Context Statement, Context: Jewish History," 74; *Los Angeles Times*, "Jewish Center Dedicated Here," 11 February 1943; Los Angeles Department of Building and Safety, Permit LA06554-6556, 13 March 1947.

<sup>26</sup> City of Los Angeles, "Historic Context Statement, Context: Jewish History," 38-39, 47; Jewish Home LA, "Etz Jacob Congregation Celebrates 85 Years," 14 September 2017, accessed March 2018,

<https://jewishhomela.com/2017/09/14/etz-jacob-congregation-celebrates-85-years/>. The physical home for the Orthodox congregation that became Etz Jacob exhibited the full range of development—it started with Orthodox services in Rabbi Jacob Bauman's home, moved to a leased storefront at the corner of Beverly and N. Stanley Avenue, and joined with Beth Israel in 1946 to form Etz Jacob in its new building at the same location.

<sup>27</sup> Bonnie Macdonald and Diana Vanetek, personal communication, 14 December 2017.

<sup>28</sup> Ibid.

<sup>29</sup> Los Angeles County Recorder's Office, deed records for 343 N. Curson Avenue (1933), 349 N. Genesee Avenue (1934), and 408 N. Stanley Avenue (1933).

<sup>30</sup> ARG's census data analysis used methods utilized in Phillips, "Not Quite White;" Barry R. Chiswick, "The Economic Progress of American Jewry: From Eighteenth Century Merchants to Twenty-First Century Professionals" in Aaron Levine, ed., *The Oxford Handbook of Judaism and Economics* (Oxford: Oxford University Press, 2010); Esther Isabelle Wilder, "Defining and Measuring the Socioeconomic Status of Jews," in Uzi Rebhun, ed., *The Social Scientific Study of Jewry: Sources, Approaches, Debates* (Oxford: Oxford University Press, 2014); and Stanley Lieberson and Mary C. Waters, *From Many Strands: Ethnic and Racial Groups in Contemporary*

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Russian Jewish, including numerous first-generation immigrants, suggesting that the neighborhood had become an entry point for new Angelenos. District residents in both 1930 and 1940 were largely middle-class, with a variety of occupations including salesman/saleswoman, store proprietor, movie studio employee, chauffeur, dentist, accountant, clerk, real estate broker, stenographer, builder, and apartment house proprietor. These included owners as well as tenants. While a few owners (usually widows) were full-time property managers, most owners had outside jobs and did not live off their rental income.<sup>31</sup>

Building permits and census data indicate that a number of Jewish builders and owner-developers constructed buildings in the Beverly Fairfax Historic District, and some of them also lived there.<sup>32</sup> Charles I. Goodman, a builder born in New York to Russian-born parents, was enumerated as a tenant at 317 N. Gardner Street (#56) with his wife and three children in 1930. Permits from 1927 and 1928 list him as the owner of eight out of ten buildings within the district on which he also served as the builder, working with architect J.W. McKee on most of them. It is unknown if he retained ownership of any of them after construction. The fact that he was renting instead of owning in the district in 1930 suggests he developed them on speculation to sell. The same appears true of Polish-born Samuel Kurtz, who developed five buildings in the district, and also owned and lived in one of them at 410 N. Stanley Avenue (#436) with his wife and four children. Oscar Kalish, born in Russia and fluent in Yiddish, was a prolific developer who constructed multi-family buildings across western Los Angeles and Beverly Hills, in addition to at least four buildings in the Beverly Fairfax Historic District.<sup>33</sup> He was a tenant in one of them at 437 N. Orange Grove Avenue (#257) with his wife and son in 1930. Harry Genser, a Canadian-born builder, constructed at least six buildings in the district, including three designed by notable architect Louis Selden. Genser lived as a renter at 315 N. Curson Avenue (#8) with his wife and two children in 1930.

At least one prominent Jewish architect is known to have worked in the district. Max Maltzman was one of the first successful Jewish architects to break into mainstream design in Los Angeles. Born in Nickolayev, Russia in 1899, Maltzman and his family immigrated to Montreal, Canada in 1909 before settling in Chelsea, Massachusetts in 1910.<sup>34</sup> After returning from military service during World War I, Maltzman studied architecture in Boston. He moved to Los Angeles in the 1920s, where he established his own architecture firm at 169 N. La Brea Avenue.<sup>35</sup> During his

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*America* (Washington, D.C.: Russell Sage Foundation, 1990). These studies base Jewish identification on Russian origin (individual or parent born in Russia), presence of Yiddish speakers, and distinctively Jewish surnames. ARG used a 50% sample, reviewing all census sheets for four out of the district's eight main (north/south-running) streets. The estimated percentage of Jewish households is presumed to be a minimum number, given that the surnames of most Sephardic Jews are not clearly identifiable as Jewish, and because the religious/ethnic identity of second-generation-and-up Jewish Americans without distinctive Ashkenazi surnames would not be visible in census data.

<sup>31</sup> Fred Zaidman, Diana Vanetek, and Bonnie Macdonald, personal communication, 14 December 2017.

<sup>32</sup> Los Angeles Department of Building Safety (LADBS) original construction permits; U.S. Bureau of the Census, Fifteenth Census of the United States: 1930—Population Schedule (Los Angeles City, Los Angeles County, California).

<sup>33</sup> *Los Angeles Times*, "Double Residence to Rise," 25 March 1934; "Apartments Scheduled," 2 August 1936; "Twenty-four New Structures to Cost About \$321,300," 24 January 1937.

<sup>34</sup> "Beginnings," Max Maltzman, accessed December 2017, <http://maxmaltzman.com/>.

<sup>35</sup> *Ibid.*

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career, Maltzman designed numerous high-style apartment buildings, several of which have been recognized as local landmarks for their quality of design. Maltzman showed his loyalty to his Jewish heritage by undertaking several projects for the city's Jewish community, including the Hebrew Home for the Aged at 325-357 S. Boyle Avenue (auditorium extant, other buildings demolished) and the Talmud Torah Synagogue, known as Breed Street Shul (extant), at 247 N. Breed Street.<sup>36</sup>

Los Angeles' Jewish population continued to shift west during the 1930s and 1940s, and the greater Fairfax District, including the Beverly Fairfax Historic District, became predominantly Jewish over the next few decades. By 1951, the Fairfax District was over 60% Jewish—a percentage of Jewish residents the Beverly Fairfax multi-family neighborhood had already surpassed over a decade earlier.<sup>37</sup> The influx of new residents, both native-born and immigrant (many of whom were refugees and Holocaust survivors), changed the commercial as well as residential composition of the area. The new residents proved crucial to the development of Fairfax Avenue, which had unpaved portions as late as 1919 and was still largely undeveloped by 1927. By the 1940s, Fairfax Avenue near its intersection with Beverly Boulevard had become the preeminent hub of Jewish commercial and institutional life in Los Angeles, boasting kosher butcher shops, delis, bakeries, religious book and music stores, senior service centers, clothing stores, and newspaper stands selling papers in Russian, Yiddish, and Hebrew.<sup>38</sup> The Fairfax District continued to densify during the post-World War II population boom that again changed the face of Los Angeles, gaining new Jewish residents from across the country as well as European refugees. By 1949, the Beverly Fairfax Historic District was completely built out, and occupied by a majority Jewish population of tenants and owners.

The Fairfax District remained a vibrant center of Jewish life for decades, though the expanding Jewish population of Los Angeles saw greater dispersal across the city starting in the 1950s. The San Fernando Valley, the Pico-Robertson area, and Los Angeles' Westside saw particular growth in their Jewish populations during the postwar period. The semi-insular enclaves of the first half of the twentieth century, including that of the Beverly Fairfax Historic District, remained heavily Jewish and were no longer alone in providing desirable residential options to the diaspora. Starting in the 1970s, the Fairfax District began to see an influx of Orthodox Jewish families, initiating a new wave of Judaism-centered residential patterns.

From its establishment in the mid-1920s and continuing through the post-World War II period, the Beverly Fairfax Historic District stood out from its surrounding, equally Jewish neighborhoods because of its multi-family residences. Its walking distance from Fairfax Avenue and Beverly Boulevard, as well as its relative affordability, rendered it desirable to families as well as older and less affluent residents wishing to access nearby Jewish businesses and

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<sup>36</sup> Ibid.

<sup>37</sup> Phillips, "Not Quite White," 86; U.S. Bureau of the Census, Sixteenth Census of the United States: 1940—Population Schedule (Los Angeles City, Los Angeles County, California).

<sup>38</sup> City of Los Angeles, "Jewish History," 23, 90; Department of Water and Power photograph of Fairfax High School, 1927, accessed December 2017, [www.waterandpower.org](http://www.waterandpower.org).

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institutions.<sup>39</sup> The neighborhood remained a predominantly Jewish enclave long after its establishment. Lifelong district residents recalled visiting Fairfax Avenue kosher butcher shops with their grandparents and seeing many elderly residents with concentration camp tattoos on their forearms.<sup>40</sup> It maintains a high proportion of Jewish residents, some of whom live in the same apartment houses in which their grandparents once lived.

### **Criterion C: Architecture**

The Beverly Fairfax Historic District is an unusually cohesive 1920s-1940s multi-family neighborhood with high physical integrity that strongly conveys its significance as an excellent collection of Period Revival architecture. From construction of its first buildings in 1924, the district saw continued development through the 1940s, with its most intense development (exclusively resulting in Period Revival styles) during the late 1920s. From the late 1930s through the 1940s, new buildings in the district were commonly designed in the Minimal Traditional and Streamlined Moderne styles as well as a variety of Period Revival styles, complementing the existing Period Revival architecture in terms of scale, massing, and character. The district's period of significance ends in 1949, when it was almost completely built out. By 1949, all but one of the district's parcels had seen the construction of predominantly two-story multi-family buildings, and the area's architectural character had been achieved.<sup>41</sup>

#### *Period Revival*

The architecture of the Beverly Fairfax Historic District is largely within the Period Revival idiom, a range of European and Colonial American-inspired styles that proliferated in residential developments across Los Angeles beginning in the late 1910s. Period Revival styles thrived in both single-family and multi-family residential designs, due in part to advancements in construction technology that allowed for more versatility in the application of various materials. As idealized and eclectic historicist revivals, the styles lent themselves to flexible adaptations across a variety of building types; the film industry also played a huge role in influencing the public's expectations of historical precedents. Los Angeles' 1920s building boom led to the use of Period Revival styles throughout the city. They remained a popular choice for residential design through the late 1930s and early 1940s, before losing favor to post-World War II styles like Minimal Traditional and Mid-Century Modern that were more pared down, and embraced more contemporary materials in lieu of references to the past.

The Beverly-Fairfax Historic District was developed during the height of the Period Revival-style movement, meaning that its 1920-1930s residential designs are dominated by (in order from greatest to least represented) Spanish Colonial Revival, Mediterranean Revival, French

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<sup>39</sup> City of Los Angeles, "Jewish History," 23.

<sup>40</sup> Dale Kendall, Fred Zaidman, Diana Vanetek, and Bonnie Macdonald, personal communication, 14 December 2017. Mr. Zaidman's parents were Polish Holocaust survivors who met at Bergen-Belsen, married, and immigrated to the U.S. in 1950.

<sup>41</sup> The undeveloped parcel at 313 N. Genesee Avenue (#104) saw the construction of an apartment house in 1954, and is not to be confused with the two parcels identified as vacant in Section 7: 417 N. Curson Avenue (#34) and 646 N. Genesee Avenue (#169).

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Renaissance Revival, Late Chateausque, Tudor Revival, Colonial Revival, and Monterey Revival architectural styles. While high style examples exist in the district, on the whole its buildings represent more modest interpretations of the various styles. This was common in the design of low-scale multi-family residential development in Los Angeles during the 1920s-1940s. The vast majority of the district buildings are two stories in height, so as to complement adjacent single-family neighborhoods with respect to scale, massing, and configuration.

While specific architectural features are dependent on the style, the majority of the buildings within the district do share some common characteristics related to their multi-family property types. These include hipped, gabled, and flat roofs (the last with clay tile coping); smooth or textured stucco wall cladding; wood, multi-light, casement, fixed, and double-hung windows; prominent primary entrances, often leading to a foyer with first-story unit entries and an interior stairway leading to second-story units; and rear, detached garages.

By far, the most common architectural style in the Beverly Fairfax Historic District is the Spanish Colonial Revival style, which prevailed in Southern California following the 1915 Panama-California Exposition in San Diego. Its popularity coincided with the population boom Los Angeles experienced in the 1920s, and the versatility of the style, which enabled builders and architects to construct buildings as simple or lavish as money would allow, helped to spread further its popularity throughout the city.<sup>42</sup> The district's Spanish Colonial Revival buildings generally feature clay tile, gable, hipped, and/or flat roofs, sometimes with towers; asymmetrical façades and complex, irregular massing; stucco exterior walls; the incorporation of patios, courtyards, loggias or covered porches, and/or balconies; arched door and window openings; wood, wrought iron, and tile decorative elements; and details like exterior staircases, wing walls, pierced stucco screens, jetties, clay attic vents, and ornate light fixtures. Many of the buildings also display borrowings from Mediterranean or Art Deco styles.<sup>43</sup>

A small number of properties in the district reflect the Mission Revival style, a blending of the Spanish, Mediterranean, and Italian traditions. The style was strongly influenced by the Spanish and Mexican forms of early California, and as a result is sometimes considered a sub-style of Spanish Colonial Revival. Like the broader Spanish Colonial Revival style, Mission Revival became popular in the design of residential architecture during the 1920s. Mission Revival character defining features exhibited in the district include clay tile hipped and pent roofs, shaped parapets, smooth stucco finishes, and arched and arcaded openings. Mission Revival is distinguishable from other Spanish Colonial Revival designs primarily by its distinctively shaped parapets, which evoke the decorative parapets and bell towers of California's missions.

Mediterranean Revival is the second most common style within the district. Like the Spanish Colonial Revival style, Mediterranean Revival architecture became increasingly prevalent in Los Angeles during the 1920s, due in part to the region's Mediterranean-like climate and the

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<sup>42</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 13.

<sup>43</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 19.

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popularity of Mediterranean-inspired resorts along the Southern California coast. Loosely based on sixteenth century Italian villas, the style is more formal in massing than its Spanish counterpart, conveyed through symmetrical façades and grand accentuated entrances. Common character defining features of the district's Mediterranean Revival buildings include rectangular footprints, symmetrical façades and rectilinear massing, a dominant first story, low-pitched clay tile hipped roofs with boxed and/or bracketed eaves, stucco exteriors, arched entryways and window openings, and decorative wrought iron elements.

A large number of properties in the Beverly Fairfax Historic District were designed in the French Renaissance Revival style, an umbrella term for the large amount of French-inspired derivatives that appeared in the United States during the 1910s. While earlier, single-family examples were typically more eclectic and ornate, the style became less refined in multi-family residential design. French Renaissance Revival buildings within the district commonly display steeply pitched, hipped roofs, sometimes with flared eaves; stucco exteriors, sometimes with cut stone details; prominent exterior chimneys; and a range of architectural detailing including quoins, pilasters, string courses, belt courses, pediments, and pilasters. Stoops and window bays often feature hipped, standing seam metal roofs and awnings. The Late Chateausque style is a variation of French Renaissance Revival architecture also present in the district. This style is characterized by the same French Renaissance Revival elements, along with more dramatic vertical elements such as turrets, towers, pinnacles, and spires, and classical detailing. A handful of the district's Late Chateausque buildings also exhibit influences of Tudor Revival architecture.

Though popular in residential developments across Los Angeles, the Tudor Revival style is found less commonly within the district. This style was applied to a variety of buildings in the city, from large estates and middle-class houses to apartment buildings and small-scale commercial properties. Early examples are often more rustic and eclectic, as compared to the refined later versions.<sup>44</sup> Character defining features of the Tudor Revival style exhibited in the district's buildings include complex, irregular building forms; steeply pitched, multi-gabled roofs; prominent chimneys; stucco exteriors, often with decorative half-timbering; tall, narrow, window openings; and arched entrance openings.<sup>45</sup>

Only a handful of representative examples of Colonial Revival and Monterey Revival styles are present within the Beverly Fairfax Historic District. The Colonial Revival buildings typically represent the later version of the style that became popular in the 1930s, which featured simple building forms; hipped or gabled roofs, typically with boxed eaves; roof dormers; stucco exteriors accented with wood or brick cladding; paneled wood doors; and details including pilasters and applied decoration.<sup>46</sup> Inspired by a variety of earlier classically based architectural

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<sup>44</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, Arts and Crafts Movement: 1895-1929*, 29 April 2010, 21.

<sup>45</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, Arts and Crafts Movement: 1895-1929*, 29 April 2010, 25-56.

<sup>46</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, American Colonial Revival: 1895-1960*, working draft, 2 June 2015, 12-16.

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modes, including Neoclassical, Federal and Georgian, the later version of Colonial Revival was often employed in the design of multi-family residential and small-scale commercial properties.<sup>47</sup> The Monterey Revival style, a merging of Spanish-era California colonial architecture and East and Midwest Colonial architecture, reached its height in popularity by the late 1920s in Los Angeles.<sup>48</sup> Monterey Revival buildings generally feature Colonial-inspired elements, particularly through their decorative details. Other character defining features of the style include low-pitched gabled, shed, and hipped roofs with exposed rafters; cladding of stucco, brick, and wood, usually in combination; and full-width balconies with square or turned posts.<sup>49</sup>

### *Moderne Styles*

During the late 1930s, the architecture of the district expanded to include a handful of Moderne styles, including Art Deco and Streamlined Moderne. The Art Deco style gained popularity in the early 1920s. Unlike its earlier Period Revival counterparts, it is considered the first architectural style of the era to consciously reject historical precedents, instead embracing a new aesthetic that took inspiration from the city's booming oil, real estate, and film industries, and the technological advancements of the Machine Age. The style is largely characterized by its vertical emphasis, enhanced by elements that served to draw the eye upwards like fluted pilasters, stepped towers, piers, and spires. Despite Modern tendencies occurring about the same time, the Art Deco style embraced ornamentation that was uninhibited and extravagant. This often manifested in the use of motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna, and natural features, and experimentation with a variety of materials including terra cotta and metal. The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment. The style was applied largely to public and commercial buildings like theaters, department stores, large hotels, and multi-family residential buildings, with rarer use in single-family residential architecture. The one representative example of the style—458 N. Curson Avenue (#51)—exhibits the vertical emphasis through the use of stepped towers and piers, and its extravagant tendencies through geometric motifs and ornate metalwork.

Often considered a late iteration of the Art Deco style, Streamlined Moderne embraced the public's expanding interest in the Motor Age and the feelings of optimism lingering from the city's rapid growth in the 1920s. More stripped down than the flamboyant Art Deco style, Streamlined Moderne recalled the aerodynamic forms of modern transportation and referenced images of speed and movement through the use of rounded corners, horizontal bands, and smooth surfaces, which achieved a windswept appearance. Though perhaps more closely related to Los Angeles' early Modern movement than Art Deco, Streamlined Moderne actually eschewed the transparent qualities of early Modernism, instead hiding the building's structure behind unadorned walls. Many of these stylistic elements are seen in the district's later buildings

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<sup>47</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, American Colonial Revival: 1895-1960*, working draft, 2 June 2015, 10-15.

<sup>48</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 45-46.

<sup>49</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 46-47.



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(late 1930s-early 1940s), albeit in a more restrained, modest form that draws equally on the simplified characteristics of the Minimal Traditional idiom.

### *Minimal Traditional*

Also emerging during the late 1930s and continuing into the 1940s was the use of the Minimal Traditional style, a mode of architecture that is characterized by simple, exterior forms and restrained detailing. Often referred to as a “compromise style,”<sup>50</sup> Minimal Traditional buildings reflect the form of Period Revival houses with less stylistic and ornamental detailing. The style was well suited to the pre- and post-World War II era, as its simplicity was sympathetic to the restraint of the Depression years and conducive to the mass production of houses in postwar subdivisions. Minimal Traditional became the dominant residential building style in the United States through the early 1950s, which paralleled trends within the district. Between 1938 and 1953, thirty-eight Minimal Traditional buildings were built, almost half of the buildings constructed during that period. Minimal Traditional style buildings within the district generally feature low-pitched hipped roofs with narrow or boxed eaves; stucco cladding, sometimes combined with wood tongue-and-groove; and minimal applied ornament.

Many of the district’s Minimal Traditional buildings also exhibit elements of the Streamlined Moderne style, which is a tribute to the former’s ability to blend easily with other styles of the period. Minimal Traditional buildings within the district that reflect Streamlined Moderne characteristics generally feature the hipped roofs, boxed eaves, and wood tongue-and-groove elements of the Minimal Traditional style, and the corner windows, flat roofs (created through the addition of a roof deck atop a front one-story volume), and speedlines of the Streamlined Moderne style. These hybrid buildings have an identifying detail of projecting speedlines that envelop the building at the first floor, projecting out to form a canopy over the primary, street-facing building entrance.

### *Architects and Builders*

Buildings and complexes within the Beverly Fairfax Historic District were designed by a number of architects and builders, rather than a single developer. In some cases, multiple buildings were designed by a single architect and/or constructed by a single builder. In others, buildings were designed and/or built by the property owner (either an owner-builder, or someone who hired an architect/builder whose name was not listed on the construction permit). Frequently, the architects who designed multiple buildings in the district worked in relationship with the same builder or developer repeatedly, and sometimes, for the same property owner. In these cases, the designs often reflect only one or two architectural styles, and many of the same buildings are replicated throughout the district, with only slight (and in some cases, no) variations in detail.

Five known architects of district residences are particularly notable: R.S. Loring, Louis Selden, Max Maltzman, Clarence J. Smale, and Edith Northman. Loring designed twenty-five properties, often working in conjunction with builder W.G. Chandler, whom Loring also teamed with on a development of thirty-four duplexes called Pine Knolls in Torrance, California and several

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<sup>50</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 478.

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homes in Beverly Hills. Within the district, the partnership completed several homes for owner Substantial Homes, Ltd., a seemingly prominent local developer that also worked in Baldwin Hills and Santa Barbara. While Loring was perhaps better known for his Period Revival buildings, particularly in the Los Angeles neighborhoods of Hollywood (e.g., 1614 N. Hudson Avenue—later Schrader Boulevard, 1930, extant), and Los Feliz (e.g., 4609 W. Gainsborough Avenue, 1935, extant), his later work conveyed a more restrained aesthetic that generally blended elements of other styles with Minimal Traditional. His work within the district reflected this transition, as many of his designs exhibit elements of the Minimal Traditional—Streamlined Moderne hybrid style, as seen in the design of 455 N. Sierra Bonita Avenue (#317) and 413 N. Gardner Street (#81).

Like Loring, Louis Selden worked with a limited number of builders and owners on the seven buildings he designed within the district. Harry Genser, a Jewish district resident, served as the contractor for at least three of Selden's buildings as well as others in the district. Selden was known locally for his lavish Period Revival homes, particularly those he designed for the Los Feliz neighborhood. In the Beverly Fairfax Historic District, Selden mostly kept to the Mediterranean and Spanish Colonial Revival styles, as seen in the design of 404 N. Curson Avenue (#30).

One of the city's first prominent Jewish architects, Max Maltzman was known for his grand Period Revival apartment complexes, some of which integrated elements of the Art Deco style. Maltzman designed four district residences, all in the Spanish Colonial Revival style.

Architect Clarence J. Smale worked with local builder turned developer Walter Bollenbacher to design three district buildings in the Monterey and French Renaissance Revival styles; of note are the properties at 328 N. Ogden Drive (#179) and 434 N. Genesee Avenue (#138). Smale lived in the district in 1930, renting a unit in 543 N. Spaulding Avenue (#389).<sup>51</sup> He was a well-regarded theater architect who also designed a number of high-style Period Revival residences in Hancock Park and the greater Wilshire area. Smale and Bollenbacher's buildings in the district appear to have occurred early in the career of the builder, who later headed the Van Nuys development company Allied Gardens in the 1940s and 1950s.

Edith Northman, one of the first licensed female architects in Los Angeles, designed one building in the district—the Spanish Colonial Revival fourplex at 456 N. Orange Grove Avenue (#265). Northman is best known for her Period Revival multi-family residential buildings in the Wilshire area.

Other local architects who designed multiple buildings in the district include W. E. Calhoun, David C. Coleman, C. E. Finkenbinder, Edward S. Garwood, William H. Greene, Floyd W. Lytle, J.W. McKee, Foster C. Phelps, and Charles E. Williams. Research revealed little about the careers of these architects with the exception of Coleman, a multi-family residential architect who designed six Minimal Traditional buildings in the district. Two of the apartment buildings

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<sup>51</sup> U.S. Bureau of the Census, Fifteenth Census of the United States: 1930—Population Schedule (Los Angeles City, Los Angeles County, California).

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were designed for the Spinning Wheel Corporation, a development company that Coleman worked with on other buildings around Los Angeles in the 1930s. J.W. McKee worked with owner/builder Charles I. Goodman on eight buildings within the district, mainly in the Spanish Colonial Revival style. Both Lytle and Phelps served as the architects, builders, and owners of several properties within the district, designing primarily in the Spanish Colonial and Mediterranean Revival styles, respectively. Lytle built at least one other apartment complex during this period, located in Beverly Hills.<sup>52</sup>

### **Additional architects/builders**

Continued in alphabetical order after Section 8 page 130 lists three most important

Alta Construction Co. (Builder)  
Ashton, R.E. (Architect)  
Bailey, A. Godfrey (Architect)  
Barnard, G.N. (Builder)  
Barker, M.L. (Architect)  
Barnes, W.G. (Builder)  
Beran, S.S. (Architect)  
Berger, William (Builder)  
Bishop, H.W. (Architect)  
Black, Ed (Builder)  
Blair & Holson (Builder)  
Blaser, S.P. (Builder)  
Blenn, H.C. (Builder)  
Blocksom, Fred S. (Architect/Builder)  
Blythe & Duerson (Architect/Builder)  
Bollenbacher, Walter (Builder)  
Bradshaw, Carles A. (Architect)  
Brett, E.E.N. (Architect)  
Brown, A (Architect/Builder)  
Brown, F.A. (Architect)  
Brown, Saul H. (Architect)  
Builders Plan Service (Architect)  
Bush, E. (Builder)  
Buschlen, Charles (Builder)  
Carson, George B. (Builder)  
Calhoun, W.E. (Architect)  
Campbell, Wilbur W. (Architect)  
Canfield, John P. (Architect)  
Chandler, W. G. (Builder)  
Charlton, H.W. (Architect)

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<sup>52</sup> "Sketches Prepared," *Los Angeles Times*, May 6, 1928, E4.

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Cheesman, S.W. (Architect/Builder)  
Christiansen, John (Builder)  
Clark, Roy W. (Builder)  
Clopine, R.H. (Architect)  
Clopine, W.E. (Builder)  
Coldewe, Otto (Architect)  
Coleman, David C. (Architect)  
Conan, Ira F. (Builder)  
Cornsweet, J. (Builder)  
Cowling, Harry (Builder)  
Crammer, B.S. (Builder)  
Davis, N. (Architect)  
DeFlor & Haskins (Builder)  
Davis, N. (Architect)  
D.H. Harter & Sons (Builder)  
Doherty, R.O. & Flickinger, M.A. (Builders)  
Dombroff, Robert J. (Builder)  
Dorfman, Charles J. (Architect/Builder)  
Eastern Construction Co. (Builder)  
Eliot Construction Co. (Builder)  
Ellingson, C.M. (Architect)  
Ellsworth, H.L. (Builder)  
Evans, C.F. (Builder)  
Farrington, R.W. (Architect)  
Feigenbaum, Albert (Architect/Builder)  
Feigenbaum, M. (Builder)  
Fidwiff, Henry (Builder)  
Finkenbinder, C.E. (Architect)  
F.L. Still & Co. (Builder)  
F.L Hill & Co. (Builder)  
Flanigan, A.W. (Builder)  
Flickinger, M.A. (Builder)  
Flynn, Frank T. (Builder)  
Fosdigh, George J. (Architect)  
Freeman, W.F. (Architect/Builder)  
Frost, H.W. (Builder)  
Gall, Otto G. (Architect)  
Garwood, S. Edward (Architect)  
General Engineering Co. (Builder)  
Genser, H. (Builder)  
Gentry, L. (Architect)  
Gilliam, W.H. (Builder)  
Gitelson/Gitelson/Gittelsohn, S. (Builder)  
Goldberg, Joseph M. (Architect)

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Goldberger, A.H. (Builder)  
Goldstein, Irving (Builder)  
Goldware, D.C. (Builder)  
Goodman, Charles I (Builder)  
Gratine, Louis (Builder)  
Greene, H. William (Architect/Builder)  
Grodin, Maurice (Architect)  
Hampton, G.H. (Architect)  
Harrington, Tom (Builder)  
Harris, J. Robert (Architect)  
Haskins, Earl (Builder)  
Herman, Norman (Builder)  
Hilland, C.F. (Builder)  
Hoffman, Mark (Builder)  
Hogue, Riley (Builder)  
Jacobson, M. (Builder)  
James, D.J. (Builder)  
James, Leonard L. (Architect)  
Johnson, C.E. (Builder)  
Johnson, C.T. (Architect/Builder)  
Jones, Evan (Architect)  
Kadow, A.H. (Builder)  
Kalish, Oscar (Builder)  
Kerner, William V. (Architect)  
Kingsley, Ralph (Builder)  
Kite, George W. (Builder)  
Klein, Charles (Builder)  
Klein, Charles S. (Architect)  
Klein, Robert A. (Builder)  
Koppel, Jules (Architect)  
Korchak, H.A. (Builder)  
Krandill Mortgage Co. (Builder)  
Kurtz, Samuel (Builder)  
Lando, J.L. (Builder)  
Larson, Arthur W. (Architect/Builder)  
Lewis, A.H. (Builder)  
Lewis, M.H. (Builder)  
Lewis, R.H. (Builder)  
Letz, Ernest H. (Architect)  
Ley Brothers (Builder)  
Ligget & Stelzer (Architect/Builder)  
Lincoln, H.A. (Architect)  
Linden, Harry A. (Architect)  
Lisenbie, C.M. (Builder)

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Lorimore, R. (Builder)  
Luper, Wolf (Architect/Builder)  
Lytle, Floyd W. (Architect/Builder)  
Madison, N. (Builder)  
Maillot, J.A. (Builder)  
Malin, G.E. (Builder)  
Martinoli, D.G. (Builder)  
McCreary, E.E. (Builder)  
McElroy, J.C. (Builder)  
McGowan, H.W. (Architect)  
McKee, J.W. (Architect)  
McMullen, P.W. (Builder)  
McNaughton, J.D. (Builder)  
Miller, E. (Builder)  
Moon, H.R. (Architect)  
Moon & Whitaker (Builder)  
Morris, J.R. (Architect/Builder)  
Muiliant, Charles (Builder)  
Murray (Builder)  
Narve, R. (Architect/Builder)  
N. Marmalefsky & Son (Builder)  
Neve, F.H. (Builder)  
Newcomb Construction (Builder)  
Newman, M. (Builder)  
Nickerson, H.C. (Architect)  
Norman, Herman (Builder)  
Northman, Edith (Architect)  
Northwestern Building Co. (Builder)  
O'Neil, B.D. (Builder)  
Pearson, Frank T. (Builder)  
Perry, George R. (Builder)  
Phelps, Foster C. (Architect/Builder)  
Phillips, Isadore (Builder)  
Plunkett, Charles H. (Builder)  
Pope, Paul C. (Architect)  
Postle & Postle (Architect)  
Powell, Claude (Builder)  
Rees, J.J. (Builder)  
Reynolds, Lynn (Builder)  
Rhoads, J.B. (Builder)  
Rice, Homer (Architect)  
Ridington Building Co. (Builder)  
Rose & Swam (Architect)  
Sawyer, Harry (Builder)

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Schwab, S.W. (Builder)  
Scott, H.W. (Builder)  
Schwartz, William F. (Architect)  
Seaboard Engineering Co. (Architect)  
Sedgley, Arlos R. (Architect)  
Seeley, H.A. (Architect/Builder)  
Sepin, Lee T. (Builder)  
Shaw, Harold L. (Builder)  
Sherick, Burr J. (Builder)  
Shostak, Max (Architect)  
Siegel, Ben (Builder)  
Silver, I & M (Builder)  
Skilling, A. (Architect)  
Slater – Curzon Co. (Builder)  
Smale, Clarence J. (Architect)  
Smelser, C. (Builder)  
Smith, A (Builder)  
Smith, Art A. (Architect)  
Smith, C.W. (Builder)  
Smith, Frank (Architect & Builder)  
Smith, F.L. (Builder)  
Snyder, K.J. (Architect)  
Somers, E.S. (Architect)  
Spangler, S.W. (Architect/Builder)  
Spinning Wheel Corp. (Builder)  
Steiner, R.J. (Architect)  
Sterner, R.J. (Architect)  
Stiff, Frank L. (Architect)  
Sullivan, Albert J. (Builder)  
Tansky, B. (Builder)  
Thomas, Theodore (Builder)  
Todd, William J. (Architect)  
Tranderbach, P.E. (Architect)  
Uriu & Assoc. (Architect)  
Vagn Clarborg, Per (Architect)  
Vilfried Construction Co. (Builder)  
Vinton, Wolfe E. (Builder)  
Vallow, J.A. (Builder)  
Wasburgh, G. (Builder)  
Wayahn, Elmer A. (Builder)  
Waldo, M. (Builder)  
Warren, W.W. (Architect)  
Waxman, D (Builder)  
Webster, Frank (Architect)

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Welch & Christiansen (Architect)  
Weller, J.H. (Builder)  
Wenrich, H.F. (Builder)  
West Hollywood Builders (Builder)  
West, J.A. (Builder)  
Williams, Charles E. (Architect)  
Williams, Chester (Architect & Builder)  
Williams, Guy (Builder)  
Wilson, T.C. (Builder)  
Winesworth, Arthur G. (Architect)  
Winesworth, Ira (Builder)  
Wood, Karl (Builder)  
Wright, Ray J. (Builder)  
Wylie, Paul E. (Builder)  
Young Jr., Fred (Builder)  
Zeller, J. (Architect)



Beverly Fairfax Historic District  
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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Los Angeles Public Library

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 85 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                        |
|------------------------|------------------------|
| 1. Latitude: 34.076577 | Longitude: -118.360939 |
| 2. Latitude: 34.080207 | Longitude: -118.360956 |
| 3. Latitude: 34.083281 | Longitude: -118.358389 |
| 4. Latitude: 34.080212 | Longitude: -118.356858 |
| 5. Latitude: 34.080439 | Longitude: -118.353247 |
| 6. Latitude: 33.078481 | Longitude: -118.351672 |
| 7. Latitude: 34.076601 | Longitude: -118.352723 |

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The Beverly Fairfax Historic District has an irregular boundary. The northern boundary follows (from west to east) Rosewood Avenue, the alley behind Melrose Avenue, and back to Rosewood Avenue. The eastern boundary is mostly N. Gardner Street, with three properties on N. Vista Street, the next block to the east. The southern boundary is the alley behind (north of) Beverly Boulevard. The western boundary is the alley behind (east of) N. Fairfax Avenue.

**Boundary Justification** (Explain why the boundaries were selected.)

The Beverly Fairfax Historic District includes properties within two contiguous tracts that were subdivided by G. Allan Hancock in 1923, comprising a majority of Tract 6568 and a smaller portion of Tract 6143.<sup>53</sup> The developer reserved the western portions of the two tracts for multi-family residences, and the eastern portions for single-family residences. The boundaries for the district were selected to encompass the western tract portions historically developed as multi-family residential areas; the single-family residential areas to the east exhibit a different historical development pattern as well as lower physical integrity due to widespread demolitions and new construction.

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**11. Form Prepared By**

name/title: Katie Horak, Principal; Mary Ringhoff, Associate (primary contact);  
and Mickie Torres-Gil, Architectural Historian  
organization: Architectural Resources Group  
street & number: 8 Mills Place, Suite 300  
city or town: Pasadena state: CA zip code: 91105  
e-mail k.horak@arg-la.com; m.ringhoff@arg-la.com  
telephone: (626) 583-1401  
date: February 2018; Revised April 2018

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

---

<sup>53</sup> Los Angeles County, California, Department of Public Works, Land Records.

Beverly Fairfax Historic District  
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### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Beverly Fairfax Historic District  
City or Vicinity: Los Angeles  
County: Los Angeles  
State: California  
Photographer: Mickie Torres-Gil and Mary Ringhoff, Architectural Resources Group  
Date Photographed: October-November 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 38 N. Gardner Street, streetscape east side showing setbacks, facing southeast
- 2 of 38 N. Gardner Street, streetscape east side, facing southeast
- 3 of 38 N. Gardner Street, streetscape west side, facing northwest
- 4 of 38 N. Gardner Street, streetscape east side showing setbacks, facing northeast
- 5 of 38 N. Curson Avenue, streetscape west side, facing southwest
- 6 of 38 N. Stanley Avenue, streetscape east side, facing northeast
- 7 of 38 N. Ogden Drive, streetscape east side, facing northeast
- 8 of 38 N. Orange Grove Avenue, streetscape east side, facing northeast
- 9 of 38 327 N. Curson Avenue, Spanish Colonial Revival fourplex, facing west
- 10 of 38 458 N. Curson Avenue, Art Deco fourplex, facing east
- 11 of 38 339 N. Gardner Street, French Renaissance Revival fourplex, facing northwest
- 12 of 38 348 ½ N. Gardner Street, Monterey Revival fourplex, view east
- 13 of 38 413 N. Gardner Street, Streamlined Moderne apartment house, view northwest

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- 14 of 38 325 N. Genesee Avenue, Spanish Colonial Revival fourplex, view northwest
- 15 of 38 446 N. Genesee Avenue, Late Chateausque fourplex, view northeast
- 16 of 38 465 N. Genesee Avenue, Minimal Traditional apartment house, view southwest
- 17 of 38 514 N. Genesee Avenue, Minimal Traditional apartment house, view southeast
- 18 of 38 540 N. Genesee Avenue, Mission Revival fourplex, view southeast
- 19 of 38 328 N. Ogden Drive, Monterey Revival duplex, view northeast
- 20 of 38 336 N. Orange Grove Avenue, Spanish Colonial Revival fourplex, view southeast
- 21 of 38 451 N. Orange Grove Avenue, Spanish Colonial Revival fourplex, view northwest
- 22 of 38 456 N. Orange Grove Avenue, Spanish Colonial Revival fourplex, view southeast
- 23 of 38 7714 W. Rosewood Avenue, Spanish Colonial Revival single-family residence above a detached garage, view southeast
- 24 of 38 343 N. Sierra Bonita Avenue, French Renaissance Revival apartment house, view northwest
- 25 of 38 344 N. Sierra Bonita Avenue, Spanish Colonial Revival apartment house, view east
- 26 of 38 436 N. Sierra Bonita Avenue, Late Chateausque fourplex, view southeast
- 27 of 38 444 N. Sierra Bonita Avenue, Mediterranean Revival apartment house, view west
- 28 of 38 338 N. Spaulding Avenue, Spanish Colonial Revival fourplex, view northeast
- 29 of 38 348 N. Spaulding Avenue, Tudor Revival fourplex, view northeast
- 30 of 38 362 N. Spaulding Avenue, Spanish Colonial Revival duplex, view southeast
- 31 of 38 409 N. Spaulding Avenue, Tudor Revival apartment house, view northwest
- 32 of 38 633 N. Spaulding Avenue, Spanish Colonial Revival courtyard apartment, view west

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- 33 of 38 639-649 N. Spaulding Avenue, Spanish Colonial Revival bungalow court, view northwest
- 34 of 38 362 N. Stanley Avenue, Tudor Revival fourplex, view northeast
- 35 of 38 7718 W. Clinton Street, noncontributing single-family residence, view south
- 36 of 38 313 N. Genesee Avenue, noncontributing apartment house, view southwest
- 37 of 38 601 N. Spaulding Avenue, noncontributing apartment house, view northwest
- 38 of 38 401 N. Vista Street, noncontributing triplex, view northwest

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

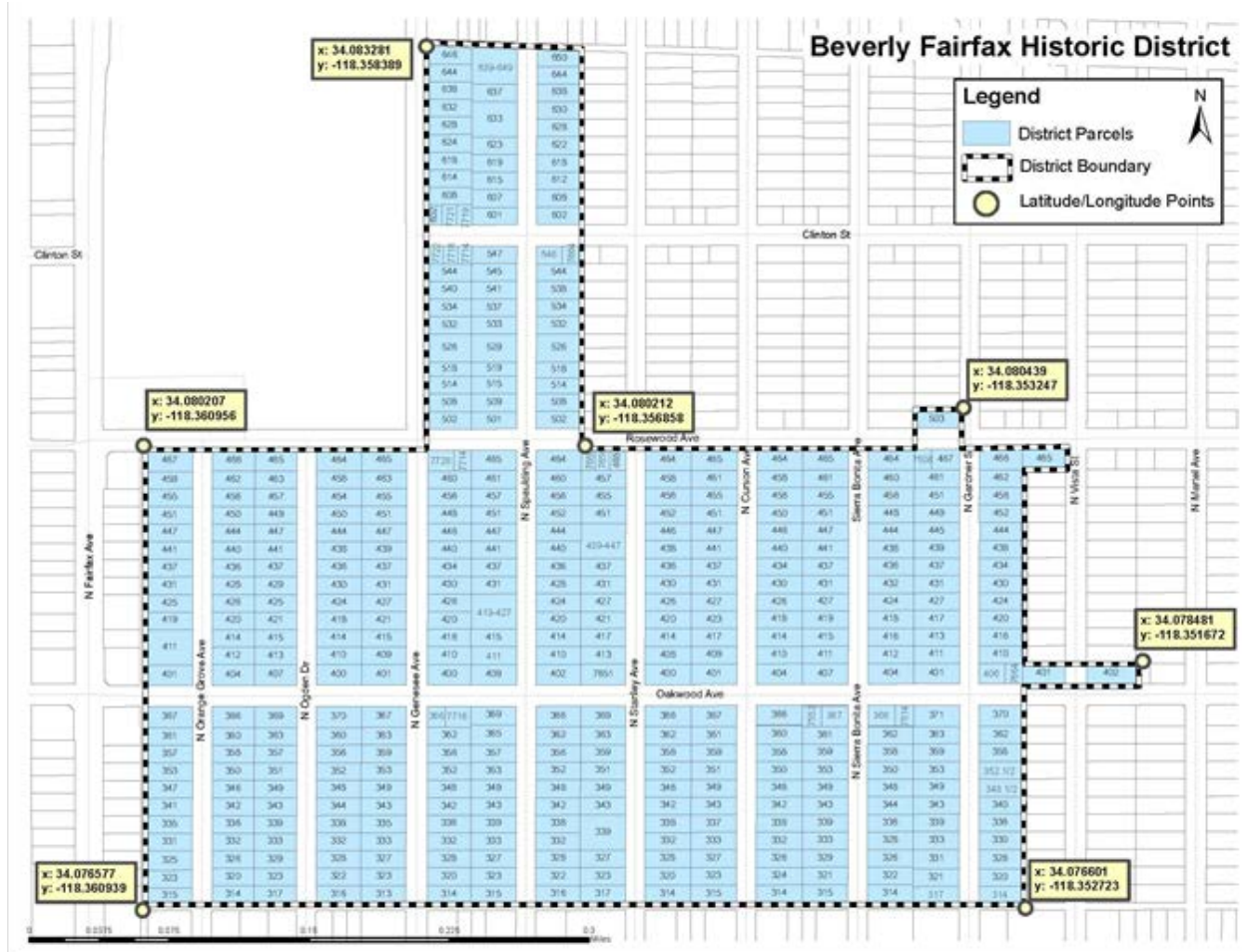
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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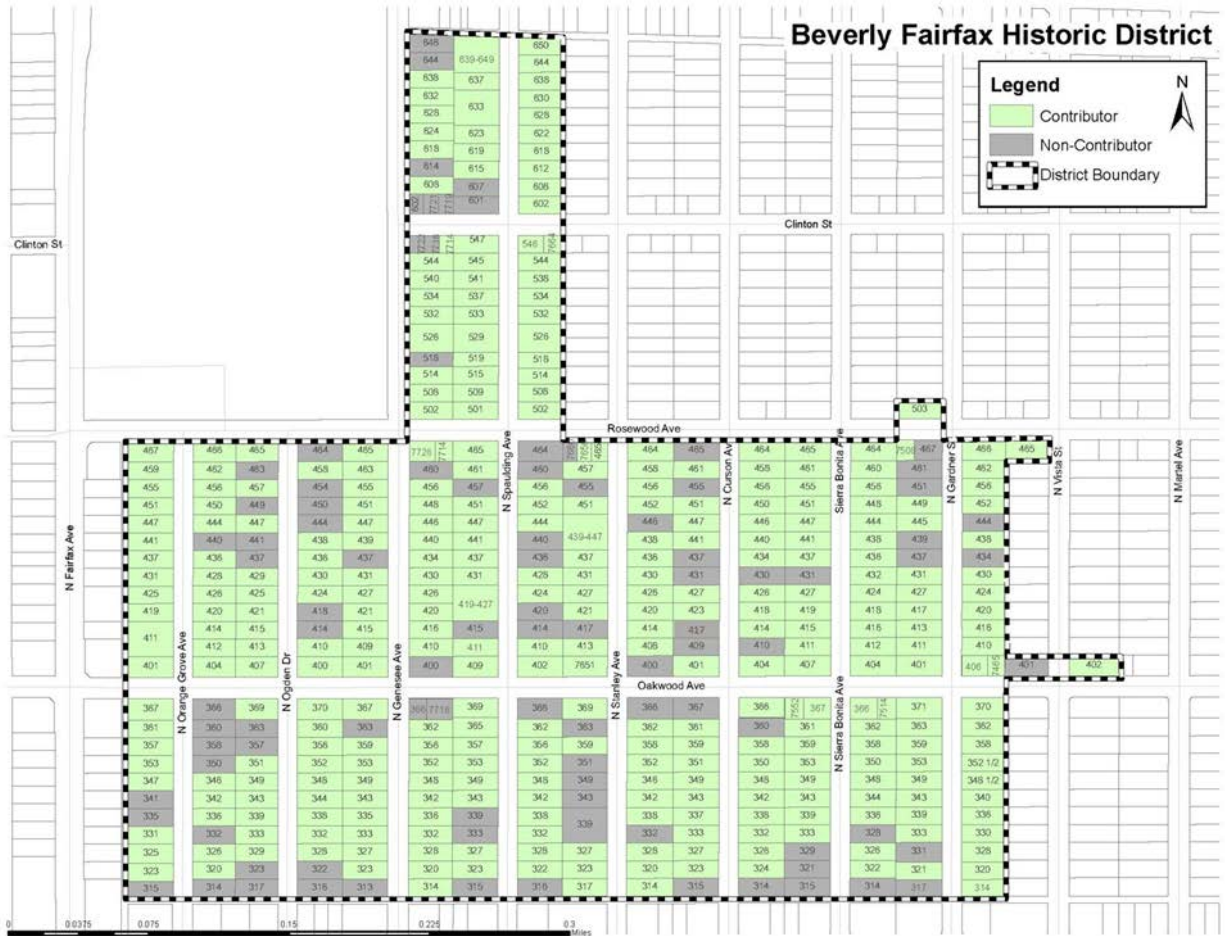
### Location Map



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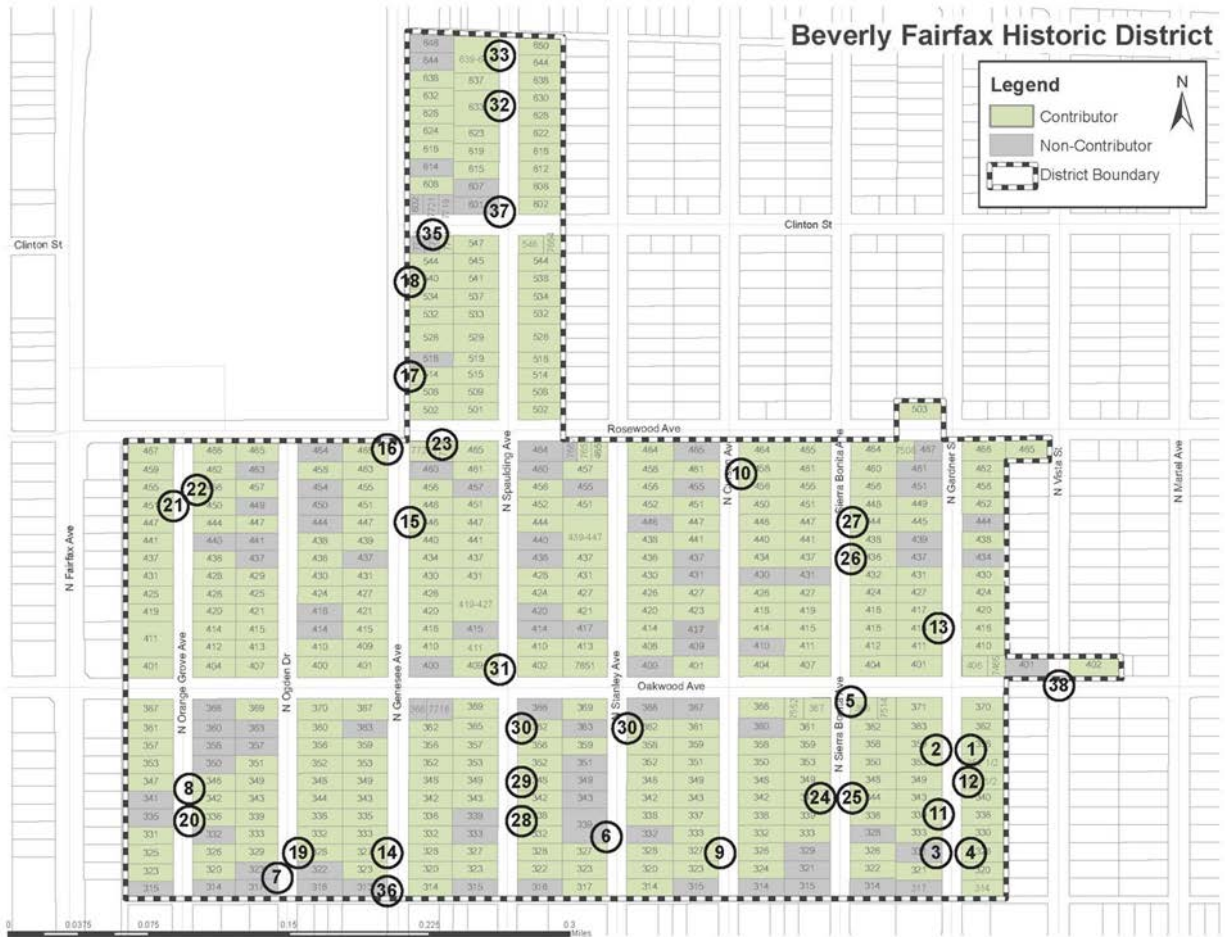
### Sketch Map



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**Photo Key**



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**Figure 1.** Fairfax High School, with Beverly Fairfax Historic District at top of photo, 1927,  
[www.waterandpower.org](http://www.waterandpower.org).



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**Figure 2.** Gilmore Stadium, with Beverly Fairfax Historic District at top of photo, circa 1938, [www.waterandpower.org](http://www.waterandpower.org).



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**Figure 3.** Gilmore Stadium and Gilmore Field, with Beverly Fairfax Historic District at top of photo, circa 1939, [www.waterandpower.org](http://www.waterandpower.org).



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**Photo 1**



**Photo 2**



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**Photo 3**



**Photo 4**





Beverly Fairfax Historic District  
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**Photo 5**



**Photo 6**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 7**



**Photo 8**



Beverly Fairfax Historic District  
Name of Property

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**Photo 9**



**Photo 10**



Beverly Fairfax Historic District  
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**Photo 11**



**Photo 12**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 13**



**Photo 14**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 15**



**Photo 16**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 17**



**Photo 18**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 19**



**Photo 20**





Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 21**



**Photo 22**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 23**



**Photo 24**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 25**



**Photo 26**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 27**



**Photo 28**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
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**Photo 29**



**Photo 30**



Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

**Photo 31**



**Photo 32**



Beverly Fairfax Historic District  
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Los Angeles, California  
County and State

**Photo 33**



**Photo 34**



Beverly Fairfax Historic District  
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Los Angeles, California  
County and State

**Photo 35**



**Photo 36**





Beverly Fairfax Historic District  
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**Photo 37**



**Photo 38**





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ALL CITY TOW  
NO TOWING  
NO REMOVAL

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SPORT EXCESS 4WD

















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560

SOLD



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313



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Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Beverly Fairfax Historic District

Multiple Name:

State & County: CALIFORNIA, Los Angeles

Date Received: 8/21/2018      Date of Pending List: 9/14/2018      Date of 16th Day: 10/1/2018      Date of 45th Day: 10/5/2018      Date of Weekly List:

Reference number: SG100002993

Nominator: State

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept       Return       Reject      10/4/2018 Date

Abstract/Summary Comments: The Beverly Fairfax Historic District is locally significant under National Register Criteria A and C in the areas of Architecture, Ethnic Heritage-Jewish, and Social History. The district in an unusually cohesive collection of intact, two-story, multifamily residential properties featuring speculative-built fourplexes, apartment houses and duplexes. Spanning approximately 22 blocks, the neighborhood features a consistent use of Period Revival-inspired designs and was largely built out between 1924 and 1949. Triggered by a massive population influx to the city during the 1920s, areas of western Los Angeles would rapidly develop into dense suburban residential neighborhoods served by both expanded street car networks and the automobile. Lacking restrictive covenants common elsewhere in the city, the Beverly Fairfax area quickly became one of the first areas in the city's western suburbs to see a significant influx of Jewish residents, who by 1940 represented two-thirds of the neighborhood residents. The small, village-like community that resulted (with associated nearby commercial and cultural development) continued to serve as an important multi-generational home to Los Angeles' middle-class Jewish families and an important local center of Jewish culture and social life.

Recommendation/ Criteria      Accept NR Criteria A and C

Reviewer      Paul Lusignan

Discipline      Historian

Telephone      (202)354-2229

Date      10/4/2018

DOCUMENTATION:      see attached comments : No      see attached SLR : No

CA\_Los Angeles County\_Beverly Fairfax Historic District\_Object\_Post NPS Submittal\_Enayati

Date: 8/16/18

Owner (name on title): PEDRAM ENAYATI Sole Partial (Circle One)

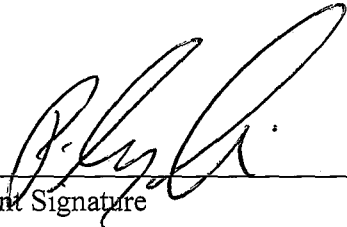
Owned Property Address: 449 Spaulding Ave, LA, CA 90036.

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On August 16, 2018, before me,

Beatriz Barragan

Personally appeared Pedram Enayati

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.




WITNESS my hand and official seal.

Signature Beatriz Barragan



# Beverly Fairfax Historic District

## Legend

-  Contributor
-  Non-Contributor
-  District Boundary



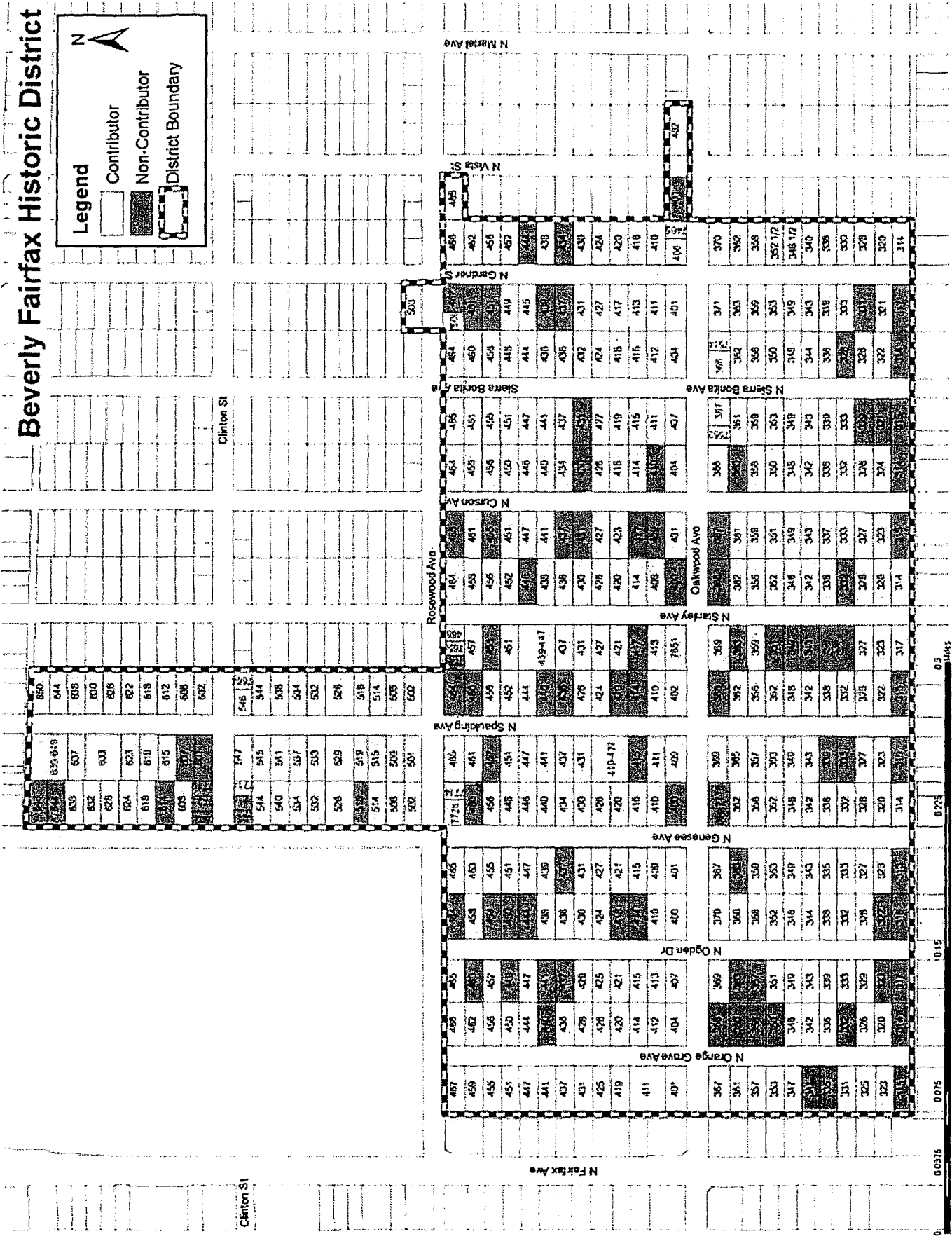
Melrose Avenue

Clinton St

Rosewood Ave.

Oakwood Ave

Beverly Blvd.



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Dear Fellow Beverly Fairfax Property Owner:

Unknown to most of our 463 property owners, our Beverly Fairfax neighborhood has been nominated for listing in the National Register of Historic Places. The California State Office of Historic Preservation will be meeting on Friday, August 3, 2018 to decide the neighborhood's eligibility and eventual listing in the National Register. **Once listed, property owners will be subjected to unreasonable regulations, significant increased costs, and decreased property values.**

Beverly Fairfax is a great place to live and own property and we want to keep it that way, but we want the ability and flexibility to remodel and improve without unnecessary government intervention. Historic Preservation and a National Register listing forces property owners to sacrifice their right to fit their properties to their own needs.

We are a few short weeks away from a massive zoning change to our neighborhood and most of us didn't even know about it until now! **We urge you to join us in opposing the listing of our neighborhood in the National Register.**

What you need to know about a listing in the National Register of Historic Places:

- You will be prohibited from remodeling, renovating, or expanding your property without first going through a costly and lengthy historic review process for historic compatibility. This compatibility determination will require sole discretionary clearance from Los Angeles City Planning Department, Office of Historic Resources, before permits are even issued. Even simple changes, such as paint colors, door & window finishes, and walkways/driveways may be subject to highly scrutinized approvals.
- It is highly likely that you will never be allowed to build a new property. Tear downs in a Historic District are extremely difficult to get approved. Their goal is to preserve your property as it looks today, potentially forever. As a private property owner, you may choose to preserve your property, but should not be required to by our government.
- Nearly all permits for renovations or construction will go through a heightened scrutiny review by the Los Angeles City Planning Department, Office of Historic Resources, and will be subject to the California Environmental Quality Act (CEQA), and may be delayed for years.
- Even if your permit is issued, it may be subject to administrative appeals all the way to the City Council by neighbors or any interested party, as well as a court challenge.
- Alterations must be made using strict requirements on materials and architectural conformity. Many of these materials are more expensive and outdated, compared to current building materials and techniques.
- All properties in the Beverly Fairfax Historic District (regardless of age, size and architectural style) will be permanently subject to this zoning change, whether your property is a "contributor" or not. You cannot opt-out.
- Contrary to common belief, there are no tax benefits by being listed as a Historic District.

**We don't need a neighborhood wide district to preserve important locations and great examples of what makes this neighborhood notable.** Even if you oppose historic preservation, rest assured, preservation advocates are still free to nominate their specific buildings of historic and architectural significance.

We hope this letter makes Beverly Fairfax property owners more aware of what is being forced upon us and how it will significantly affect our property values. Common sense dictates that greater and unnecessary restrictions hinder investment in our neighborhood. Together, we will succeed in defending growth for our community. To succeed, we must gather as many signed letters in opposition as possible. Your cooperation is much appreciated.

**Attached, is a template letter for you to voice your objection to the National Register listing. If you agree that a listing is not in our best interest as a community, then please complete, sign, notarize and mail us the attached letter NO LATER THAN July 11 so we can deliver it (together with the letters from many other fellow property owners) to the California State Office of Historic Preservation. For additional copies, please contact us. Alternatively, you may send an email to [DefendGrowth@outlook.com](mailto:DefendGrowth@outlook.com) or call 323-446-4200 with your name, phone number, email and property address and one of our group members will arrange to notarize and pick up your letter.**

You may also bring your letter to our upcoming scheduled meeting on Wednesday, July 11, 2018 at 7:00 pm at the National Council of Jewish Women Auditorium, located at 543 N. Fairfax Avenue, Los Angeles, CA 90036.

Please email us at [DefendGrowth@outlook.com](mailto:DefendGrowth@outlook.com) or call 323-446-4200 with your name, phone number, email and property address, so we can keep in contact with fellow property owners who oppose Historic Preservation in Beverly Fairfax.

Correspondence\_CA\_Los Angeles County\_Beverly Fairfax Historic District

**Beverly Fairfax Historic District  
Los Angeles, Los Angeles County  
Staff Report**

The Beverly Fairfax Historic District, composed predominantly of multi-family residences with a small number of single-family residences, is located in the Beverly-Fairfax neighborhood of central Los Angeles, approximately eight miles northwest of downtown Los Angeles. The neighborhood's topography is generally flat. Its streets follow a regular, rectilinear street grid pattern and its properties reflect common planning features including modest, uniform setbacks, shallow front lawns, concrete sidewalks, mature street trees, and automobile accommodations like driveways, curb cuts, and rear detached garages. The district residences are mostly two-story, multi-family buildings designed in Period Revival styles, such as Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, French Renaissance Revival, and Chateausque. Streamlined Moderne, Art Deco, and Minimal Traditional buildings are also present, and are architecturally compatible with the Period Revival buildings.

The Beverly Fairfax Historic District retains a high level of integrity. Overall, the district retains its historic appearance from the 1924 to 1949 period of significance. The tangible elements of the neighborhood's design are largely intact, and most buildings are very well maintained, have experienced minimal or no alterations, and retain a high degree of integrity. Three hundred sixty-six buildings—79% of the district—date to the period of significance and retain integrity of design, materials, and workmanship, making them district contributors. Ninety-seven noncontributing resources—21% of the district—were built outside of the period of significance or have been extensively altered, and two are vacant lots. These resources do not detract from the district's ability to convey the original design intent of its architects and builders.

Alterations that preclude a resource from contributing to the historic district include resizing of window openings, and thus interruption of fenestration patterns, additions to the primary façade or drastic alterations to porches or balconies, and/or a combination of replacement windows, doors, roof material, and/or cladding, which collectively reduce the property's ability to convey its significance. Though alterations to individual properties somewhat compromise the district's integrity of materials and workmanship, overall, the number of extensively altered properties is few and the alterations are not so prevalent or substantial that the district's integrity is diminished as a whole. As a result, the Beverly Fairfax Historic District retains integrity of location, setting, design, materials, and workmanship. Because the district remains completely residential in character, it also continues to convey its original development pattern as a multi-family residential neighborhood. The district retains integrity of feeling and association.

The Beverly Fairfax Historic District is eligible at the local level of significance under Criterion A in the areas of Ethnic Heritage: Jewish and Social History for its association with Los Angeles' Jewish community starting in the 1920s. The district played a key role in the westward shift of Los Angeles' Jewish diaspora starting in the 1920s, and proved

crucial to the development of Fairfax Avenue at Beverly Boulevard as a Jewish commercial and institutional hub. Its attractive multi-family residences, lack of racially restrictive covenants, and opportunities for property ownership drew residents from older Jewish enclaves on the east side of town, and made it one of the first areas in the western suburbs to see a Jewish influx during a period of massive growth for the city.

The area quickly became known among Jewish Angelenos as a desirable and attainable neighborhood on the city's burgeoning west side. It became predominantly Jewish over the next ten years. By 1940, at least two-thirds of the population were Jewish, and by the end of the 1940s, the district was firmly established as the residential anchor of Los Angeles' Jewish community. The district remains associated with the Jewish community.

The district is also eligible under Criterion C in the area of Architecture as an excellent collection of Period Revival architecture, mostly in the form of multi-family residences. The district contains a high percentage of contributing buildings and retains sufficient integrity to convey its significance despite some alterations to individual buildings and a small amount of infill. Its period of significance is 1924 to 1949, during which time the district coalesced as a Jewish residential enclave and physically developed as a distinctive neighborhood of Period Revival multi-family buildings.

The property is nominated on behalf of Save Beverly Fairfax, an advocacy organization. The Cultural Heritage Commission, in its role as representative of the City of Los Angeles, a Certified Local Government, received a copy of the nomination. Fifty-six letters of support and fifty-eight notarized letters of objection have been received to date. Staff supports the nomination as written and recommends the State Historical Resources Commission determine Beverly Fairfax Historic District is eligible under National Register Criteria A and C at the local level of significance with a 1924 to 1949 period of significance. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing on the National Register.

Amy H. Crain  
State Historian II  
August 15, 2018



Correspondence\_CA\_Los Angeles County\_Beverly Fairfax Historic District

Individuals and organizations in support of the nomination:

56. Andy Norman
55. Michael Campbell
54. Edward Klein
53. Eilizabeth Pregill
52. Micki Sauer (owner)
51. Liz Sterbenz
50. Carole Thompson and Laurie Finkelstein, Wolkowitz Family Trust (owner)  
*Lauren Letherer (second letter)*
49. Tim Friedlander
48. Steven Luftman (may be owner)  
*Christine Offut (second letter)*
47. Kelly Kreft
46. Morgan Russo
45. Karolyn McKenzie
44. Michael Blatt, and on behalf of Roberta Blatt, Stacey Blatt, Elizabeth Blatt, Muriel Blatt, Gideon Letz, and Anna Greenleaf (owners)
43. Kathryn Bundy
42. Los Angeles Conservancy
41. Robyn Aronson
40. Bettyna Bluwal (owner)
39. Greg Morrison
38. Brian Harris  
*Save Beverly Fairfax: Beverly Fairfax National Register Nomination Update*
37. Los Angeles Museum of the Holocaust
36. Leah Cooper
35. Heather Fox
34. Ryan Bratton
33. Eleeza Agopian
32. Dale Kendall (owner)
31. Aaron Hasson (owner)
30. Melanie Annan
29. Tim Shechmeister
28. John Humphrey
27. Joe Rose
26. Steven and Jennifer Dersh (owners)
25. Jeannetta Kendall (owner)
24. JT Lawson
23. Dee Ann Newkirk
22. Nora Wyman
21. Christine Offutt
20. Sara Schulte
19. Lenore Eisner

18. Lauren Letherer
17. Hal Masonberg
16. Patricia Scharf
15. Arianna de Leon
14. Craig Weaver
13. Robert Burgos
12. Stan Zalman (owner)
11. Jessica Buzzard
10. Lindsay Lefler
9. Linda Balaban
8. Sara Lowry  
*Janice Minsberg (owner, not counted since letter already counted from LLC)*
7. Fred Zaidman (owner)
6. Amy Galaudet (owner)
5. Karen Garner
4. Ann Trank (owner)
3. Marilyn Faber (owner)
2. CKJ Property, LLC (owner, Janice Minsberg)
1. Steve Morse (owner)

**From:** Andy Norman  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** State Historic Preservation Officer  
**Date:** Friday, August 03, 2018 11:19:36 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,  
Andy Norman

Fairfax District Renter since 2002

**From:** michaelcampbell689@gmail.com  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Preserve The Past!!!!  
**Date:** Thursday, August 02, 2018 9:55:50 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,  
Michael Campbell  
22nd year as a renter  
424 N Genesee Ave

Sent from my iPhone

**From:** Edward Klein  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly/Fairfax  
**Date:** Thursday, August 02, 2018 7:16:06 PM

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Hi Amy,

I wanted to reach out, along with my neighbors, to pledge my support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I've been living in the neighborhood for almost ten years, and it is one of Los Angeles' great and *preserved* treasures. Whenever friends come visit from Santa Monica, Silver Lake, or even from out of town, they marvel at the quaint and classic architecture, the tree-lined streets, and the neighborhood's walkability and communal energy.

The modern McMansions that have been popping up in the area, and are now appearing in our neighborhood are not only eyesores, but disruptive to the community's aesthetic and energy. It feels as though a modern, characterless, cheap-but-expensive future is encroaching on our collective present - and this neighborhood's charming past.

I'm 32 years old, and I have been inside several of the modern erections in the area; and while many sit dormant and on the open market, unable to find buyers, others are occupied by [obnoxious kids](#), the absentee rich, or "modern landlords" who only use the place as an Airbnb listing. These buildings rarely contribute to community. And Fairfax/Beverly is one of Los Angeles' best.

The Fairfax/Beverly district is a working, middle-class neighborhood. Please don't allow developers to displace decent, hard-working, tax-paying people who call this neighborhood home, for those who won't even spend a night here.

Thank you,

Edward Klein  
Lessee

7803 Oakwood Ave  
LA, CA 90036

-- This message is intended only for the intended recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**From:** Lily Pregill  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic District  
**Date:** Thursday, August 02, 2018 5:29:59 PM

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Dear State Historic Preservation Officer,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Elizabeth Pregill  
515 N. Spaulding Ave  
LA, CA 90036  
(renter)

**From:** Micki Sauer  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax  
**Date:** Thursday, August 02, 2018 3:25:25 PM

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To Whom It May Concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Thank you!

Sincerely,

Micki Sauer  
owner, at 417 N Alta Vista Blvd

**From:** Liz Sterbenz  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax District  
**Date:** Thursday, August 02, 2018 2:23:30 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I have lived in this neighborhood for 18 years this week. When I moved here from New York City, I looked all over the city for an apartment. I selected this area for its charming neighborhood feel. It reminded me of the neighborhoods in NYC - places with a sense of history, character, and ability to meet all your needs within a few blocks radius (restaurants, post office, banks, shops, parks, museums etc.). A significant factor was the architecture of the neighborhood. The history of the neighborhood is evident in the different styles of buildings, the tilework within these apartments and homes, the way the lots are used and proportioned -- all of these elements are being erased by the developers who are coming into the neighborhood and building big block structures from property line to property line. It's a shame to see a city erase its history so easily and without regard for the citizens who love it.



Please protect this neighborhood, and everything that its history means to the not only the residents and people who work here, but all the visitors who pass through.

Sincerely,

Liz Sterbenz  
331 N. Genesee Ave.  
Los Angeles, CA 90036  
(renter)  
323-964-8189 (home)

**From:** Carol Thompson  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Cc:** [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.koretz@lacity.org](mailto:Paul.koretz@lacity.org)  
**Subject:** Beverly Fairfax/National Register of Historic Places  
**Date:** Thursday, August 02, 2018 1:32:46 PM

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To Whom it May Concern,

We are writing in support of the nomination of the Beverly Fairfax Historic District for inclusion in the National Register of Historic Places.

Our family owns a fourplex at 336-338 North Stanley Avenue, originally purchased by our grandfather in the early 1940's. Over the decades, my grandparents, parents, aunt, uncle and sister had all lived in the building. In the 1940's through the late 1970's, we valued the Fairfax district as a hub for Jewish families, as well as its walk-able proximity to Los Angeles's famed Farmers Market. In recent years, the area has become desired real estate for those in the entertainment industry, as well as remaining in demand for the large Orthodox Jewish community that continues to walk the neighborhood during the Sabbath. The past is present in this neighborhood and deserves to be preserved.

Over the past 20 plus years, our fourplex has served as an investment property, supporting my mother with rental income while providing charming one-bedroom apartments to current Los Angeles residents.

Recently, upon visiting the property and recognizing the long-term value of retaining the property in our family, we decided to make significant capital investments in order to modernize the infrastructure (plumbing, electricity and heating) while retaining and restoring the building to its original charm, preserving the architectural significance and beauty that has long defined the historic Fairfax District's culture and style.

The Spanish Revival/Mission style architecture of our building, dating back to 1927, continues to hold appeal in the 21<sup>st</sup> century. Moreover, it lends a distinct identity to the Beverly Fairfax neighborhood, retaining its significance in Southern California's iconic landscape of California Colonial style architecture.

We believe that investing in this vibrant neighborhood and preserving our property, which has benefited from the surrounding commercial reinvestment over the past couple of decades, will ultimately serve the community's critical need to preserve **quality** multi-family housing. The inclusion of this neighborhood in the National Register of Historic Places will only add to the value of this property in coming decades.

Counter to the arguments promoted by profit-hungry developers that designation of this neighborhood as an Historic Place is an imposition on property owners, we believe that such a designation adds significant value to properties within the district, and strongly advocate for the nomination.

We proudly support the efforts to identify and preserve neighborhoods through out our country that speak to our history and the architectural styles that defined eras and local landscapes, as intended by the National Historic Preservation Act of 1966. We hope Beverly Fairfax Historic District is worthy of this recognition. **THIS PLACE MATTERS!**

Sincerely,

Carol Thompson

Laurie Finkelstein

Trustees, Wolkowitz Family Trust

336-338 N. Stanley Avenue

Los Angeles, CA 90036

8/2/2017

335 N Stanley Ave - Google Maps

Google Maps 335 N Stanley Ave



Los Angeles, California  
Street View - Feb 2016

Image capture: Feb 2016 © 2017 Google United States



**From:** Lauren Letherer  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax  
**Date:** Thursday, August 02, 2018 11:53:09 AM

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Amy,

I have lived in this neighborhood for 35 years. 28 years in my current apartment. I can't begin to tell you how much I love my neighborhood or my neighbors. I feel so lucky to have lived here as long as I have. We live in the constant threat of having everything we love destroyed in the name of greed. The building right next door to me has been slated for demolition for the past couple of years. They plan to build four behemoth 3 story "houses" that will ruin the landscape, block out any sun to my home and forever ruin the charm. Not to mention take away precious rent controlled apts.

Please help us maintain the beauty of our beautiful homes.

We really appreciate everything you do.

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Lauren Letherer

451 N. Stanley Ave.

90036

**From:** soundBOX:LA  
**To:** [Crain, Amy@Parks](mailto:Crain_Amy@Parks)  
**Subject:** Beverly Fairfax Historic District's nomination  
**Date:** Thursday, August 02, 2018 11:48:11 AM

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To whom it may concern,

I have been a resident, renter, and business owner in the Beverly Fairfax area for almost 16 years. There is no other place I would rather live in the LA area. Please help save the history and integrity of this community. I am strongly in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Thank you,

Tim Friedlander



Tim Friedlander  
soundBOX:LA  
m. 323-304-3865 • p. 323-433-4404  
e. [tim@soundbox.la](mailto:tim@soundbox.la) • w. [www.soundbox.la](http://www.soundbox.la)

**From:** Steven Luftman  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Support Beverly Fairfax Historic District's nomination  
**Date:** Thursday, August 02, 2018 11:46:22 AM

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To whom it may concern,

I am in full support of the Beverly Fairfax Historic District's nomination for the National Register of Historic Places.

In 1954 my grandparents moved from the Bronx, New York, to the larger Beverly Fairfax area. The area was a refuge when other neighborhoods were unwelcoming to Jews.

The Beverly Fairfax district still retains most of its beautiful historic multi-family buildings, it is a unique and special neighborhood.

I urge you to add it to the National Register of Historic Places.

Sincerely,

Steven Luftman

**From:** Chris  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** historic overlay 90036  
**Date:** Thursday, August 02, 2018 11:45:20 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,  
Christine Offutt  
431 N Gardner St  
LA, CA 90036  
(renter for 20 years!)

**From:** Kelly Kreft  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** National Registration for Historic District Nomination  
**Date:** Thursday, August 02, 2018 11:26:10 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Kelly Kreft  
Renter for 5 years



**From:** morgan russo  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Historic District, Beverly Fairfax  
**Date:** Thursday, August 02, 2018 11:07:27 AM

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ATTN: State Historic Preservation Officer

Dear Ms. Crain,

I am strongly in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. This neighborhood has an incredibly rich history. Please support our bid for nomination.

Thank you!

Warmly,

Morgan Russo

408 N. Stanley Ave  
Los Angeles, CA 90048

**From:** Karolyn McKenzie  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Historic Beverly!  
**Date:** Thursday, August 02, 2018 10:28:21 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. I have seen the downgrading of neighborhoods when developers build at their own whim. Our neighborhood is the last untouched gem in the center of the city. Please save it and save the class of this city!

Sincerely,

Karolyn McKenzie  
Renter  
314 N. Sierra Bonita Ave., 90036

**From:** [OHP, CALSHPO@Parks](mailto:OHP_CALSHPO@Parks)  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Fw: Beverly Fairfax Historic District  
**Date:** Wednesday, August 01, 2018 10:59:32 AM

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**From:** Michael Blatt <michael@fungandblatt.com>  
**Sent:** Wednesday, August 1, 2018 9:39 AM  
**To:** aviv.kleinman@lacity.org  
**Cc:** OHP, CALSHPO@Parks  
**Subject:** Beverly Fairfax Historic District

Dear Ms. Kleinman,

My family has owned a four-plex apartment building at 337 N. Sierra Bonita Avenue since the 1940's. This building has housed many family members over the years, including my aunt Lucille, who occupied an apartment in the building from the time of its purchase until her death last year at the age of 98. Additionally, my family ran the Jewish American Bookshop from a storefront on Fairfax Ave. from the 1940's until the late 70's. This neighborhood has meant a lot to us over the years, and the preservation of its physical character is important to us both as property owners and community members. We strongly urge your support of the nomination for the Beverly Fairfax Historic District. We have worked hard over the years to maintain the original character and quality of our building and appreciate the efforts that others have made as well. We would hate to see these efforts defeated by the short sighted speculative schemes that outsiders want to bring to our neighborhood. Thank you so much for any efforts you can lend to this nomination.

Michael Blatt

**FUNG+BLATT** ARCHITECTS Inc  
3927 N. Figueroa Street  
Los Angeles CA 90065  
323.225.5865  
[www.fungandblatt.com](http://www.fungandblatt.com)

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On behalf of property owners:

Roberta Blatt

Stacey Blatt

Elizabeth Blatt

Muriel Blatt

Gideon Letz

Anna Greenleaf

**From:** Kathryn Bundy  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** SBF Tenant 22 years  
**Date:** Thursday, July 26, 2018 1:15:45 PM  
**Attachments:** [Koretz Thank You.pdf](#)

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Hi Amy-

I'm on the email chains with Mary Ringhoff and the Save Beverly Fairfax crew, and my eviction in late 2016 is the impetus for saving this great neighborhood.

I'm writing to add a letter to the pro-preservation list and give some historical context. Also attached is my original thank you letter to Councilman Paul Koretz as we started this preservation fight - it was truly from the heart and I would like it included in the letters for the Federal Register.

I moved to 453 Stanley Ave in 1997 and lived there happily as a tenant of Jacob and Gitla (Gittel) Huberman until Thanksgiving Day 2016. Jacob and Gittel lived upstairs while I lived downstairs in the most beautiful apartment I've ever been lucky to have - 2 bedrooms, curved archways, built-in nooks, laundry room, parking, 2 backyards, and a lovely couple upstairs who rarely raised the rent and helped me whenever they could. I am disabled with a rare disease and hook myself to a home intravenous nutrition system for 12 hours every day of my life since 1985.

Jacob and Gittel were from Palawy, Poland, and survived the concentration camps of WWII, while their families did not. Gittel lost her parents and all (7) brothers and sisters, with one surviving sister who lived two blocks away in our neighborhood for decades. When the war was over and the doors of the camps were opened, the survivors who came out, like Gittel and Jacob, were taken in by families that lived nearby. Gittel, 16, and Jacob, 26, had never met, but, because the families couldn't support the survivors forever, marriages were arranged so that the survivors could get on with their lives - that's how the Huberman's came to be married.

They moved to Israel where their first son, Michael was born, and then moved to Los Angeles where their second son, Sam, was born, and lived upstairs at 453 N Stanley Avenue for 52 years. It was not an easy marriage, Mrs. Huberman suffered greatly in the camps and confided things in me that her own children didn't know. But they made it work, and slowly thrived. Their home on Stanley was one of the first in the neighborhood, built in 1927. With Jacob working as a butcher and doing other small jobs, they bought the building next door and another one just outside the neighborhood. They lived meagerly but peacefully for over half a century on Stanley Avenue.

Jacob passed away in 2006(?) and Gittel passed away in 2014. In 2015, our lovely building was sold to a developer who evicted me after 19 years and wanted to tear it down immediately and replace it with a small lot subdivision that not only was oversized, unaffordable and didn't fit in the neighborhood, but would have destroyed some of the early history of the Holocaust survivors' westward trek from Europe to America, from terror to safety.

In the years after Jacob passed, I took care of Gittel, making sure she had medications and food, taking her to medical appointments and holding her hand while she had spinal epidurals to reduce the pain from fractured vertebrae, a result of advanced osteoporosis from severe malnutrition in the concentration camps. Gittel used to sit on my front patio and tell me many

stories about her life in Poland before the war, the horror of the camps, and how they managed afterward. She also taught me many Yiddish words and phrases along the way.

Just as people took the Hubermans in after the war, Jacob and Gittel gave me refuge - with no family support, and as a single woman with a rare disease, I had no home but wherever I made it, and I was lucky enough to be able to make a home on Stanley Ave.

The Beverly Fairfax neighborhood is very much like The Village in NYC, a place out of time, where I know all my neighbors and they check in on me, and vice versa. These beautiful tree-lined streets full of people walking their dogs and babies, with French Normandy and Tudor and Spanish revival buildings, are part of a storybook village in the middle of this giant metropolis. This area is so densely historical that only 5 of the almost 500 buildings in our little village are not original from the 1920's, 30's and 40's - that's almost unheard of in Los Angeles, let alone a city of this size anywhere in the United States. And, the 2 recent buildings lost to developers who refuse to build anything that fits into this historical area, have been heartbreaking. Most of the buildings are 4-plex apartments or bigger, with at least 2 people in each apartment, making this a very densely populated area, and a very tight-knit community.

There is so much more to be said about our Beverly Fairfax neighborhood but too much to write - I just wanted you to know some of it. Please read the attached letter to Councilman Koretz, especially the last few lines:

"...what's happening to my home and so many others in my neighborhood, in this city, is not progress - it's unmitigated greed. If it weren't greed, developers would be including us housing 'refugees' in their plans, not excluding us as they are.

This profiting of a few, while so many others suffer, cannot be the result of Jacob and Gittel's struggles, or mine, or anyone else who is being evicted from their home in this city. It's not progress, it's regression. The Ellis Act was meant for families like Jacob and Gittel, not corporations.

...I know this to be true – we often regret tearing down our historical buildings, but we never regret preserving them."

Thank you,

Kat Bundy  
323-687-3739

Dear Councilman Koretz,

Dear Paul,

Thank you for meeting with me, and the Save Stanley Ave group, in your office on Friday. It means more to me than I can put into words.

I know you hear pleas like ours every single day, and you're tasked with finding answers and keeping all sides happy. It can't be an easy job, and I thank you, in advance, for your help.

As you can imagine, I've fought a lot of wearying battles in my life just to stay alive. With no family, and losing so many friends who share my rare disease, the people who understood me best were my real landlords, Jacob and Gittel Huberman. They gave me refuge. And, for them to survive the camps in Poland, lose their families, and finally make it to Stanley Ave to proudly thrive in their own home for half a century is a miracle. If they were alive, they would be devastated to see their home being lost to the kind of developers who profit off the suffering of others.

I firmly believe in progress - medical technology has kept me alive decades beyond my life expectancy. But, what's happening to my home and so many others in my neighborhood, in this city, is not progress - it's unmitigated greed. If it weren't greed, developers would be including us housing 'refugees' in their plans, not excluding us as they are.

This profiting of a few, while so many others suffer, cannot be the result of Jacob and Gittel's struggles, or mine, or anyone else who is being evicted from their home in this city. It's not progress, it's regression. The Ellis Act was meant for families like Jacob and Gittel, not corporations.

Whether it's too late or not to save my home, I know this to be true - we often regret tearing down our historical buildings, but we never regret preserving them.

Thank you,

Kathryn Bundy



July 26, 2018

**Submitted electronically**

Julianne Polanco  
State Historic Preservation Officer  
California Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100  
Email: [julianne.polanco@parks.ca.gov](mailto:julianne.polanco@parks.ca.gov)

523 West Sixth Street, Suite 826  
Los Angeles, CA 90014

213 623 2489 OFFICE  
213 623 3909 FAX  
[laconservancy.org](http://laconservancy.org)

Dear Ms. Polanco:

On behalf of the Los Angeles Conservancy, I am writing to express our support for the nomination of the Beverly Fairfax Historic District for listing in the National Register of Historic Places. Spanning approximately 22 blocks in the Beverly-Fairfax neighborhood of Los Angeles, the district is significant for both its association with Los Angeles' Jewish community starting in the 1920s and its highly intact concentration of Period Revival multi-family dwellings constructed between 1924 through 1949.

The tracts where this neighborhood was developed were first subdivided in 1923 and by 1938 the majority of the lots had been improved with two-story apartments housing four units each, commonly referred to as "fourplexes" and an important residential building typology in Los Angeles. The mix of Period Revival styles represented in the district includes Colonial Revival, Tudor Revival, Spanish Colonial Revival and Chateausque.

The district retains a high level of integrity, with 79 percent of the total resources identified as contributing structures.

**About the Los Angeles Conservancy:**

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 6,500 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or [afine@laconservancy.org](mailto:afine@laconservancy.org) should you have any questions and if we can be of assistance.

Sincerely,

Adrian Scott Fine  
Director of Advocacy





**From:** Robyn Aronson  
**To:** [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Crain.Amy@Parks](mailto:Crain.Amy@Parks); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Fairfax Historic District - nomination to National Register of Historic Places  
**Date:** Wednesday, July 25, 2018 5:38:40 PM

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Dear State Historic Preservation Officer,

I live on the 300 block of North Genesee Avenue - a beautiful, architecturally-distinct, and demographically diverse block full of gracious 1930s buildings. And I'm afraid that this neighborhood is going to be destroyed if its historic status is not recognized and protected.

Previously, I lived on South Kings Road, which used to be a beautiful, architecturally-distinct, and demographically diverse block of gracious 1930s buildings. But developers first tore down two buildings on the 100 block around 2012-2013. Then two more buildings were demolished. Within a couple of years, the entire character of the street had been changed - architecturally and demographically - due to unchecked development and a lack of interest by the city in preserving what had once been a unique historic neighborhood.

I fled Kings Road and ended up on Genesee in the Beverly Fairfax area, which still has managed to hold on to its essential character, despite unrelenting pressure from outside developers who want to tear everything down to build big white boxes instead. In my apartment, the ceilings are beamed and framed by creative moldings; the original ironwork lighting fixtures are still in operation; there are built-in alcoves, shelves, and desks; and the bathrooms still sport the original bright tiling and hand-painted mirrors.

Compared to other great world cities, LA suffers a dearth of historic, architecturally-distinct neighborhoods; the Beverly Fairfax Historic District is one of the few remaining. Designation to the National Register of Historic Places will help underline the importance of preserving all these wonderful, era-defining Spanish-style buildings.

Please do what you can to preserve this aesthetically extraordinary neighborhood. LA shouldn't be erasing its past... This is one of the few parts of town that is uniquely, distinctly, indigenously LA. We need to hold on to the beauty of this architecture before everything in the central part of LA is replaced by bland boxes.

Robyn Aronson

July 15, 2018

Bettyna Bluwal, owner  
439 N. Orange Grove Ave.  
Los Angeles, Calif. 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 958160 7100

Dear State Historic Preservation Officer:

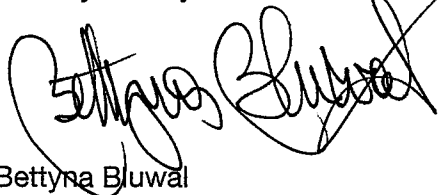
My name is Bettyna Bluwal. I lived in this building as a child with my parents and sister from 1960. My mother died there in 1996 and my father in 2002, at which time I inherited the property. I went to Fairfax High School and from there to UCLA. I remember both carpooling and taking the bus to the campus.

I got married and moved away from home, but we always celebrated the holidays with my parents: My mother's Passover seders are still remembered by my children, nephews, nieces and many friends. High holidays, Hannukah, birthdays, anniversaries and even funerals brought all the generations together and helped to strengthen our roots and family ties.

There's more to this building than a monetary patrimony to our generation and future ones. They hold the memories and essence of continuity for a family whose ancestors were killed in the holocaust and whom we never got to meet and they are a living proof that those who survived managed to do so with dignity and pride through hard work and dedication and gratefulness to a country that welcomed them and gave them the peace and freedom they so desperately needed.

Please allow our homes to stand the test of time and change and to remain a symbol of historic value.

Thank you for your time and effort on our behalf.

A handwritten signature in black ink, appearing to read "Bettyna Bluwal", written in a cursive style.

Bettyna Bluwal

In favor of historic preservation

**From:** Greg Morrison  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** In Support of Beverly Fairfax Historic District's Nomination  
**Date:** Monday, July 16, 2018 9:24:40 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Greg Morrison  
410 1/2 N Spaulding Ave

--

Greg Morrison

**From:** brian harris  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic Distict  
**Date:** Friday, July 13, 2018 7:22:02 PM

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I am writing in support of the Beverly Fairfax Historic District being listed in the National Register of Historic Places. I have been an adjacent neighbor of this community for 8 years, biking and walking continuously through these nominated streets. I feel such calm and awe as I look at the buildings, each similar but very different in his own way making a long pause necessary to study the intricate detailing of the facades. These streets are so special, neighbors tightly snug up next to each other, balconies where they say hello to passersby and each other. The planning of this area being dense, efficient and architecturally special is that of master urban planners of their day who managed to give us exactly what we need today: community, connection, and inspiration.

I own my 4 unit building and wish it were in this district though I am grateful it is adjacent and I get to experience such a rarity today. I hope that you will find it worthy of this designation and support it being listed so that these streets may support future generations as it has done since inception.

Sincerely,

Brian Harris  
Hayworth Ave., Los Angeles

# Beverly Fairfax National Register Nomination Update



357 S Fairfax Ave #323  
Los Angeles, California 90036  
(323) 633-1046

Hello from Save Beverly Fairfax.

As we move toward the National Register hearing for the Beverly Fairfax Historic District, we would like to address some frequently asked questions regarding what being listed in the National Register of Historic Places entails. The information provided comes directly from the Los Angeles Office of Historic Resources, whom we encourage you to use as a resource should you have additional questions or concerns.

## **1. Will remodeling, renovating, or expanding my property require a costly and lengthy review process for historic compatibility?**

\*No. Listing in the National Register adds a simple, over the counter clearance through the Los Angeles Office of Historic Resources. Approval can take as little as a few minutes for certain projects, to a few days for others. Many projects will NOT trigger ANY review. Interior work will NOT require any review. Paint colors are NOT reviewed. Walkways and driveways are NOT reviewed nor are permits required for this type of “flatwork.”

## **2. Will I be able to build a new property?**

\*Yes. Demolition/rebuild would be an option within the District. Similar to what we mentioned above, demolition and subsequent new projects would require clearance by the Office of Historic Resources. If new construction is designed in a way that is architecturally compatible with the district, demolition and subsequent rebuild should be easily cleared through the Office of Historic Resources. If the new construction is not architecturally compatible with the district, there could be a lengthier clearance process.

## **3. Will all permits for renovations or construction be subject to heightened scrutiny and the California Environmental Quality Act?**

\*As we mentioned previously, interior work and other minor projects would require little to no review by the Office of Historic Resources. The Office of Historic Resources may require additional review of certain projects, like new construction, if they believe the project will adversely impact the Historic District. If the project is designed so that it is architecturally compatible with the District, the review process should not be cumbersome. It is important to note that environmental review is already required of “discretionary” projects regardless of any historic designation.



**4. Can a neighbor or interested party appeal my permit to the City Council or challenge it in court challenge, even if it has already been approved?**

\*No. The National Register does not establish an appeal process. Under existing laws, any “discretionary” project may be appealed. This is true regardless of any historical designation. All “by right” projects, regardless of any historical designation, cannot be appealed.

**5. Will alterations have strict requirements on materials and architectural conformity?**

\* “In kind” repairs and replacements should be approved quickly. If you already have vinyl windows, you can replace them with vinyl windows. Alterations to existing historic details that can be seen from the street (mainly the front facade) are subject to the same over the counter review as mentioned in question 1, and may require that a similar material be used when being repaired or replaced.

**6. Is there a zone change occurring with this National Register listing?**

\*No. This is NOT a zone change nor does it promote a zone change of any kind. The National Register has nothing to do with zoning and should NOT be confused with an Historic Preservation Overlay Zone (HPOZ).

**7. Are there any tax benefits to being listed in the National Register?**

\*Yes. A Federal Rehabilitation Tax Credit as well as a Conservation Easement are available. These credits come with certain requirements and we encourage interested owners to visit the LA Conservancy and Office of Historic Resources web pages for more information.

**8. Is it true that listing in the National Register will decrease my property value?**

\*No. Research from around the country has found that historic designation was associated with HIGHER property values.

**9. Why do we need or why should I want our district to be listing in the National Register?**

\*Currently there is no way to protect our historic district from out of scale and architecturally incompatible new development (as seen in the above image). Listing in the National Register would provide a framework that promotes responsible and architecturally compatible growth. It is a way for us to protect our investment by maintaining the architectural charm that our tenants pay a premium for, as well as preserving the rich history of this historic neighborhood.

We hope this information has been useful. Please let us know if you have any additional questions or concerns. Email: [info@savebeverlyfairfax.com](mailto:info@savebeverlyfairfax.com) or call owner and team member Dale Kendall at 323-633-1046.

If you are in favor of the nomination, please consider sending a letter support. Please address all letters to the State Historic Preservation Officer. Letters can be emailed to [Amy.Crain@parks.ca.gov](mailto:Amy.Crain@parks.ca.gov), or mailed to 1725 23rd Street, Suite 100 Sacramento, CA 95816-7100.

Sincerely,

Property owners Dale, Amy, Aaron, and the rest of the Save Beverly Fairfax team.



July 12, 2018

State Historic Preservation Officer  
California Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

To Whom It May Concern:

Los Angeles Museum of The Holocaust, located in the Fairfax District's Pan Pacific Park, would like to formally support the Beverly Fairfax Historic District's Nomination to be listed in the National Register of Historic Places.

The district represents the earliest movement of the Jewish community westward from areas like Boyle Heights in the late 1920s and early 1930s. It was home to a diverse Jewish population including many Holocaust survivors and remains a vibrant Jewish enclave to this day.

At Los Angeles Museum of the Holocaust, our mission is commemoration and education. Listing the Beverly Fairfax Historic District in the National Register would help support these key objectives and align with the Museum's goal of building a more respected, dignified and humane world. We believe the district's long and enduring connection to the Jewish community is most worthy of this nomination. Side by side, both the district, and our Museum, can continue to tell the story of the Jewish people.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Beth Kean".

Beth Kean  
Executive Director

Los Angeles Museum of the Holocaust  
100 The Grove Drive, Los Angeles, CA 90036  
[www.lamoth.org](http://www.lamoth.org)

**From:** Leah Cooper  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Regarding Beverly Fairfax nomination as an HPOZ  
**Date:** Thursday, July 12, 2018 11:46:21 AM

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Dear Ms Crain,

**I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.**

We have lived in this neighbourhood for going on nine years. Truth be told, we have only been able to stay here due to rent control as rent has recently risen to unattainable levels.

Without the multi-resident rent controlled buildings in our neighbourhood, aka the historical buildings that house renters, we would have to leave the city as would pretty much all renters in the area. The profit driven developers that are targeting Beverly Fairfax are razing historical buildings that were in perfectly good condition and could continue to house on average four to six individual households. These are being replaced with single residences, and to a much lesser extent, luxury condos. The majority of these new "residences" remain empty to this day.

The architecture is being zoned to allow tall buildings that obscure the view of the Hills with sheer walls right against the property lines. These houses are overshadowing beautiful Spanish Colonial architecture with low quality, ugly facades that have only one goal: furthering the profits of rich developers. If the development happening in the area was allowing for more population density and actual affordable housing, especially for those with minimum wage jobs that keep this city humming, I would be happy to back them. I voted for HHH with great enthusiasm. However, what is happening in Beverly Fairfax is exploitative and self serving, it is putting not only historical buildings at risk, but people's households, during an increasingly precarious housing crisis. It is now becoming the case that there is nowhere to relocate to, not ever rural areas. We are afraid of losing our homes and having nowhere to go.

We love walking our neighbourhood to admire the architecture and to frequent local businesses. Mostly importantly, we love(d) having a neighbourhood that multiple people could move to and participate in.

I'm not sure if you read all I had to say, but I hope you will advocate strongly for making Beverly Fairfax an HPOZ and help protect renters in this area who appreciate the area and that have no other options.

Sincerely,

Leah Cooper  
428 N Orange Grove Ave

--

from Leah's iSland



**From:** Heather Fox  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** SUPPORT for Beverly Fairfax Historic District's nomination  
**Date:** Wednesday, July 11, 2018 3:37:59 PM

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To: The State Historic Preservation Officer,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. As a resident of Beverly Grove and Board Member of The MidCity West Neighborhood Council and Planning and Land Use Committee, I have been following the growing community working toward protecting this potentially Historic District, originally flagged by Survey L.A. I walk these quiet streets frequently, an ardent admirer of the beauty and continuity of the various architecturally significant buildings, noting each one's unique contribution to the street and neighborhood.

These days, it is rare to find such wonderfully intact multifamily neighborhood in Los Angeles and and I urge you to support the nomination. The Beverly Fairfax Historic District is an important pillar of history for our great City. Thank you for your time and consideration.

Sincerely,

Heather Fox

806 N. Edinburgh Ave #3  
Los Angeles, CA 90046

<https://www.historicpreservationla.org/>

**From:** Ryan Bratton  
**Subject:** State Historic Preservation Officer  
**Date:** Wednesday, July 11, 2018 11:18:32 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Ryan Bratton  
401 N Curson Ave

**From:** Eleeza V. Agopian  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Fairfax Historic District  
**Date:** Tuesday, July 10, 2018 10:59:57 AM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. I have lived in this unique and beautiful neighborhood for 5 years. I'd like to see its distinctly Los Angeles character preserved. Too many of the beautiful Spanish Colonial buildings in our neighborhood are being razed in favor of gaudy, modern monstrosities that do not suit the character of the neighborhood, and worse, do nothing to alleviate the already high cost of living nor the shortage in the housing stock in the middle of Los Angeles. I urge you to support this nomination of the Beverly Fairfax Historic District.

Sincerely,

Eleeza Agopian  
434 N. Spaulding Ave.  
Los Angeles, CA 90036

July 9, 2018

State Historic Preservation Officer  
California Office Of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

I am writing this letter in support of the nomination of the Beverly Fairfax Historic District .

My father bought a building in this area in the mid 1950's. He loved the architecture of the building and the character of the neighborhood. Shortly after purchasing the building, my father married my mother. Then I was born in 1964. My family and I lived in the building until 1971. At that time my mother wanted a larger place to live, but my father did not want to move far from the building he loved so much. A larger apartment became available in building across the street, so my parents and I moved. Approximately two years later, when I was 9 years old, my father passed away from cancer. One of the last things he said to me was, "Take care of my building". As I got older I started to appreciate the architecture of the neighborhood while walking to and from school. I would walk down the different streets in the neighborhood while imagining what they looked like on the inside. When I was in my early twenties I moved from across the street and back into my family's building, and I began to help my mother manage the building. I realized that these are special building, so when doing repairs I maintain the authenticity and originality.

Approximately 18 years ago my mother informed me that the building across the street where she lived was for sale, so I purchased it. Several years later another building on the block became available and I purchased it. Over the years I have done my very best to keep the three buildings I own in great condition. The addresses are 343, 344, and 359 North Sierra Bonita Avenue and consist of 17 units. I take great pride in the history of my neighborhood and its architectural appeal. Whenever I have a vacancy the applicants inform me that they love the character of the neighborhood and that it what has drawn them in.

I have lived on the same street within the nominated area for 54 years, and when I tell people where I live they often reply that they love the old buildings. I am asking you to accept this nomination of the Beverly Fairfax neighborhood as a historic district .

Regards,

Dale Kendall

**From:** Aaron Hasson  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax District  
**Date:** Monday, July 09, 2018 4:17:42 PM

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Hello Amy,

My name is Aaron Hasson and own a 4-Unit building at 346 N. Ogden Dr. I have owned this building for about 5 years and so happy we are getting into the National Registry. This neighborhood has so much history and we love these old buildings.

Please feel free to call me if any questions.

Aaron Hasson  
346 N. Ogden Dr.  
LA CA 90036

**From:** Melanie Annan  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Cc:** [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Fairfax Historic District  
**Date:** Monday, July 09, 2018 3:11:53 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I have lived in the Beverly Fairfax district for five years - even before I lived here I admired the architecture. Most of these multi-family apartments are nearly 100 years old! It's very important that we keep some history and culture in Los Angeles for residents and visitors alike to enjoy. New look, taller, expensive apartment blocks are ruining the unique character of the neighborhood and pricing out families.

Please help us preserve the history of this unique area. We need to act quickly as developers are currently destroying these historic apartment buildings one by one.

Sincerely,

MELANIE ANNAN  
(Renter)  
435 1/2 N Ogden Drive  
Los Angeles CA 90036

310 904 3539

**From:** Tim Shechmeister  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic District - State Historic Preservation Officer  
**Date:** Monday, July 09, 2018 2:46:49 PM

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Hi there,

My name is Tim Shechmeister, and I am a resident of the Beverly Fairfax District. I'm writing to voice my overwhelming support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I've lived in the district for several years, and intend to stay here for years to come. Its historic buildings and unique beauty are irreplaceable, and I am dismayed by the buildings which have been destroyed and replaced with housing that is more expensive than every other unit in the neighborhood, while leaving a gaping wound in the fabric of the community which has thrived for generations.

Having discussed the issue with dozens of my neighbors, I've come to understand how urgently we as a community want our neighborhood to be protected, by placing it on the National Register of Historic Places is the right thing to do.

Sincerely,

Tim Shechmeister  
North Sierra Bonita Avenue

**From:** Jack Humphrey  
**Subject:** State Historic Preservation Officer  
**Date:** Monday, July 09, 2018 10:14:29 AM

---

To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. Having lived in LA for 11 years and the 6 years I've lived in the Fairfax district have been distinct from any other neighborhood in the city. The design of the neighborhood and the homes presents a great sense of the rich history this area has experienced and the community of families have been the deciding reasons we've stayed in the area.

Sincerely,

John Humphrey



**From:** joe rose  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Please Consider Beverly / Fairfax for National Register of Historic Places  
**Date:** Sunday, July 08, 2018 7:24:30 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. I recently moved from my apartment at 338 1/2 N. Genesee Ave after living there for a wonderful 6 years. I fought to preserve the neighborhood during my tenure in it, and had joined the Mid-City West Community Council due to the passion I have for Beverly / Fairfax. It is indeed a special area that deserves a preservation. While I now live a hair outside of Beverly / Fairfax in West Adams, I still have deep ties to the neighborhood, and will continue to advocate for it gaining status as an HPOZ along with being added to the National Register of Historic Places.

As a resident of Los Angeles, and a recent house hunter / purchaser of a craftsman home, I gained an additional appreciation for the architecture that exists in the Beverly / Fairfax neighborhood and the character, charm, and story that it serves to tell for our city. You could not imagine how dispiriting it was to see flipped, demoed, or gutted homes by developers that had no motivation other than profit. I feel like we should build more apartments where we have parking lots, run down shopping centers, etc., but we should preserve neighborhoods that are stunning examples of what made our great city what it is. Beverly / Fairfax is one of those neighborhoods

Sincerely,

Joe Rose  
(formerly) 338 1/2 N. Genesee Ave  
831-345-5338

**From:** Steven Dersh  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historical Nomination  
**Date:** Sunday, July 08, 2018 10:42:54 AM

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Dear Ms. Crain:

We are in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

We purchased our building on Orange Grove Ave. in 1989 from a holocaust survivor. While we have many stories about our ownership, we encourage your support for the historic nomination. This neighborhood is rich in community and has unique architecture that can never be replicated. The historical nomination will protect this neighborhood from becoming just another congested neighborhood with inconsistent architecture and lack of community.

Sincerely,  
Jennifer and Steven Dersh

**From:** Jeannetta Kendall  
**To:** [Crain.Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic District Nomination  
**Date:** Saturday, July 07, 2018 7:09:26 PM

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Dear Amy,

I am in support of the Beverly Fairfax Historic District's Nomination to be listed on the National Register of Historic Places.

I have live in the area since the mid 1950's. I'm also an owner of 50% Interest with my son Dale Kendall of 3 buildings within the nominated area.

I own 50% interest in:

343 North Sierra Bonita Avenue  
344 North Sierra Bonita Avenue  
359 North Sierra Bonita Avenue

Thank you for accepting the nomination of our wonderful neighborhood.

All My Best,  
Jeannetta Kendall

Jeannetta Kendall  
357 North Sierra Bonita Avenue  
Los Angeles, CA 90036

**From:** JT  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic District  
**Date:** Saturday, July 07, 2018 2:44:38 AM

---

Any Crain,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

JT LAWSON  
1735 N Normandie Ave, 201  
Los Angeles, CA 90027

Sent from my iPhone

**From:** Dee Ann Newkirk  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Cc:** [Councilman Paul Koretz](mailto:Councilman Paul Koretz); [abiv.kleinman@lacity.org](mailto:abiv.kleinman@lacity.org); [Faisal Alserri](mailto:Faisal Alserri)  
**Subject:** Save Beverly Fairfax  
**Date:** Friday, July 06, 2018 11:17:56 PM

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Dear State Historic Preservation Officer,

>

> After living on Hayworth Ave in Los Angeles in a beautiful French Normandy multi-family building built in 1936 for thirteen years, my Family with two-year-old daughter were evicted by a developer.

> It's too late now for Hayworth, west of Fairfax Ave, but I am now asking you to support the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places on the EAST side of Fairfax, where there is also a very strong Jewish Hasidic Cultural community, while also offering multi-family homes to the citizens of LA for decades and decades! These beautiful buildings are only iconic to Los Angeles and nowhere else in the WORLD!

Even the cities in Europe who were able to preserve their architecture despite the bombings of World War II, now attract the most tourism! Los Angeles needs to look at the big picture and preserve its historic buildings so that we too can have many generations going forward appreciating and actually SEEING our history through this magnificent architecture!

It's time to preserve our history and trying to do this with one HCM (Historic Cultural Monument) at a time wastes too much time, money and is not effective. We need these entire blocks preserved while they are still in tact!

> We desperately need to save our historic buildings, especially the ones who are most vulnerable and may not qualify to become a prestigious HCM, and yet offer so much charm and history to this neighborhood and to our community and our City's history as a whole.

>

> Thank for your support!

>

> Sincerely,

>

> Dee Ann Newkirk

>

>

>

>

>

>

**From:** Nora Wyman  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Cc:** [Aviv Kleinman](#); [Council Member Koretz](#)  
**Subject:** State Historic Preservation Officer  
**Date:** Friday, July 06, 2018 4:00:31 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I am fortunate to have been a resident (a renter) in the Beverly Fairfax Historic District for over ten years. I can honestly say that my sense of community stems, in large part, from the incredible architecture of these beautiful buildings. My neighbors (now friends) and I marvel at each other's homes, and feel such a sense of pride to live in this architecturally rich district.

SurveyLA highlighted the district in 2015 and found that it represents the earliest movement of the Jewish community westward from areas like Boyle Heights in the late 1920's and 1930's. It remains a vibrant Jewish enclave to this day. The district is an excellent example of a 1920s to 1940s Period Revival neighborhood in various Period Revival styles.

This neighborhood is not only worthy of being listed on the National Register of Historic Places, but desperately needs this recognition in order to afford it some protection from destructive speculative new development. We lost two contributing duplexes in the past year with at least three proposed projects coming down the pipeline. We cannot afford to lose any more of what makes this neighborhood so magnificent. This neighborhood is worthy of being listed on the National Register of Historic Places and I hope you agree.

Sincerely,

Nora Wyman  
600 block N. Spaulding Ave in the Beverly Fairfax Historic District

**From:** Chris  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** State Historic Preservation Officer  
**Date:** Friday, July 06, 2018 12:10:46 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I have lived in this neighborhood for almost 20 years, surrounded by stucco buildings with red roof tiles, open french windows and a wonderful community that is being priced out by the new mcmansions that are destroying the nature of Beverly Fairfax.

Sincerely,

Christine Offutt  
431 N Gardner St  
LA, CA 90036

**From:** Sara Schulte  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org)  
**Subject:** State Historic Preservation Officer  
**Date:** Friday, July 06, 2018 12:08:46 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I have lived in my 1920's apartment for over 18 years (My downstairs neighbor is 97 and has lived there since 1954!). The architecture of the neighborhood is being destroyed by McMansions and obnoxiously large multi unit building.

We need to preserve our historic neighborhood.

Sincerely,  
Sara Schulte  
North Curson Avenue  
Los Angeles, CA 90036



**From:** lenore  
**Cc:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [aviv.kleinman@lacity.org](mailto:aviv.kleinman@lacity.org); [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
**Subject:** Our beloved Beverly Fairfax neighborhood  
**Date:** Thursday, July 05, 2018 11:36:06 PM

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To whom it may concern,  
Having been a resident for over 25 years here, I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.  
It is a diverse, and has important history... synagogues, etc..

Sincerely,

Lenore Eisner  
Spaulding Ave. 90036

**From:** Lauren Letherer  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic District.  
**Date:** Thursday, July 05, 2018 9:08:32 PM

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Dear Amy,

I have lived in the Beverly Grove area for over 30 years. I love it so much. It is breaking my heart to see beautiful old rent control buildings being demolished for the sake of greed.

Please do everything you can to save our beautiful neighborhood. I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Lauren Letherer  
451 N. Stanley Ave  
90036

**From:** Hal Masonberg  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** To: State Historic Preservation Officer  
**Date:** Thursday, July 05, 2018 5:19:53 PM

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To whom it may concern, I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Please make this happen. As a resident of nearly 30 years in this district, I know first hand its deep value. Sincerely, Hal Masonberg 338-1/2 N. Stanley Ave.

**From:** Patricia Scharf  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Farifax Historic District  
**Date:** Thursday, July 05, 2018 4:25:46 PM

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To whom it may concern, I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I was just forced out of my apartment of 38 years in West Hollywood due to the Ellis Act. Now I find out that the beautiful old building, a duplex, NEXT DOOR to my new (1 year) place is scheduled for demolition and is to be replaced by 4 (!) 3-story (!!!) townhouses with 8 parking spaces! Trust me when I tell you, there is no room for all that on this lot - 539 N. Spaulding 90036.

It's suffocating to even think about and those buildings will actually block almost all light and air from my place. I did NOT move here to live in a hole, which is what allowing this McMansion project will do to me.

I moved here because of the beauty and age of these buildings. I moved here because of the history of this area, the convenience of being in a neighborhood within a city and mostly, because I like old buildings.

This is why this place needs to be preserved. there is not another 3-story building around here - not even on Fairfax. These are old Spanish stucco 4- and 6- and 8-plexes. They are ALL 2-story buildings. If you allow this to continue, ask yourselves this - Where will all the poor and old people live? Where will your housekeeper go? Or your mailman, or local cop or firefighter? Or students - how will they be able to live anywhere near UCLA or USC if you keep allowing all the old buildings to disappear and these concrete and glass monstrosities to go up?

If designating the area as Historic will save these buildings, then please, count me in.

Sincerely,

Patricia Scharf  
535-1/4 N. Spaulding

You're all welcome to come by and see what I'm talking about with the place next door - just email me.

**From:** Arianna de Leon  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.  
**Date:** Thursday, July 05, 2018 4:14:07 PM

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Dear State Historic Preservation Officer,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

I lived in the area for over 15 years. I was drawn to it by the architecture and the atmosphere of bygone Los Angeles/Hollywood charm. There are few places left in our city where this type of architecture remains intact throughout a neighborhood. This is why I feel strongly that this designated area must, without question, be preserved.

Growing up in Los Angeles, I have always been a fan of our 20th century architectural heritage. Our residential architecture is a local and a national treasure. It carries the essence of the California lifestyle. It is impossible to duplicate in modern building construction.

We have recently watched as developers hasten to destroy the very architectural character that people flock to Los Angeles to see and to live amongst. Unfortunately, at the same time, what they build is far less desirable and charming than what they have destroyed. This rape of our architectural heritage must be stopped. It benefits no one, except the developers.

At the current time, the neighborhood supports a wide variety of residents. Young people working in Hollywood, young families who are renters, ethnic groups and professionals. This too, will change if we do not make Beverly Fairfax a part of the National Register of Historic Places.

Thank you for taking my thoughts into consideration.

Sincerely,

Arianna de Leon

**From:** Gmail  
**To:** [Crain.Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Historic Beverly Fairfax District  
**Date:** Thursday, July 05, 2018 3:57:44 PM

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Amy,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. I have lived for twenty years in a building that is over 100 years old. I not only love the architecture, but the history this neighborhood represents. There are not many places left in the Western United States that still have neighborhoods featuring buildings of this age, and this jewel of Los Angeles needs to be protected at all costs. Because so many of the buildings in the neighborhood are multi family use, it is even more imperative during this moment of great housing shortages in Los Angeles.

Thank you very much,  
Craig Weaver  
600 Block of Spaulding Ave

**From:** ROBERT BURGOS  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic District  
**Date:** Thursday, July 05, 2018 2:16:12 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic Districts nomination to be listed on the National Register of Historic Places. Like many, I've lived in this neighborhood for over forty years and stand firm with my neighbors in protecting the architectural integrity of this unique and diverse community..

Sincerely,

Robert Burgos

449 North Stanley Ave.  
Los Angeles, CA 90036

**From:** Stan Z  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Save Beverly Fairfax...  
**Date:** Thursday, July 05, 2018 1:52:02 PM

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Dear State Historic Preservation Officer,

I support the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. We cannot allow developers to run how we live our lives. There must be some sentiment left in this world. Too many places have been destroyed by people who don't seem to care for tradition. I grew up in this area and still live there. I noticed that there is a two story construction going on in the Farmers Market on 3rd and Fairfax. I dread what may come next. Help us keep this historic neighborhood. I know you can, but will you? We hope so.

Stan Zalman  
454 - 456 N. Gardner St.  
408 - 410 N. Stanley Ave.



**From:** Jessica Buzzard  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historical District  
**Date:** Thursday, July 05, 2018 1:50:31 PM

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Dear Ms. Crain,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. I have lived in the neighborhood since first moving to Los Angeles in 2003, and am continually amazed by the ways in which the area continues to evolve while retaining so much of its historical character. I am so proud to live in such a vibrant and diverse area, and appreciate your support in ensuring that it remains so.

Sincerely,

Jessica Buzzard  
428 N Orange Grove Ave #202  
Los Angeles, CA 90036

**From:** Lindsay Lefler  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** State Historic Preservation Officer  
**Date:** Thursday, July 05, 2018 1:44:49 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Sincerely,

Lindsay Lefler -  
Fairfax Village

**From:** LINDA BALABAN  
**To:** [Linda Balaban](#)  
**Cc:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Fairfax Historic District's nomination  
**Date:** Thursday, July 05, 2018 1:34:58 PM

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To whom it may concern,

I am very much in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places! I have lived in the Fairfax district for over 20 years now and it has been VERY sad to see the neighborhood falling apart with the mc mansions being built and the changes to Melrose and Fairfax which are turning this neighborhood into a very different place and not in the most positive direction. This neighborhood is legendary and attracts visitors from all over the world! I was thrilled to see that CBS television city recently had been included in the preservation conversation. This is one of the only walking districts in the entire city of LA. The energy, charm and historic meaning here can never be replaced. Please consider leaving a landmark full of history, culture and constant influx of new residents, blended with life-time types of residents.

All the Best,

Linda Balaban  
454 N. Stanley Ave.  
LA 90036  
[Facebook](#) | [LinkedIn](#)

**From:** Sara Lowry  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** State Historic Preservation Officer - Beverly Fairfax Historic District  
**Date:** Thursday, July 05, 2018 1:21:15 PM

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To whom it may concern,

I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places. I have lived in this neighborhood for 15 years and have a great love for its architecture and charm. My Grandparents moved to this neighborhood when they first arrived in Los Angeles over 60 years ago and they always had fond memories of it as well. This pocket neighborhood still has such great character and it would be a shame for it to be completely replaced by thoughtless construction and zoning.

Sincerely,

Sara Lowry  
366 N Hayworth Ave #103  
Los Angeles, CA 90048

**From:** Janice Minsberg  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Cc:** [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org)  
**Subject:** Beverly Fairfax  
**Date:** Thursday, July 05, 2018 1:16:29 PM

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Hello.

I am a long-time resident of the Beverly-Fairfax area, and I am writing support of adding the Beverly Fairfax Area to the National Register of Historic Places.

I grew up in this area, and thirty years ago I returned to the triplex in which I grew up. (The triplex has been in my family for over 65 years.)

The beautiful old buildings in the area reflect the culture and history of our area. And I feel it is more important than ever to preserve it.

Thank you.  
Janice Minsberg  
465 N. Vista St.  
Los Angeles, CA 90036

July 1, 2018

State Historical Preservation Officer,

Re: National Register of Historic Preservation Nomination for the Beverly Fairfax Historical District.

My name is Fred Zaidman. I am the co-owner of 2 buildings on Genesee Ave. near Beverly Blvd.

I was raised in the Fairfax area by parents who survived the horrific experiences of the Holocaust. Originally, from Poland, they spent the majority of the Holocaust in labor, concentration and death camps. They met and married soon after being liberated at Bergen Belsen on April 15, 1945, and stayed there before arriving in Los Angeles in late 1950. They had moved to the Fairfax area in 1959 and lived there for the remainder of their lives.

The Fairfax District, for many years, was the place where Holocaust Survivors called home. It was the place they had rebuilt their lives by raising families, establishing businesses, attending synagogues, and developing a unique culture and community of their own. After being forcibly removed from their homes in Eastern Europe, Fairfax became a safe haven and a place where many thrived.

I grew up in the neighborhood. The majority of friends were Holocaust survivors, and like me, the second generation. We know the historical value which the Fairfax District represents, and it should never ever disappear and be erased from history, as it had been in Europe. The Fairfax District should be a constant reminder that this is where victims of the Holocaust lived and thrived, and it must be protected. To erase the memory and historical significance of the neighborhood

would be a huge mistake and an insult to the memory of survivors and their descendants. That

is why I am so passionately invested in seeing the memory of my parents and the other

survivors be protected. It is a reminder to the world that here is where survivors had pitched their tents.

The Fairfax District and the historical meaning is now being threatened by those who

want to destroy and rebuild only for profit and selfish gains, essentially, erasing the history of the neighborhood.

If not protected and preserved it won't be long before the neighborhood has entirely different look, and

little or no reminders of Holocaust surviving history and landmarks. It will be gone just like their homes

and neighborhoods are gone in Eastern Europe.

The buildings themselves are architecturally beautiful as is the landscape with its shaded trees. The neighborhood is very popular with the younger generation, and one main reason is the beauty and appreciation of the buildings.

It is my hope that the Office of Historical Preservation will see to it that this historical landmark is protected and preserved. There will be nothing like it again.

Thank you for taking the time to read this letter.

Most sincerely,

A handwritten signature in cursive script that reads "Fred L. Zaidman".

Fred L. Zaidman

352 N. Genesee Ave. #3  
Los Angeles, Ca 90036

Cell: 310-714-7517  
Email: zeezee1@sbcglobal.net

**From:** amy93 <amy93@aol.com>

**To:** Paul.Koretz <Paul.Koretz@lacity.org>; amy.crain <amy.crain@parks.ca.gov>

**Subject:** HISTORIC NOMINATION FOR BEVERLY FAIRFAX

**Date:** Fri, Jun 29, 2018 1:07 pm

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To Whom it Concerns:

I Own the Property at 513 N. Spaulding.with my sister Mary lou Leo,  
We have owned the property since 1976.,

Since we have owned the building for so long, we know many owners  
who also are thrilled that we can be nominated for being in the historic. Registry

I bought in that area because I appreciated the ambience, and the wonderful architecture, and the unique culture element.and  
old world charm.

Apparently, my tenants also feel the same, as I have a waiting list.

I would appreciate your support in getting the HISTORIC NOMINATION FOR BEVERLY FAIRFAX which will be voted on  
Aug 3 in Sacramento.

The Beverly Fairfax area is an enclave of lovely buildings and homes that were built in the 20's and 30's,. It has been a  
Historic Jewish neighborhood  
for a very long time, to Jews and non Jews who appreciate the culture.

It is being drastically changed with major destruction of the cultural background, just as we have all these other neighborhood  
with the restaurants  
and activities, and preserving their own culture. We would hope to have the same. The Architecture is something we will  
never see again.

Please help us preserve our neighborhood and our architecture

Please support the Registry nomination for Beverly Fairfax

  
Amy Galaudet

Artist, Poet, Activist

[www.amygalaudet.com](http://www.amygalaudet.com)

*Take not the most trodden path, make your own path, and leave a trail*

*"Emerson"*



**From:** Garner, Karen  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Support of the Beverly Fairfax Historical District  
**Date:** Friday, June 29, 2018 12:49:58 PM

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June 29, 2018

Amy Crain  
*Via Email*

-

**RE: Support of the Beverly Fairfax Historical district**

Dear Amy,

I have lived on Sierra Bonita for over 15yrs and the reason I moved to this area and stayed here all these years is because of these beautiful 1920's and 1930's apartments. This area makes us all feel like we are part of a community. So many people have lived here for years and have created such a warm and caring neighborhood. People feel safe here and say hello to their neighbors. It is our home and we must do what we can to preserve and protect our historic buildings that have been passed down from previous generations. I am in Support of the Beverly Fairfax Historical District, national register of historic places .

Please help us in saving our community and to preserve the fine craftsmanship in our buildings that are our homes.

Warmest regards,  
Karen

**brillsteinentertainmentpartners**  
Karen Garner | Brillstein Entertainment Partners  
9150 Wilshire Blvd. Ste 350 Beverly Hills, CA 90212  
T · (310) 205.5181 E · [k.garner@bep-la.com](mailto:k.garner@bep-la.com)

**From:** Ann Trank  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** The Beverly Fairfax District  
**Date:** Monday, June 25, 2018 5:45:45 PM

---

Hello,

I am writing in support for the upcoming hearing to nominate the Beverly Fairfax District to the National Register. I have lived in this neighborhood since 1974 and would love to see these love historic homes preserved as best as possible.

Thank you very much,  
Ann Trank

June 21, 2018

Office of Historic Preservation

Dear Julianne Polanco:

I'm afraid that the last vestige of our once vibrant community is eroding.

Therefore, I was so pleased to see that you are considering the nomination of the Beverly/Fairfax district for Historic Preservation.

My 4 unit building on North Orange Grove has been in the family since the 1940s. We still have the original textured interior walls.

Unfortunately, a few of the buildings in the area have been torn down and replaced by new construction.

How long before this area begins to look like any other neighborhood.

Gone will be the beautiful Spanish Architecture. The old landmarks, are disappearing, as up-scale popups, take their place.

Neighborhoods make a city. We still have a chance to preserve Beverly/Fairfax for the generations to come. They will know that at one time, there were people concerned enough to keep our community alive.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Marilyn Faber". The signature is written in a cursive, flowing style with a large initial 'M'.

Marilyn Faber

*CKJ Property, LLC  
465 N. Vista Street  
Los Angeles, California 90036  
323-646-0422 janiceminsberg@gmail.com*

June 5, 2018

Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

Attention State Historic Preservation Officer:

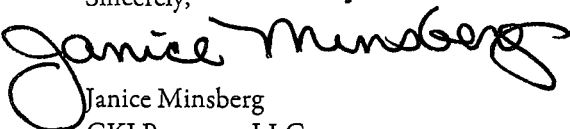
I am writing in regards to the Beverly Fairfax Historic District and the upcoming meeting on August 3rd.

First, I want to say I am so grateful to you for considering including my building – and our area – in the National Register of Historic Places. As a longtime resident of the area, I feel that its beautiful old buildings are a tribute to the area's rich culture and history. Every time a charming old building is destroyed and replaced by a new building (which is often too large for the property and/or unaffordable), it is a loss to the neighborhood. And it's not just our historic buildings that are suffering. Residents are facing mass evictions as developers take advantage of loopholes that allow them to legally kick people out of their homes for the sole purpose of turning a profit.

The triplex I live in has been in my family for decades. It was built in the mid-1930s. My grandparents purchased it and moved into the apartment I currently reside in 1951, and my parents moved into one of the other units at that time. When my grandmother died in 1964 (a few years after my grandfather), she left the building to my mother, who at the time was a young widow with three young daughters. I grew up in the building, moved to the valley for a few years, and then returned to the building thirty years ago. My mother lived in her apartment for over sixty years – until her death in 2010. Like her parents, my mother took excellent care of the building, and now my sisters and I, as current owners, do the same. We are proud of our beautiful building, and we greatly appreciate the opportunity to have it preserved – and the honor of having it listed in the National Register Of Historic Places.

Thank you again.

Sincerely,

  
Janice Minsberg  
CKJ Property, LLC



*465 North Vista Street & 7452/7454 Rosewood Avenue*

**From:** Steve Morse  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** Beverly Fairfax Historic Disstrict  
**Date:** Wednesday, June 06, 2018 10:59:22 AM

---

I own property at 361 N. Sierra Bonita Ave which has been in my family since 1945.  
I grew up in the property and my two sons currently live in the property.  
I am in favor of the adoption of the Beverly Fairfax Historic District.  
The character and ambiance of the area should be maintained without helter, skelter development totally out of character with the historic Spanish roots of California and the area.

If you wish to discuss this further with me I can be reached at  
949 252 9448 or [smmrm@earthlink.net](mailto:smmrm@earthlink.net)

Thank you  
Stephen Morse

Correspondence\_CA\_Los Angeles County\_Beverly Fairfax Historic District

Individuals and organizations in objection to the nomination:

58. Jesse Slanksy
57. Adam Friedman
56. A & A Investment Partners Fund LLC  
*Preserve Property Rights group mailing: 55-21 in order listed on their cover page*
55. Glenn E. Solomon
54. Jakobovich Family Trust
53. Mary Sloan Family Limited Partnership  
*Mary Sloan Family Limited Partnership (same owner, different resource address)*
52. Boris Geiger
51. North Ogden Properties, LLC
50. 330 North Genesee Avenue, LLC
49. Thomas Balarsky
48. Bialer Family Trust
47. Yasin Al Khalesi
46. Bernie Barrad
45. 447 ½ North Sierra Bonita LLC
44. 443 North Gardner LLC  
*Mazel Investments, LLC (duplicate)*
43. Sam & Ilona Kalt Family Trust
42. Michele Sarah Kalt
41. Cornelia Kalt
40. Elie and Frania Borenstein Revocable Family Trust
39. 423 Orange Grove LLC
38. Lark E. Gould
37. Cornelia Kalt Marco Trust
36. Ofer M. Bick
35. Jerry Ross Trust
34. Moshe Benporat
33. BFX Associates, LLC
32. Frances Rosenkranz  
*Eric Ross (property owned by Jerry Ross Trust)*
31. Mina Amirpour  
*Sam & Ilona Kalt Family Trust (same owner, different resource address)*  
*Sam & Ilona Kalt Family Trust (same owner, different resource address)*  
*Sam & Ilona Kalt Family Trust (same owner, different resource address)*  
*Sam & Ilona Kalt Family Trust (same owner, different resource address)*  
*Sam & Ilona Kalt Family Trust (same owner, different resource address)*
30. Philip A. Trask Trust
29. Kraim, Jerry and Adina TRS  
*Ronnie Gamaty/Gamaty Family Trust (duplicate)*
28. Orange/Spaul LP
27. Rina Shmargal

- Philip A. Trask Trust (same owner, different resource address)*  
*Mina Amirpour (duplicate)*
26. Saralee Rapoport Trust, Linda Rapoport, Trustee
25. Irene West
24. Ann Windler  
*Ann Windler (same owner, different resource address)*  
*Ann Windler (same owner, different resource address)*
23. Zil and Lonni Brill
22. Steven Manela
21. Stanley Acquisition LLC  
*Joseph & Miriam Bodenstein (not district address)*
20. Ashley Rosen (Baziba Trust)  
*Baziba Trust – Karen Schoenrock*
19. KES LLC  
*KES LLC (same owner, different resource address)*
18. Marshall F. Kramer and Hannah Kramer Revocable Trust  
*Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*  
*Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust (same owner, different resource address)*
17. Eisenstein Separate Property Trust  
*Eisenstein Separate Property Trust (same owner, different resource address)*  
*Eisenstein Separate Property Trust (same owner, different resource address)*  
*Eisenstein Separate Property Trust (same owner, different resource address)*  
*Eisenstein Separate Property Trust (same owner, different resource address)*  
*Eisenstein Separate Property Trust (same owner, different resource address)*  
*Eisenstein Separate Property Trust (same owner, different resource address)*  
*Eisenstein Separate Property Trust (same owner, different resource address)*
16. HWG Enterprises [Dustin Herman and Mel Herman]
15. Curson Real Estate Group LLC

14. *Linda Rapoport (emailed, not notarized)*  
400 North Ogden Drive LLC  
*Zalman Manela (not notarized, not district address)*  
*Defend Growth/Preserve Property Rights mailing*
13. Sherrie Zadok
12. Matti Rosen
11. Clymore Real Estate
10. Benjamin Fried
9. Gale Fried Schatt[illegible]
8. Mazel Investments LLC
7. Pesla & Morris Litwin  
(only Pesla identified as owner per Recorder, only Seymour [Morris?] signed)
6. Ronnie Gamaty/Gamaty Family Trust  
*Daniel Davidsohn (same owner, different resource address)*
5. Daniel Davidsohn
4. Pflug Family Trust (2 of 2)
3. Pflug Family Trust (1 of 2)
2. Mirel Matyas  
*Ronald & Fiby Damico (not notarized, not district address)*
1. 465 North Spaulding LLC



Adam Friedman and Jesse Slansky  
351 N. Curson Ave.  
Los Angeles, CA 90036

July 10, 2018

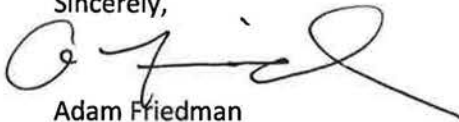
State Historic Preservation Officer  
Office of Historic Preservation  
1725 23rd St., Ste. 100  
Sacramento, CA 95816-7100

**Re: 351 N. Curson Ave., Los Angeles, CA  
Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

Dear State Historic Preservation Officer:

We are the owners of the above-referenced property. We formally object to the listing of our property and the listing of the Beverly Fairfax Historic District in the National Register of Historic Places.

Sincerely,



Adam Friedman



Jesse Slansky

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which his certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

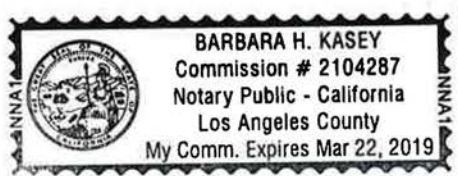
On August 3, 2018 before me, Barbara H. Kasey, Notary Public  
(insert name and title of the officer)

Personally appeared Jesse Slawsky and Adam Friedman  
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara H. Kasey (Seal)



Date: 7/30/18

Owner (name on title): A + A Investment Partners <sup>Fund LLC</sup> Sole / Partial (Circle One)  
Limited Liability Co

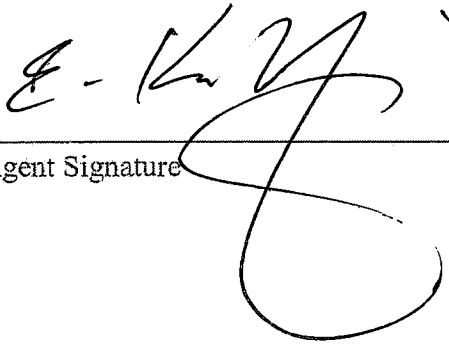
Owned Property Address: 312 N. Spaulding Ave Los Angeles CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register.**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

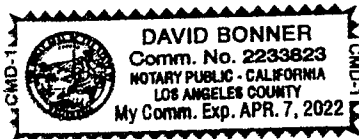
On JULY 30, 2018 before me,

Personally appeared EBRAHIM KASHEF

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]





**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000      FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov      www.ohp.parks.ca.gov

**NOTE TO FILE**

**DATE:** August 1, 2018

**RE:** Preserve Property Rights  
Letters of Objection  
Beverly Fairfax Historic District National Register Nomination

Of the forty-eight letters of objection submitted as a group by Preserve Property Rights, thirty-five count toward official owner opposition. The remaining thirteen are either for multiple addresses or are duplicates of letters already on file.

## Objection to National Register Listing for Beverly Fairfax

List of Objection Letters that are enclosed in this package:

1. 336-338 1/2 North Ogden Drive - Owner: Glenn E. Solomon - Partial Owner
2. 360 N. Curson Avenue – Owner: Jakobovich Family Trust - Sole Owner
3. 347-349 N. Orange Grove Avenue – Owner: Mary Sloan FLP - Sole Owner
4. 606 N. Genesee Avenue – Owner: Mary Sloan FLP - Sole Owner
5. 357-359 N. Curson Avenue – Owner: Boris Geiger - Partial Owner
6. 462-464 N. Ogden Drive – Owner: North Ogden Properties, LLC - Sole Owner
7. 330 N. Genesee Avenue – Owner: 330 North Genesee Avenue, LLC - Sole Owner
8. 538 N. Genesee Avenue – Owner: Thomas Balarsky – Partial Owner
9. 366-368 N. Genesee Avenue – Owner: The Bialer Family Trust – Sole Owner
10. 419 N. Ogden Drive – Owner: Yasin M. Alkhalesi – Sole Owner
11. 424-426 N. Ogden Drive – Owner: Bernie Barrad – Sole Owner
12. 447 1/2 N. Sierra Bonita Avenue – Owner: 447 ½ N. Sierra Bonita LLC - Sole Owner
13. 443-445 N. Gardner Street – Owner: 443 N. Gardner, LLC – Sole Owner
14. 438-440 1/2 N. Spaulding Avenue – Owner: Mazel Investments, LLC – Sole Owner
15. 326, 330, 336, 340, 344 N. Orange Grove Ave. – Owner: Sam & Ilona Kalt Family Trust – Sole Owner
16. 448-450 1/2 N. Genesee Ave. & 443 N. Orange Grove Ave. – Owner: Michele Sara Kalt – Sole Owner
17. 319 N. Orange Grove Avenue and 331-333 N. Genesee Avenue – Owner: Cornelia Kalt – Sole Owner
18. 401 N. Sierra Bonita Avenue – Owner: Elie and Frania Borenstein Revocable Family Trust – Sole Owner
19. 423-425 Orange Grove Avenue – Owner: Ali S. Yamin – Sole Owner
20. 451-453 N. Gardner Street – Owner: Lark E. Gould – Sole Owner
21. 459-463 1/2 N. Genesee Avenue – Owner: Cornelia Kalt Marco Trust & Sean Inesta - Sole Owner
22. 418 N. Spaulding Avenue – Owner: Ofer M. Bick – Partial Owner
23. 448 N. Stanley Avenue – Owner: Jerry Ross Trust – Partial Owner
24. 444 Stanley Avenue – Owner: Moshe Benparat – Partial Owner
25. 414 N. Stanley Avenue – Owner: BFX Associates, LLC – Sole Owner
26. 361 N. Curson Avenue – Owner: Frances Rosenkranz – Partial Owner
27. 448 N. Stanley Avenue – Owner: Eric Ross – Partial Owner
28. 419 N. Sierra Bonita Avenue – Owner: Mina Amirpour – Sole Owner
29. 344 N. Orange Grove Avenue – Owner: Sam & Ilona Kalt Family Trust – Sole Owner
30. 332 N. Orange Grove Avenue – Owner: Sam & Ilona Kalt Family Trust – Sole Owner
31. 326 N. Orange Grove Avenue – Owner: Sam & Ilona Kalt Family Trust – Sole Owner
32. 340 N. Orange Grove Avenue – Owner: Sam & Ilona Kalt Family Trust – Sole Owner
33. 336 N. Orange Grove Avenue – Owner: Sam & Ilona Kalt Family Trust – Sole Owner
34. 606 N. Spaulding Avenue - Owner: Philip A. Trask Trust – Sole Owner
35. 333 N. Gardner Street – Owner: Kraim, Jerry and Adina TRS – Sole Owner
36. 402 N. Vista Street – Owner: Ronnie Gamaty/Gamaty Family Trust – Sole Owner
37. 410 N. Spaulding Avenue – Owner: Orange/Spaul LP (David Jackson) – Partial Owner
38. 414 N. Sierra Bonita Avenue – Owner: Rina Shmargal – Sole Owner
39. 330 N. Spaulding Avenue – Owner: Philip A Trask Trust – Sole Owner
40. 419 Sierra Bonita Avenue – Owner: Mina Amirpour; Amir Property LLC – Sole Owner
41. 425 N. Genesee Avenue – Owner: Saralee Rapoport Trust; Linda Rapoport – Sole Owner

- 42. 361 N. Gardner Street – Owner: Irene West – Sole Owner
- 43. 637 N. Spaulding Avenue – Owner: Ann Windler – Partial Owner
- 44. 642 N. Spaulding Avenue – Owner: Ann Windler – Partial Owner
- 45. 512 N. Spaulding Avenue – Owner: 512 N. Spaulding – Partial Owner
- 46. 326 N. Spaulding Avenue – Owner: Zil and Lonni Brill – Sole Owner
- 47. 415-417 N. Stanley Avenue – Owner: Steven Manela – Partial Owner
- 48. 453-455 N. Stanley Avenue – Owner: Stanley Acquisition, LLC – Sole Owner

RECEIVED

AUG 01 2018

OHF

Date: 7/11/18

Owner (name on title): Glenn E. Solomon Sole / Partial (Circle One)

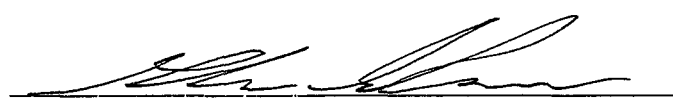
Owned Property Address: 336-338 1/2 North Ogden Drive, LA, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

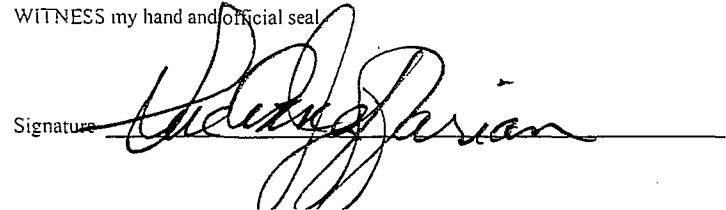
On January 12, 2018, before me,

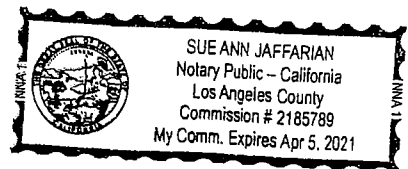
Sue Ann Jaffarian

Personally appeared Glenn E. Solomon

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 



Date: 07/23/18

Owner (name on title) Jakobovich Family Trust  Sole  Partial (Circle One)

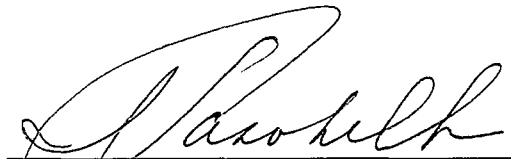
Owned Property Address: 360 N. Curson Ave  
LA 90049

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Ventura

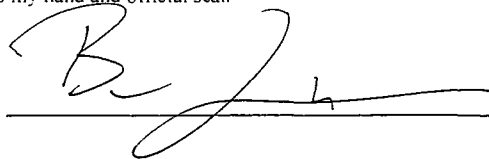
On July 24, 2018, before me,

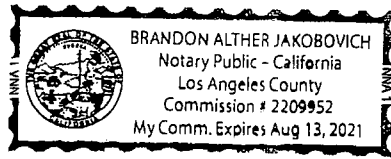
Brandon Jakobovich, P.N.

Personally appeared Inga Jakobovich

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/it executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 





Date: 7-24-18

Owner (name on title): Mary SLAN FLP - (Sole) Partial (Circle One)

Owned Property Address: 347-349 N. Orange Grove Ave  
Los Angeles 90036 - Coey

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

*Rocko Lekovic*  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me,

\_\_\_\_\_

Personally appeared \_\_\_\_\_

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**Please See  
Attachment**

Signature \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

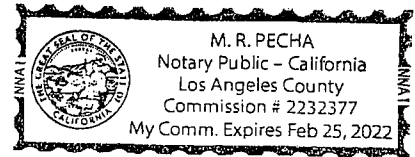
On JULY 24<sup>th</sup>, 2018 before me, M.R. Pecha, Notary Public,  
(insert name and title of the officer)

personally appeared RACHELLE RUTH ICKOVICS  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Date: 7-24-18

Owner (name on title): ~~Let~~ Mary SLUAKI FLA Sole / Partial (Circle One)

Owned Property Address: 606 N. Genesee Ave

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100  
Los Angeles 90036 - Calif

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Rachel S. Ickovics  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me,

\_\_\_\_\_

Personally appeared \_\_\_\_\_

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**Please See  
Attachment**

Signature \_\_\_\_\_

## ACKNOWLEDGMENT

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State of California  
County of Los Angeles )

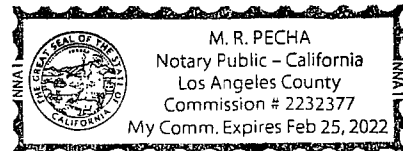
On JULY 24, 2018 before me, M.R. Pecha, Notary Public,  
(insert name and title of the officer)

personally appeared RACHELLE RUTH ICKOVICS,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in  
~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Date: 07/24/2018

Owner (name on title): BORIS GEIGER Sole / Partial (Circle One)


Owned Property Address: 357-359 N. CURSON AVE, LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Riverside

On July 24<sup>th</sup>, 2018, before me,

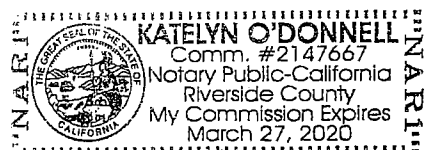
Katelyn O'Donnell, Notary Public

Personally appeared Boris Geiger

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Katelyn O'Donnell



Date: 7/5/2018

Owner (name on title): North Ceden Properties, LLC (Sole) / Partial (Circle One)

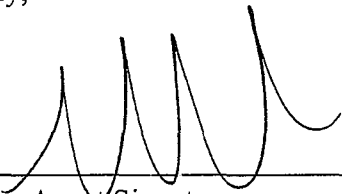
Owned Property Address: 462 ~~464~~ N. Ceden Drive; 7762, 7764, 7764 1/2, 7766, 7768, 7768.5, 7770 & 7770.5 Rosewood Ave, Los Angeles, CA

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On July 6, 2018, before me,

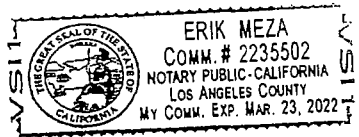
ERIK MEZA

Personally appeared KAMYAR SHABANI

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/9/18

Owner (name on title): 330 North Genesee Avenue, LLC (Sole/Partial (Circle One))

Owned Property Address: 330 N. Genesee Avenue LA, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 9, 2018, before me,

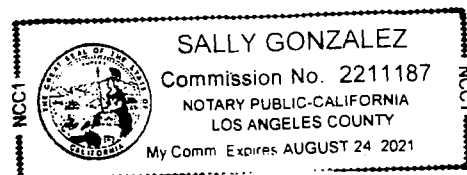
Sally Gonzalez Notary Public

Personally appeared Tzvi Haber

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sally Gonzalez



Date: 7-9-18

Owner (name on title): Thomas Balarsky Sole / Partial (Circle One)

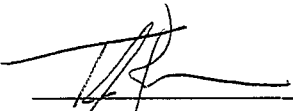
Owned Property Address: 538 N Genesee Ave Los Angeles CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

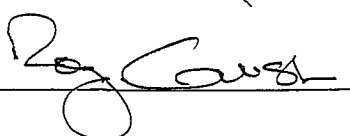
On JULY 9, 2018, before me,

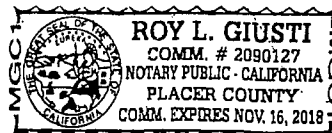
ROY L. GIUSTI, NOTARY PUBLIC

Personally appeared THOMAS A. BALARSKY

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / ~~is~~ subscribed to the within instrument and acknowledged to me that he / ~~she~~ / ~~they~~ executed the same in his / ~~her~~ / their authorized capacity(ies), and that by his / ~~her~~ / their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 





Date: 7/6/18

Owner (name on title): the Bialer Family Trust - MATTI BIALER <sup>trustee</sup> Partial (Circle One)

Owned Property Address: 366/368 N. Genesee Ave

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Matti Bialer trustee Bialer Family Trust  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 9, 2018, before me,

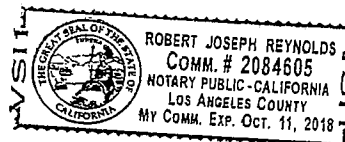
Robert Joseph Reynolds, Notary Public

Personally appeared MATTI BIALER

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/9/18

Owner (name on title): Yasin M Alkhallesi  Sole  Partial (Circle One)

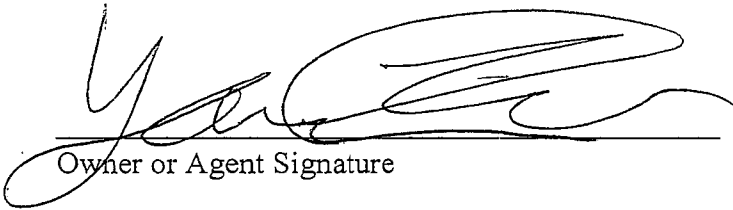
Owned Property Address: 419 N. Ogden Dr., LA, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

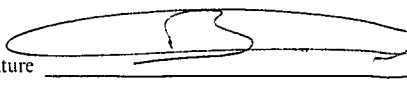
On July 9, 2018, before me,

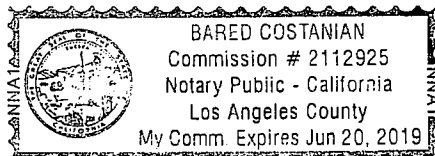
Bared Costanian

Personally appeared YASIN ALKHALLESI

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/9/18

Owner (name on title): Bernie Barrad (Sole) Partial (Circle One)

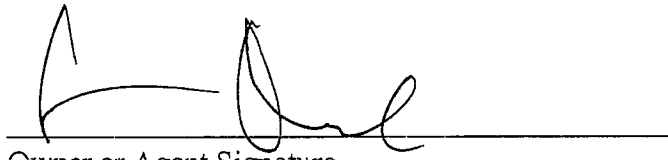
Owned Property Address: 424 thru 426 No. Ogden Dr. Los Angeles, Calif.  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Orange

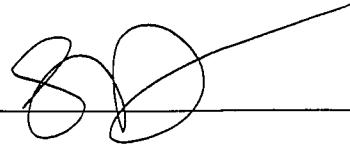
On July 9, 2018, before me,

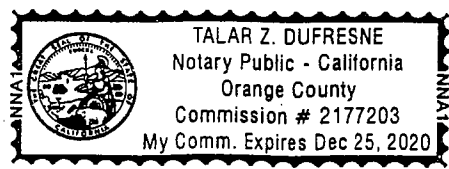
Talar Z. Dufresne, Notary Public

Personally appeared Bernie Barrad

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/9/18

Owner (name on title): 447 1/2 N. Sierra Bonita LLC (Sole) Partial (Circle One)

Owned Property Address: 447 1/2 N. Sierra Bonita

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100  
447 N. Sierra Bonita  
445 N. Sierra Bonita  
445 1/2 N. Sierra Bonita  
443 N. Sierra Bonita  
443 1/2 N. Sierra Bonita

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Rochelle Handy  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On JULY 9, 2018, before me,

LAURA ROSY JIMENEZ, NOTARY PUBLIC

Personally appeared ROCHELLE HANDY

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/9/18

Owner (name on title): 443 N. Gardner; LLC (Sole/ Partial (Circle One))

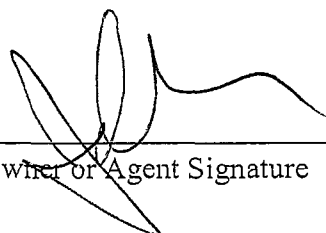
Owned Property Address: 443 - 445 N. Gardner

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

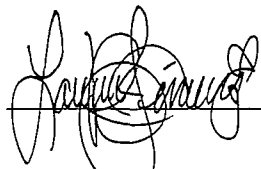
On JULY 9, 2018, before me,

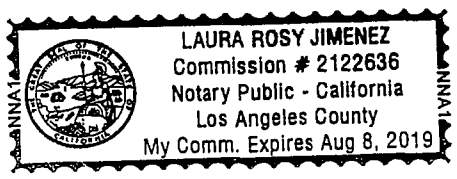
LAURA ROSY JIMENEZ, NOTARY PUBLIC

Personally appeared JEFFREY WEBB

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: JULY 9, 2018

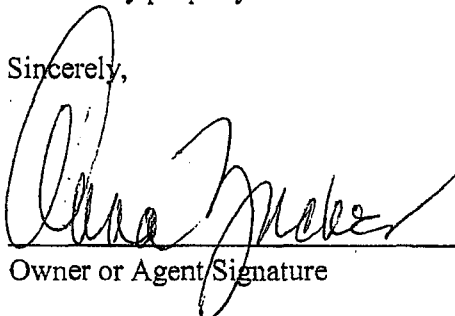
Owner (name on title): MAZEL INVESTMENTS, LLC (Sole) / Partial (Circle One)

Owned Property Address: 438-440 1/2 N. SPAULDING AVE. LA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,  
  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

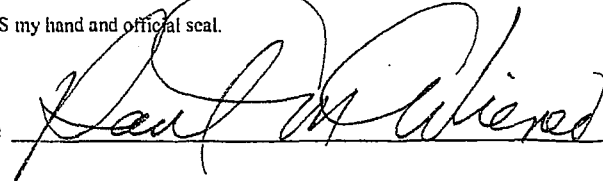
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On JULY 9, 2018, before me,  
PAUL M. WIENER, NOTARY PUBLIC

Personally appeared ANNA ZUCKER

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature \_\_\_\_\_



Date: July 05, 2018

Owner (name on title): Sam & Ilong Kait Family Trust **Sole** Partial (Circle One)

5 Properties

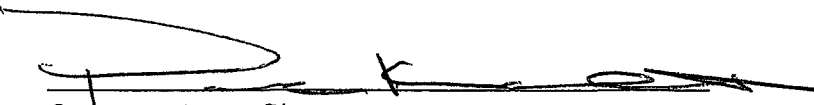
Owened Property Address: 326 & 330 & 336 & 340 & 344 N. Orange Grove Ave

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me,

Personally appeared \_\_\_\_\_

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**SEE ATTACHED  
NOTARIAL  
CERTIFICATE**

  
7-6-18

Signature \_\_\_\_\_

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

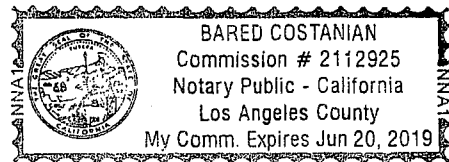
On July 5, 2018 before me, BARED COSTANIAN, Notary Public  
(insert name and title of the officer)

personally appeared Paul M. Kest  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)





Date: 7/11/18

Owner (name on title): Michele SARAH KALT (Sole / Partial (Circle One))

Owned Property Address: ① 448-450 1/2 N. Genesee LA 90036  
② 443 N. ORANGE GROVE LA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

[Signature]  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 7, 11, 2018, before me,

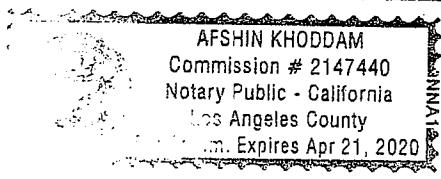
AFSHIN KHODDAM, Notary Public

Personally appeared Michele Sarah Kalt

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he / (she) they executed the same in his/ her/ their authorized capacity(ies), and that by his/ her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



Date: 7-5-2018

Owner (name on title): Cornelia Kalt Sole / Partial (Circle One)

Owned Property Address: 319 N. Orange Grove, LA CA 90036  
331 - 333 N, Genesee Ave.

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

*Cornelia Kalt*

Owner or Agent Signature Cornelia Kalt

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 07-05-2018, before me.

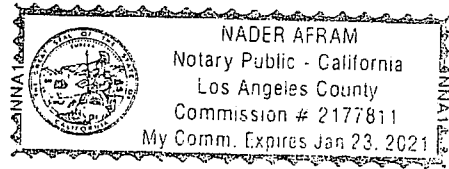
NADER AFRAM, NOTARY PUBLIC.

Personally appeared CORNELIA KALT

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Nader Afram* 07/05/2018  
NADER AFRAM



# VOTE YOUR OBJECTION TO THE BEVERLY FAIRFAX HISTORIC DISTRICT NOW!

(SEE OTHER PAGE/SIDE)

*Join Your Neighbors To Accomplish The Unprecedented —  
Undoing An Unjust Process Which Enables Any Individual  
To Impede Someone Else's (Your) Property Rights By  
Simply Nominating That Property As A Landmark.*

IF NECESSARY, PRINT OR COPY (ON 2 SIDES OF 1 SHEET IF POSSIBLE)

Please have all owners of the property  
sign this OBJECTION ballot in front of a **Notary Public**.  
Mail the original ASAP to arrive before July 31, 2018

MAIL TO: State Historic Preservation Officer, Office of Historic Preservation,  
1725 23<sup>rd</sup> Street, Suite 100, Sacramento, CA 95816-7100

I / We, the undersigned owner(s), strenuously OBJECT to the designation  
of the proposed Beverly Fairfax Historic District

*401 N. SIERRA BONITA AVE.*

LOS ANGELES, CA 90036

PROPERTY ADDRESS HERE ^

*ELIE AND FRANKA BARENSTEIN  
REVOCABLE FAMILY TRUST*

*100%*  
TITLE / % OWNED

*Henry Barenstein*  
NOTORIZED SIGNATURE  
*HENRY BARENSTEIN*

OWNER NAME

TITLE / % OWNED

NOTORIZED SIGNATURE

OWNER NAME

TITLE / % OWNED

NOTORIZED SIGNATURE

OWNER NAME

TITLE / % OWNED

NOTORIZED SIGNATURE

SEE ATTACHED CERTIFICATE

**ACKNOWLEDGEMENT**

**"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."**

State of California }

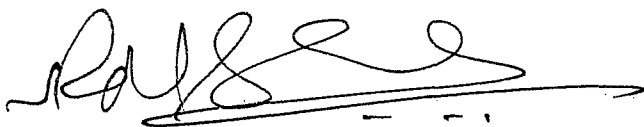
}ss.

County of Los Angeles}

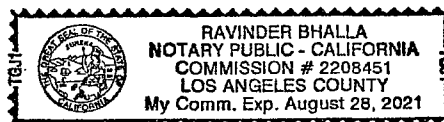
On this the 9th day of July 2018, before me, Ravinder Bhalla, Notary Public, personally appeared Henry Borenstein who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity (~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



Signature of Notary Public



(Seal)

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Objection to the Beverly Fairfax Historic District  
Document Date: 07-09-18 Number of Pages: 1  
Signer(s) Other than Named Above: - NONE -

Date: 7/11/18

Owner (name on title): 423 Orange Grove LLC, Ali S. Yamin  Sole  Partial (Circle One)

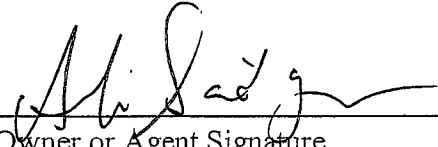
Owned Property Address: 423/425 Orange Grove, LA, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 11, 2018, before me,

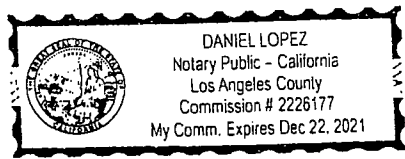
Daniel Lopez Notary Public

Personally appeared Ali S. Yamin

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  is/ are subscribed to the within instrument and acknowledged to me that  he/ she/ they executed the same in  his/ her/ their authorized capacity(ies), and that by  this/ her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-11-18

Owner (name on title): Lark E. Gould (Sole / Partial (Circle One))

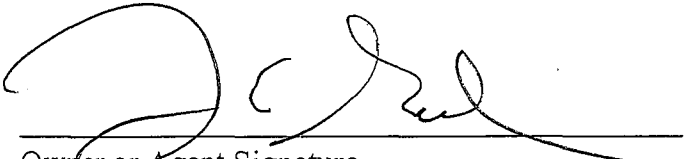
Owned Property Address: 451-453 N Gardner St. LACA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On July 11<sup>th</sup>, 2018, before me,

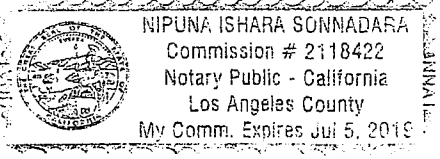
Nipuna Ishara Sonnadora, Notary Public

Personally appeared Lark Ellen Gould

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature N.I. Sonnadora



Date: 7-10-18

Owner (name on title): Cornelia Kalt Marco trust + Sean Inesta  
Sole / Partial (Circle One)

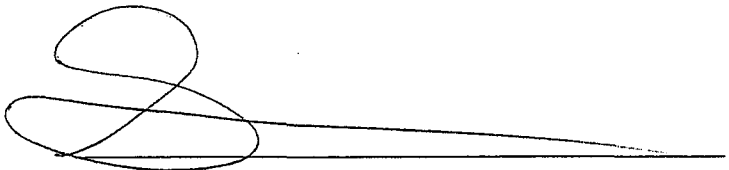
Owned Property Address: 459-463 1/2 N. Genesee Ave, LA, CA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register.**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

**ACKNOWLEDGEMENT**

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STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 7/10/2018, before me,

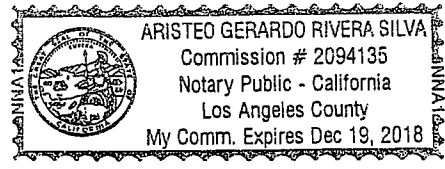
ARISTEO GERARDO RIVERA SILVA, NOTARY PUBLIC

Personally appeared SEAN INESTA

~~Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.~~

WITNESS my hand and official seal.

Signature Aristeo R. Silva



Date: July 11, 2018

Owner (name on title): OFFER M. BICK Sole (Partial) (Circle One)

Owned Property Address: 418 North Spaulding Ave.  
Studio City CA 91604

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

*Offer M. Bick*  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 11, 2018, before me,

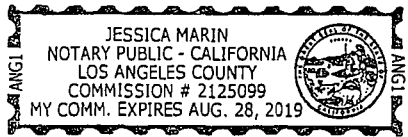
Jessica Marin

Personally appeared Offer Meir Bick

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jessica Marin*





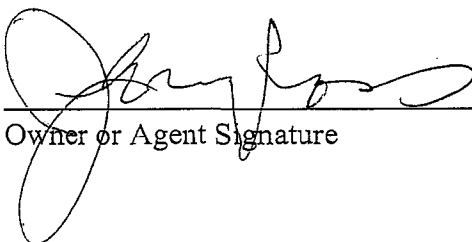
Date: 7/11/18  
Owner (name on title): JERRY ROSS TRUST for JERRY ROSS Sole / Partial (Circle One)  
Owned Property Address: 448 N. Stanley Av  
L. A 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

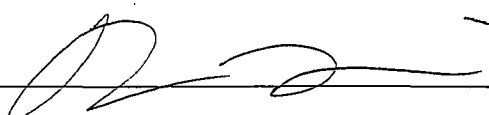
ACKNOWLEDGEMENT

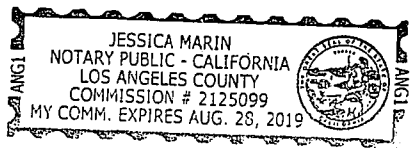
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On July 11, 2018, before me,  
Jessica Marin  
Personally appeared Jerry Larry Ross

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-11-18

Owner (name on title): Moshe Benporat Sole (Partial) (Circle One)

Owned Property Address: 444 Stanley Ave Los Angeles CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

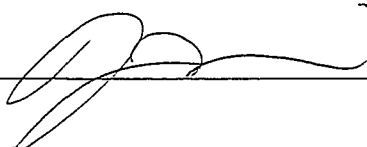
On July 11, 2018, before me,

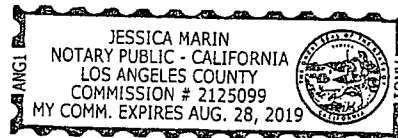
Jessica Marin

Personally appeared Moshe M Benporat

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/31/18

Owner (name on title): BFX Associates, LLC (Sole) Partial (Circle One)

Owned Property Address: 414 N. Stanley Avenue, LA, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

[Signature]  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 31, 2018, before me,

Jessica Marin

Personally appeared Dan Shalom

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



Date: 7/1/18

Owner (name on title): Frances Rosenkranz  Sole  Partial (Circle One)

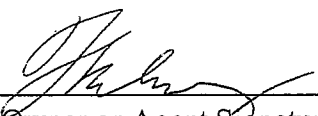
Owned Property Address: 361 N. Curson Ave, L.A. CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

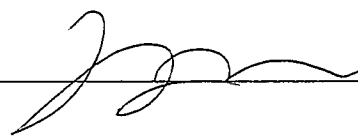
ACKNOWLEDGEMENT

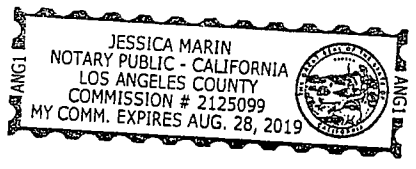
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On July 11, 2018, before me,  
Jessica Marin  
Personally appeared Frances Rosenkranz

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/11/18

Owner (name on title): Eric Ross Sole / Partial (Circle One)

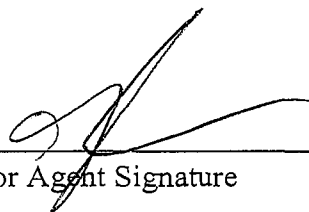
Owned Property Address: 448 N. Stanley

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On July 11, 2018, before me,

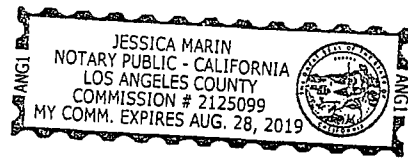
Jessica Marin

Personally appeared Eric Ross

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7-11-18

Owner (name on title): Mina Amirpour Sole / Partial (Circle One)

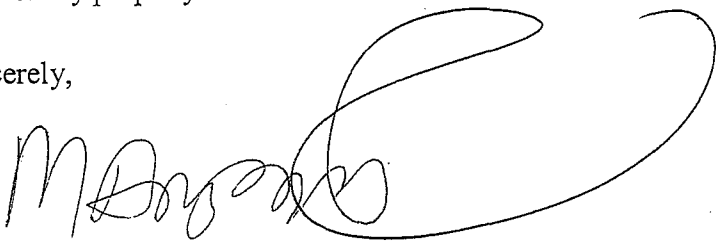
Owned Property Address: 419 Sierra Bonita Ave

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

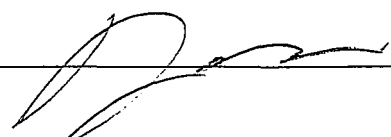
On July 11, 2018, before me,

Jessica Marin

Personally appeared Ana Lily Amirpour

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-11-18

Owner (name on title): Sam and Flora Kalt Family Trust Sole / Partial (Circle One)

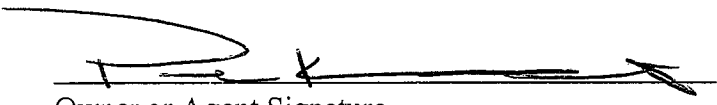
Owned Property Address: 344 No Orange Grove, LA, CA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 11, 2018, before me,

Jessica Marin

Personally appeared Paul Max Kalt

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-11-18

Owner (name on title): Sam and Flora Kalt Family Trust Sole / Partial (Circle One)

Owned Property Address: 332 N. Orange Grove, LA, CA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

[Handwritten Signature]

Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 11, 2018, before me,

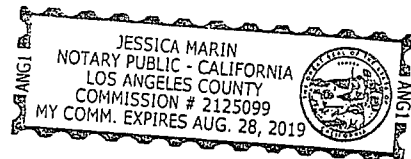
Jessica Marin

Personally appeared Paul Max Kalt

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]





Date: 7-11-18

Owner (name on title): Som and Floraka H Family Trust Sole / Partial (Circle One)

Owned Property Address: 326 N. Orange Grove Ave L.A Ca 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 11, 2018, before me,

Jessica Marin

Personally appeared Paul Max Kait

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-11-18

Owner (name on title): Sam and Flona Kalt Family Trust Sole / Partial (Circle One)

Owned Property Address: 340 N. Orange Grove Ave, LA, CA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

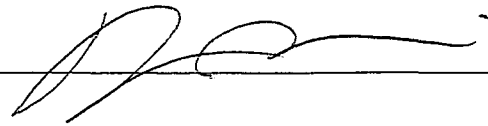
On July 11, 2018, before me,

Jessica Marin

Personally appeared Paul Max Kalt

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-11-18

Owner (name on title): Sam and FLOA KALT Family Trust Sole / Partial (Circle One)

Owned Property Address: 336 N. Orange Grove Ave, LA, CA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On July 11, 2018, before me,  
Jessica Marin

Personally appeared Paul Max Kalt

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: July 5, 2018

Owner (name on title): Philip A. Trask Trust, Philip A. Trask Trust Sole Partial (Circle One)

Owned Property Address: 606 N. SPALDING AVE, Los Angeles 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

*I STRONGLY OBJECT!*

*Philip A. Trask*

Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 5<sup>th</sup>, 2018, before me,

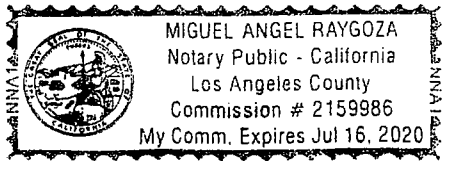
Miguel Angel Raygoza Notary Public

Personally appeared Philip A. Trask

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Miguel Angel Raygoza*



Date: 7-3-18

Owner (name on title): Kraim, Jerry and Adina TRS (Sole) Partial (Circle One)

Owned Property Address: 333 No. Gardner St. Los Angeles, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Adina Kraim, Jerry Kraim  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 6th, 2018, before me,

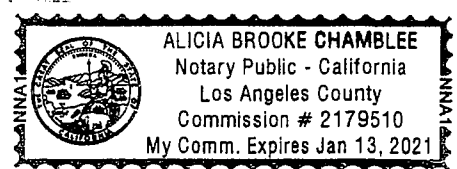
Alicia Brooke Chamblee, Notary Public

Personally appeared Jerry Kraim

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alicia Brooke Chamblee



7/5/18

Owner (name on title): Ronnie Gamaty/Gamaty Family Trust (Sole) Partial (Circle One)

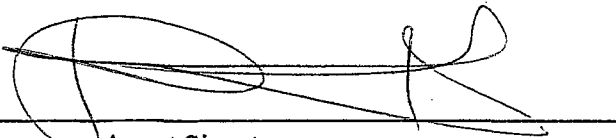
Owned Property Address: 402 N Vista St LA CA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 05, 2018, before me,

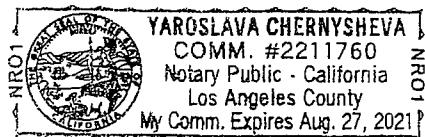
YAROSLAVA CHERNYSHEVA, Notary Public

Personally appeared Ronnie Gamaty

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she / they executed the same in his her / their authorized capacity(ies), and that by his her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7-02-2018

Owner (name on title): ORANGE/SPAIL LP (DAVID JACKSON) Sole / Partial (Circle One)

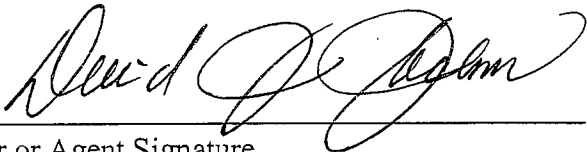
Owned Property Address: 410 N. SPAULDING AVE LOS ANGELES CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

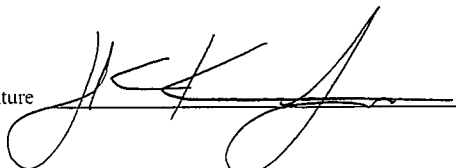
On JULY 3<sup>RD</sup>, 2018, before me,

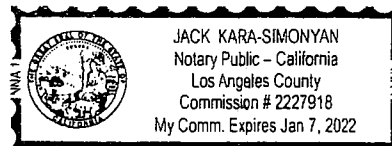
JACK KARA-SIMONYAN, NOTARY PUBLIC

Personally appeared DAVID J. JACKSON

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: July 2, 2018

Owner (name on title): RINA SHMARGAL Sole Partial (Circle One)

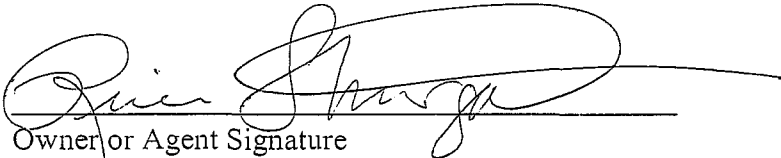
Owned Property Address: 414 N. Sierra Bonita

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 02, 2018, before me,

Shawntiana J. DeLira - Notary Public

Personally appeared Rina Shmargal

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shawntiana J. DeLira





Date: 7-5-2018

Owner (name on title): PHILIP A. TRASK, TRUSTEE OF PHILIP A. TRASK TRUST (Sole) Partial (Circle One)

Owned Property Address: 330 N. SPAULDING AVE, LA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

! Don't Do it  
I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Philip A. Trask

Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 5<sup>th</sup>, 2018, before me,

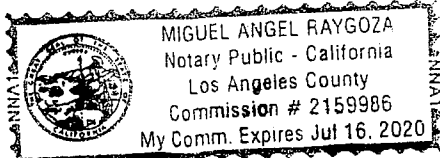
Miguel Angel Raygoza, Notary Public

Personally appeared Philip A. Trask

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7-2-18

Owner (name on title): MINA - VANDATYAR AMIRPOUR  
KBE PR LAND PROPT LLC  Sole  Partial (Circle One)

Owened Property Address: 419 Spence Bonita Ave, Los Angeles

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely, M Amirpour

Owner  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Kern

On 07-02-2018, before me,

Katrina Avila

Personally appeared Mina Amirpour ; Amirproperty LLC

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hen/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature KA




Date: 7/2/18  
Owner (name on title): Sardalee Rapoport <sup>IRW!</sup> Grnt trust.  
Linda Rapoport (Trustee) (Sole) Partial (Circle One)  
Owned Property Address: 423 N Genesee Ave LA Ca 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 2nd 2018, before me,

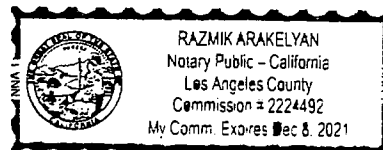
Linda Razmik Arakelyan (Notary Public)

Personally appeared Linda Elynn Rapoport

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/2/18

Owner (name on title): IRENE WEST Sole Partial (Circle One)


Owned Property Address: 361 N GARDNER ST, A. 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego


On 7/2/18, before me,

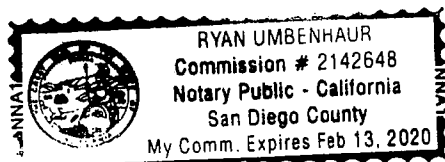
Ryan Umbenhour

Personally appeared Irene West

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/6/18

Owner (name on title): ANN WINDLER Sole Partial (Circle One)

Owned Property Address: 637 N. SPAULDING, Los Angeles, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Ann Winder  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07.6.2018, before me,

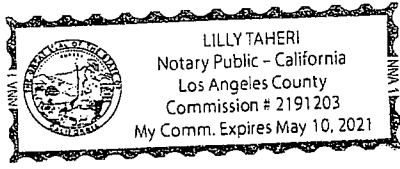
Lilly Taheri (Notary Public)

Personally appeared ANN WINDLER

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/6/18

Owner (name on title): ANN WINDLER Sole  Partial  (Circle One)

Owned Property Address: 642 N. SPAULDING, LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Ann Wandler  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 07.06.2018 before me,  
Lilly Taheri (Notary Public)  
Personally appeared ANN WINDLER

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/6/18

Owner (name on title): ANN WINDLER Sole / Partial (Circle One)

Owned Property Address: 512 N. SPAULDING, Los Angeles, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Ann Windler  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07.6.2018, before me,

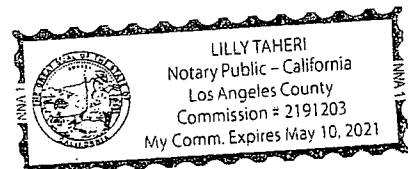
Lilly Taheri (Notary Public)

Personally appeared ANN WINDLER

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature



Date: 7/4/18

Owner (name on title): Zil and Lonni Brill (Sole) Partial (Circle One)

326 N. Spaulding Avenue  
Owned Property Address: 6350 W. 6<sup>th</sup> St Los Angeles, CA 90048

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Lonni Brill  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/05/2018, before me,

Vivek Lapsiwala, Notary Public

Personally appeared Brill Lonni Gail

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vivek Lapsiwala





Date: July 25, 2018

Owner (name on title): Steven Manek Sole  Partial  Circle On


Owned Property Address: 415-417 N. Stanley Ave LA CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

**ACKNOWLEDGEMENT**

A notary public or other officer cannot by this certificate verify only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

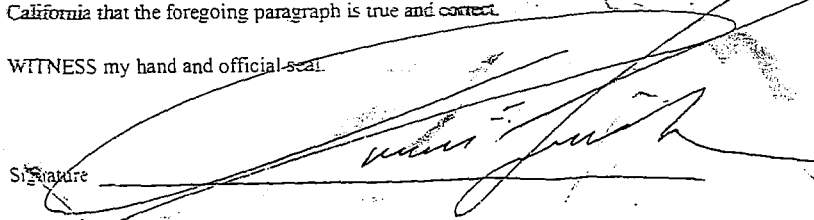
On July 25, 2018 before me,

Daniel V. Lerman, Notary Public

Personally appeared Steven Manek

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

DANIEL V. LERMAN  
Commission # 2077557  
Notary Public - California  
Los Angeles County  
Comm. Expires Sep 6, 2018

Date: 7/26/2018

Owner (name on title): Stanley Acquisition, LLC (Sole/Partial (Circle One))

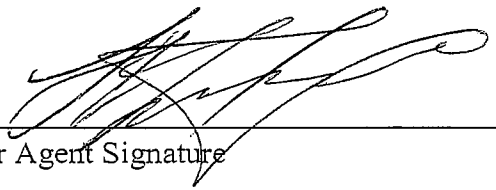
Owned Property Address: 453-455 N. Stanley Ave, Los Angeles, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

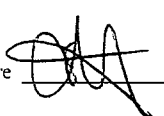
On July 26<sup>th</sup> 2018, before me,

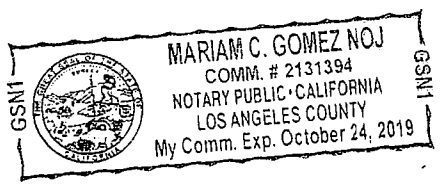
Mariam C. Gomez Noj, Notary Public

Personally appeared Natalia Gold

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  Mariam C. Gomez Noj





**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000      FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov      www.ohp.parks.ca.gov

**NOTE TO FILE**

**DATE:** July 27, 2018

**RE:** Bodenstein Letter of Objection  
Beverly Fairfax Historic District National Register Nomination

Letter identifies property owner's mailing address as subject of nomination, rather than property within the district boundary.

July 23, 2018

State Historic Preservation Officer  
Office of Historic Preservation  
1725 - 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

RE: 529 N. FORMOSA AVE  
LOS ANGELES, CA 90036-1944

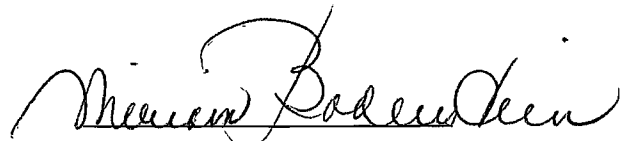
Dear State Historic Preservation Officer,

We, the undersigned, are the sole owners of above mentioned property.  
We object to having our property listed with the National Register as a  
Historic Place.

We appreciate your understanding and attention to this matter.

Thank you.

  
Joseph Bodenstein

  
Miriam Bodenstein

Please See  
Attached

MG  
7/25/18

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

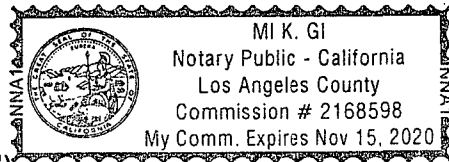
On July 25, 2018 before me, Mi K. Gi, Notary Public  
(insert name and title of the officer)

personally appeared Joseph Bodenstein and Miriam Bodenstein,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Date: 7/25/18

Owner (name on title): Ashley Rosen (Barbara Trust)  Sole  Partial (Circle One)

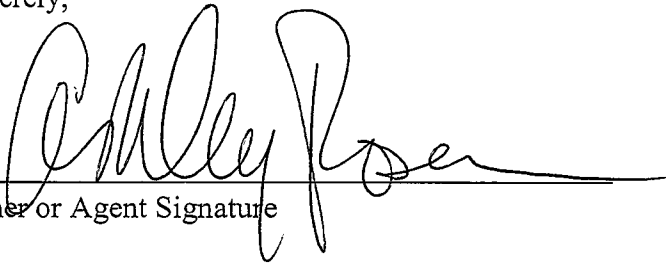
Owned Property Address: 405 N. Stanley Avenue LA CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me,

Personally appeared \_\_\_\_\_

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



# All-purpose Acknowledgment California only

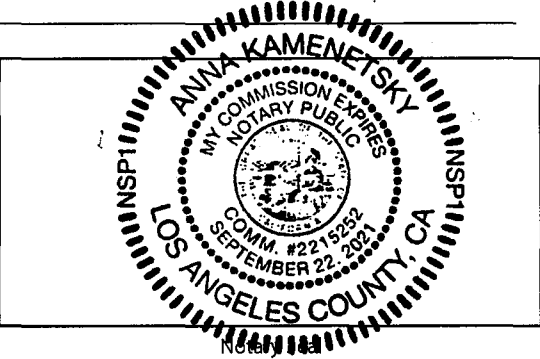
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On 07/25/2018 before me, Anna Kamenetsky, Notary Public (here insert name and title of the officer),

personally appeared Ashley Rosen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

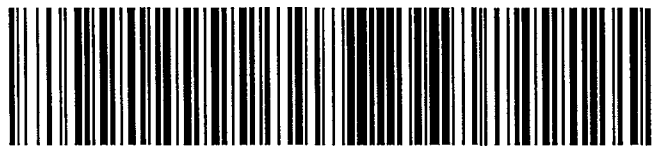
**For Bank Purposes Only**

Description of Attached Document \_\_\_\_\_

Type or Title of Document \_\_\_\_\_

Document Date \_\_\_\_\_ Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_



Date: 7/20/18

Owner (name on title): Baziba Trust - Karen Schoenrock Sole / Partial (Circle One)

Owned Property Address: 465 N. Stanley Ave <sup>= Trustee</sup> LA CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me,

\_\_\_\_\_  
Personally appeared \_\_\_\_\_

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



KES LLC

Esther Eisenstein , Managing Member

July 22, 2018

State Historic Preservation Office

Office of Historic Preservation

1725 23<sup>rd</sup> Street, Suite 100

Sacramento, CA 95816-7100

Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register

Dear State Historic Preservation Officer,

Please find attached documents for the following two separate residential apartment buildings located in the Beverly Fairfax Historic District in Los Angeles, CA 90036. The subject *LLC* objects to the listing of these properties in the National Register.

1. 404 N Curson Ave, Los Angeles, CA 90036
2. 338-340 N Gardner Ave, Los Angeles, CA 90036

If you have any questions about these documents, please send such questions to me at the following address.

Esther Eisenstein Managing member

8350 Melrose Ave #202

Los Angeles, Ca 90069

Regards,



Esther Eisenstein

Attachments

*esther@lataxservice.com*  
*323-658-5271 X12*

Date: 7/27/2018

Owner (name on title): KES LLC Sole / Partial (Circle One)

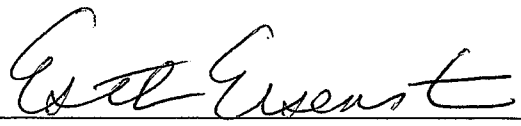
Owned Property Address: 404 W. Duworn Ave, LA, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/24/2018, before me,

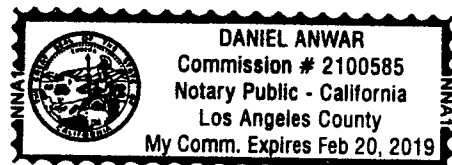
Daniel Anwar, Notary Public

Personally appeared Esther Eisenstein

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~ / she / ~~they~~ executed the same in ~~his~~ / her / ~~their~~ authorized capacity(ies), and that by ~~his~~ / her / ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 7/27/2018

Owner (name on title): KES LLC  Sole  Partial (Circle One)

Owned Property Address: 338-340 N. Gardner St, CA CA

90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

*Ernst Eisenstein*

Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/24/2018, before me,

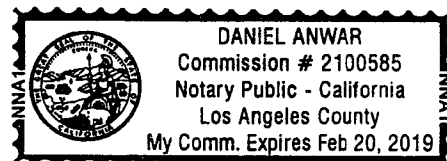
Daniel Anwar, Notary Public

Personally appeared Erther Eisenstein

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]*



Hannah Kramer, Trustee

Marshall F. Kramer and Hannah Kramer Revocable Trust u/d/t 04/09/1992

July 22, 2018

State Historic Preservation Office

Office of Historic Preservation

1725 23<sup>rd</sup> Street, Suite 100

Sacramento, CA 95816-7100

Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register

Dear State Historic Preservation Officer,

Please find attached documents for the following two separate residential apartment buildings located in the Beverly Fairfax Historic District in Los Angeles, CA 90036. The subject revocable trust objects to the listing of these properties in the National Register.

1. 321 – 323 ½ North Stanley Avenue, Los Angeles, CA 90036
2. 350 – 352 ½ North Stanley Avenue, Los Angeles, CA 90036

If you have any questions about these documents, please send such questions to me at the following address.

Hannah Kramer, Trustee

6406 Lindenhurst Avenue

Los Angeles, CA 90048-4732

Regards,

*email: HKramer@earthlink.net*

Hannah Kramer, Trustee

Attachments

Date: 7/27/2018  
Owner (name on title): MARSHALL F. KRAMER AND HANNAH KRAMER REVOCABLE TRUST (Sole) Partial (Circle One)  
UDT 04/09/1992  
Owned Property Address: 321-323 1/2 N. STANLEY AVENUE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

ACKNOWLEDGEMENT

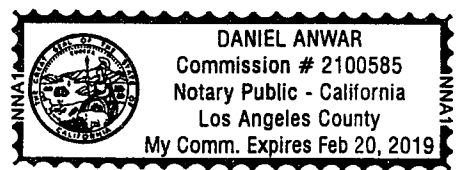
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 07/24/2018, before me,  
Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



Date: 7/27 2018  
Owner (name on title): MARSHALL F. KRAMER AND HANNAH KRAMER  
REVOCABLE TRUST UDT 04/09/1992 (Sole/ Partial (Circle One))

Owning Property Address: 350 - 352 1/2 N. STANLEY AVENUE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

ACKNOWLEDGEMENT

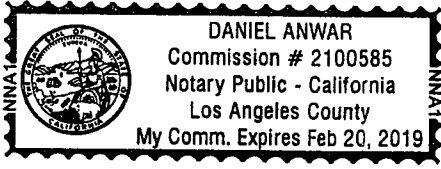
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STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 07/24/2018, before me,  
Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



Hannah Kramer, Trustee

Hannah Kramer Separate Property Trust under the Marshall F. Kramer and Hannah Kramer Revocable Trust u/d/t 04/09/1992

July 22, 2018

State Historic Preservation Office

Office of Historic Preservation

1725 23<sup>rd</sup> Street, Suite 100

Sacramento, CA 95816-7100

Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register

Dear State Historic Preservation Officer,

Please find attached documents for the following nine separate residential apartment buildings located in the Beverly Fairfax Historic District in Los Angeles, CA 90036. The subject revocable trust objects to the listing of these properties in the National Register.

1. 346 North Stanley Avenue, Los Angeles, CA 90036
2. 364 North Gardner Street, Los Angeles, CA 90036
3. 400-402 North Spaulding Avenue, Los Angeles, CA 90036
4. 410 – 412 ½ North Gardner Street, Los Angeles, CA 90036
5. 414 - 416 ½ North Gardner Street, Los Angeles, CA 90036
6. 424 – 426 North Curson Avenue, Los Angeles, CA 90036
7. 428 – 430 North Curson Avenue, Los Angeles, CA 90036
8. 445 – 447 ½ North Spaulding Avenue, Los Angeles, CA 90036
9. 510 North Genesee Avenue, Los Angeles, CA 90036

If you have any questions about these documents, please send such questions to me at the following address:

Hannah Kramer, Trustee

6406 Lindenhurst Avenue

Los Angeles, CA 90048-4732

Regards,

*email - Hkramer@earthlink.net*

Hannah Kramer, Trustee

Attachments

Date: 7/27/2018  
Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDER THE MARSHALL F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/A/T 0410911992

Owned Property Address: 346 N. STANLEY AVENUE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/24/2018, before me,

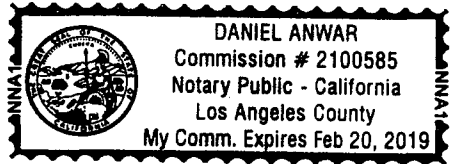
Daniel Anwar, Notary Public

Personally appeared Hannah Kramer

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]





Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNOBTHEN MARSHALL F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/P/T 04/09/1992

Owned Property Address: 364 NORTH GARDNER STREET  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

**ACKNOWLEDGEMENT**

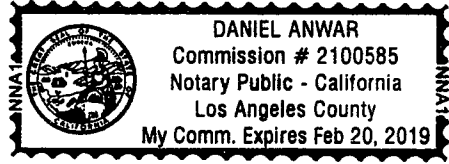
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 07/24/2018, before me,  
Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that s/he / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDER THE MARSHALL F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/A/T 04/09/1992

Owned Property Address: 400-402 N. SPAULDING AVENUE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/24/2018, before me,

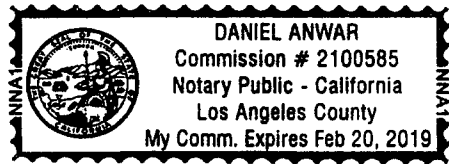
Daniel Anwar, Notary Public

Personally appeared Hannah Kramer

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDER THE MARSHALL F. KRAMER Sole / (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/D/T 04/09/1992

Owned Property Address: 410-412 1/2 N. GARDNER STREET

State Historic Preservation Officer LOS ANGELES, CA 90036  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER TRUSTEE

ACKNOWLEDGEMENT

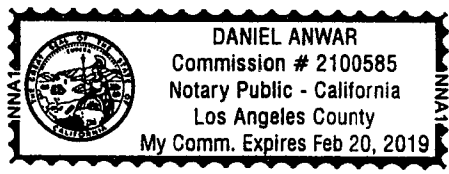
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 07/24/2018, before me,  
Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDER THE WILL OF F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/D/T 0410911992

Owned Property Address: 414-416 1/2 N. Gardner Street  
Los Angeles, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

ACKNOWLEDGEMENT

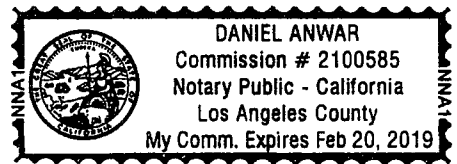
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 07/24/2018, before me,  
Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNOBTHEN MARSHALL F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/D/T 04/09/1992

Owned Property Address: 424-426 NORTH CURSON AVE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

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Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

ACKNOWLEDGEMENT

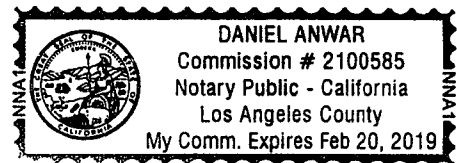
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STATE OF CALIFORNIA  
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WITNESS my hand and official seal.

Signature [Signature]



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDER THE WILL OF SMALL F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/P/T 04/09/1992

Owned Property Address: 428-430 N. CURSON AVE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

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Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

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Daniel Anwar, Notary Public

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WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDER THE MARSHALL F. KRAMER Sole (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/P/T 0410911992

Owned Property Address: 445 - 447 1/2 N. SPAULDING AVE

State Historic Preservation Officer LOS ANGELES, CA 90036  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

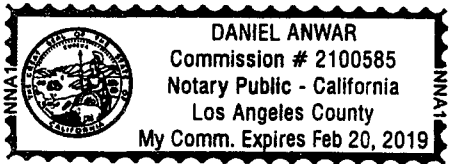
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STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
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Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer

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WITNESS my hand and official seal.  
[Signature]  
Signature



Date: 7/27/2018

Owner (name on title): HANNAH KRAMER SEPARATE PROPERTY TRUST  
UNDEVELOPED MARSHALL F. KRAMER Sole / (Partial) (Circle One)  
AND HANNAH KRAMER REVOCABLE TRUST  
U/D/T 04/09/1992

Owned Property Address: 510 NORTH GENESEE AVE  
LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Hannah Kramer  
Owner or Agent Signature  
HANNAH KRAMER, TRUSTEE

**ACKNOWLEDGEMENT**

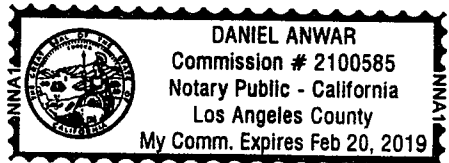
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STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
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Daniel Anwar, Notary Public  
Personally appeared Hannah Kramer

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WITNESS my hand and official seal.

Signature [Handwritten Signature]





Esther Eisenstein, Trustee

Esther Eisenstein Separate Property Trust dated 10/2001

July 22, 2018

State Historic Preservation Office

Office of Historic Preservation

1725 23<sup>rd</sup> Street, Suite 100

Sacramento, CA 95816-7100

Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register

Dear State Historic Preservation Officer,

Please find attached documents for the following nine separate residential apartment buildings located in the Beverly Fairfax Historic District in Los Angeles, CA 90036. The subject revocable trust objects to the listing of these properties in the National Register.

1. 346 North Stanley Avenue, Los Angeles, CA 90036
2. 364 North Gardner Street, Los Angeles, CA 90036
3. 400-402 North Spaulding Avenue, Los Angeles, CA 90036
4. 410 – 412 ½ North Gardner Street, Los Angeles, CA 90036
5. 414 - 416 ½ North Gardner Street, Los Angeles, CA 90036
6. 424 – 426 North Curson Avenue, Los Angeles, CA 90036
7. 428 – 430 North Curson Avenue, Los Angeles, CA 90036
8. 445 – 447 ½ North Spaulding Avenue, Los Angeles, CA 90036
9. 510 North Genesee Avenue, Los Angeles, CA 90036

If you have any questions about these documents, please send such questions to me at the following address:

Esther Eisenstein

8350 Melrose Ave #202

Los Angeles, Ca 90069

*esther@cataxservice.com*

*323-658-5271 X12*

Regards,



Esther Eisenstein

Attachments

Date: 7/27/2018

Owner (name on title): Ertha Eisenstein Sep Prop Trust Sole / Partial (Circle One)

Owned Property Address: 346 N STANLEY Ave LA CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/24/2018, before me,

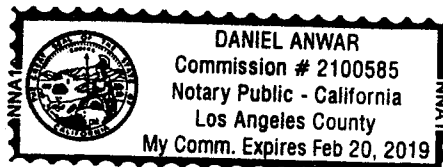
Daniel Anwar, Notary Public

Personally appeared Ertha Eisenstein

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Date: 7/27/2018

Owner (name on title): Esther Eisenstein Spousal Trust Sole  Partial  (Circle One)

Owned Property Address: 364 N Gardner Los Angeles, Ca 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Esther Eisenstein  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/24/2018, before me,

Daniel Anwar, Notary Public

Personally appeared Esther Eisenstein

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WITNESS my hand and official seal.

Signature [Signature]



Date: 7/27/2018

Owner (name on title): Esther Eisenstein Sep Prop Trust Sole / Partial (Circle One)

Owned Property Address: 400-402 N. Spaulding, Los Angeles, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

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Sincerely,

Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

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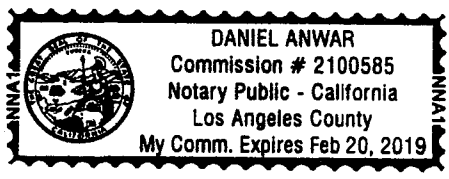
Daniel Anwar, Notary Public

Personally appeared Esther Eisenstein.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Date: 7/27/2018

Owner (name on title): Esther Eisenstein Sp Prop Trust Sole / Partial (Circle One)


Owned Property Address: 410 - 412 1/2 N Gardner, Los Angeles  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

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I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

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STATE OF CALIFORNIA

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WITNESS my hand and official seal.

Signature 



Date: 7/27/2018

Owner (name on title): Esther Eisenstein Sep Prop Trust Sole / (Partial) (Circle One)

Owned Property Address: 414-416 N BARDNER, Los Angeles, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

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Sincerely,



Owner or Agent Signature

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COUNTY OF Los Angeles


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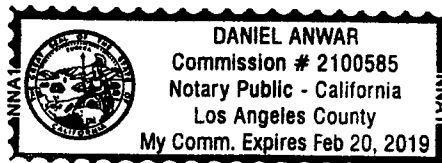
Daniel Anwar, Notary Public

Personally appeared Esther Eisenstein

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WITNESS my hand and official seal.

Signature 



Date: 7/27/2018

Owner (name on title): Esther Eisenstein Sep Prop Trust Sole (Partial) (Circle One)

Owned Property Address: 424-426 N. Curson Los Angeles Ca  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

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Sincerely,

Esther Eisenstein  
Owner or Agent Signature

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

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WITNESS my hand and official seal.

Signature [Signature]



Date: 7/27/2018

Owner (name on title): Ether Eisenstein Sep Prop Trust Sole / Partial (Circle One)

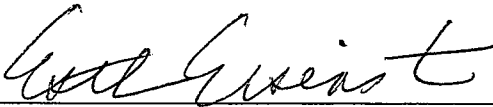
Owned Property Address: 428 - 430 N. Curson Ave, LA, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

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Owner or Agent Signature

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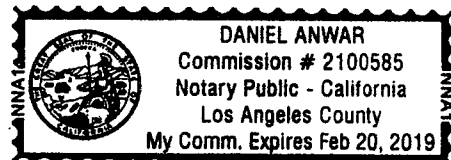
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WITNESS my hand and official seal.

Signature 





Date: 7/27/2018

Owner (name on title): Esther Eisenstein Sep Prox TruK Sole / Partial (Circle One)

Owned Property Address: 445-447 N Spaulding Ave CA, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

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Sincerely,

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Owner or Agent Signature

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COUNTY OF Los Angeles

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WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 7/27/2018

Owner (name on title): Erther Eisenstein Sep Prop Trust Sole / Partial (Circle One)

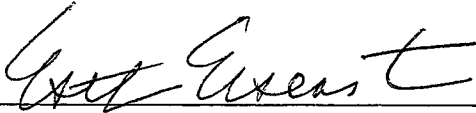
Owned Property Address: 310 N Genesee Ave LA, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

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Owner or Agent Signature

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COUNTY OF Los Angeles

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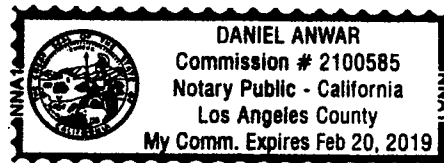
Daniel Anwar, Notary Public

Personally appeared Erther Eisenstein.

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WITNESS my hand and official seal.

Signature 



**From:** Jeffrey Harlan  
**To:** [Polanco, Julianne@Parks](mailto:Polanco,Julianne@Parks)  
**Cc:** [Crain, Amy@Parks](mailto:Crain,Amy@Parks)  
**Subject:** Beverly Fairfax Historic District Federal Register Nomination - Objection re: 539-541 N. Spaulding Avenue  
**Date:** Friday, July 20, 2018 11:18:02 AM  
**Attachments:** [539-541 N Spaulding Letter to State HRC re federal register nomination 7.19.18.pdf](#)  
[539-541 N Spaulding Notarized Ownersip Declaration.pdf](#)  
[Exhibit 1 539-541 N Spaulding ESA Prelim Findings Memo.pdf](#)  
[Exhibit 2 539-541 N Spaulding Federal Register Nomination Summary.pdf](#)

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Dear Ms. Polanco,

Please accept the attached materials detailing our objection to the inclusion of 539-541 N. Spaulding Avenue as a Contributor to the abovementioned Pending Nomination, to be considered by the State Historic Resources Commission on August 3, 2018. The owners' representative/partner will also provide testimony concerning the Pending Nomination at the hearing.

If you have any questions, please do not hesitate to contact me.

Regards,  
Jeff Harlan

---

**Jeffrey T. Harlan, Esq.**

**ERVIN COHEN & JESSUP** LLP

9401 Wilshire Boulevard, 9th Floor | Beverly Hills, CA 90212-2974

(949) 335-2904 (c) | (310) 281-6364 (t) | (310) 859-2325 (f)

[www.ecjlaw.com](http://www.ecjlaw.com) | [jharlan@ecjlaw.com](mailto:jharlan@ecjlaw.com)

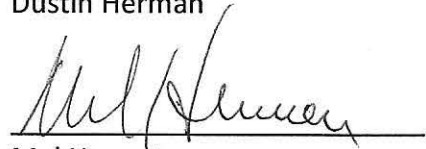
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The information contained herein is confidential and privileged attorney-client information or work product intended only for the individual or entity to whom it is addressed. Any unauthorized use, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately.

We, the undersigned, certify that we are the sole owners of real property ("Property") at 539 & 541 N. Spaulding Avenue, Los Angeles, California 90035 (Assessor's Parcel No.: 5527024003).

Further, we object to the Property's listing in the proposed National Register nomination of the Beverly Fairfax Historic District, to be considered by the State Historic Resources Commission at its August 3, 2018 meeting.

  
\_\_\_\_\_  
Dustin Herman      7-12-18

  
\_\_\_\_\_  
Mel Herman      7-12-18

for HWG Enterprises, Inc.

See Attached CA Ack 7-12-18

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On 7-12-18 before me, Cindy E Hoisington, Notary Public,  
(Here insert name and title of the officer)

personally appeared DUSTIN HERMAN and MEL HERMAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
 \_\_\_\_\_  
 Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Personal Statement  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 7/12/18

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer  
 \_\_\_\_\_  
 (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

July 19, 2018

**VIA E-MAIL AND U.S. MAIL**

California State Parks  
Office of Historic Preservation  
Julianne Polanco, State Historic Preservation Officer  
P.O. Box 94296  
Sacramento, CA 94296-0001

Re: **Objection to National Register Nomination of Proposed Beverly Fairfax Historic District (539-541 N. Spaulding Avenue)**

Dear Ms. Polanco:

On behalf of Dustin and Mel Herman, owners of the real property at 539-541 N. Spaulding Avenue in Los Angeles, California (“Property” or “Subject Site”), we submit the following objections to the inclusion of the Property as a Contributor to the proposed Beverly Fairfax Historic District (“Historic District”) under the pending National Register Nomination (“Pending Nomination”).

At its own expense and with limited notice of the Pending Nomination, the owners recently retained ESA, a professional historic resources consultant, to evaluate the individual Subject Site as a potential historic resource. As detailed in its preliminary findings, **ESA has determined that the Property is not individually significant under the applicable criteria and should not be considered a contributing property to the Pending Nomination.** (See, Exhibit 1 – Memorandum of Preliminary Findings, 539-541 North Spaulding Avenue, Los Angeles, California). In fact, the Property—an ordinary, dilapidated, and vacant two-story duplex—has been altered so significantly since its construction in 1926 that it can no longer convey its historical or architectural associations, as identified in the Pending Nomination. Moreover, the alterations of the Property are consistent with those done to buildings identified as Non-Contributors within the proposed Historic District.

Therefore, we request the State Historic Resources Commission properly identify the Property as a Non-Contributor to the Pending Nomination. And as explained in more detail

below, we believe the Property should be removed from the Pending Nomination entirely as the two-block boundary designed to include the Property is arbitrary and unjustified.

**1. The individual Property is not a historic resource and should not be identified as a Contributor to the Pending Nomination.**

The Pending Nomination offers only a brief, six-sentence summary of the Property, concluding that it is a Contributor. (See, Exhibit 2 – Pending Nomination Property Summary). Yet the short paragraph offers no explanation as to why the Property merits this seemingly arbitrary designation.

ESA's careful and comprehensive analysis of the Property, however, revealed the following:

- The Property is neither identified as a historic resource by local or state agencies, nor listed on any historical registers. Despite the current nomination, the Property has not been determined to be eligible for listing in any historical registers, including the Los Angeles Historic-Cultural Monuments Register and any local Historic Preservation Overlay Zone. Also, the Property is not a potential historic resource based on the City of Los Angeles' Historic Places LA website or Survey LA, the citywide survey of Los Angeles.
- The Property presents a low level of historical integrity due to its present state and loss and/or alteration of character-defining architectural features. Over the course of several decades, the physical condition of the building has deteriorated to the point that its historical and architectural value is inconsequential. Moreover, the Property has been significantly altered, thereby compromising its historical integrity. These significant alterations include: inappropriate window replacements (from wood, double-hung to modern aluminum jalousie windows), addition of metal grilles at windows, inappropriate door replacement, inappropriate alteration of the front entrance and incongruous addition of modern brick walls at the entry and metal awning, removal of historical details and ornamentation (e.g., replacement of original clay tile with new asphalt shingles), change of color in the finishing stucco surfaces, and others. (See, Exhibit 1, P. 15-18).
- The Property does not display any of the hallmark features of the Mediterranean Revival style. Although a simplified version of the architectural style, exhibiting only a stucco exterior with clay tile roof detailing, the Property fails to demonstrate common, character-defining features, such as a symmetrical façade, grand accentuated entrance, rectangular footprint, dominant first story, arched entryways and window openings, and

decorative wrought iron elements. (See, Exhibit 1, P. 20). Unlike other, clear examples of the Mediterranean Revival style within the proposed Historic District, the Property is unequivocally unremarkable and heavily altered.

- The Property exhibits similar alterations to properties identified as Non-Contributors in the Pending Nomination. Compared to several other properties that were classified as Non-Contributors, the Subject Site demonstrates less architectural and historical integrity. (See, Exhibit 1, P. 21, Attachment F).

In sum, the Property fails to meet sufficient criteria necessary for a historic property to convey historical significance, and therefore it does not qualify as a contributing property to the Pending Nomination. Unquestionably, the Property should be correctly characterized as a Non-Contributor.

**2. The Pending Nomination boundaries are arbitrarily drawn to include the Property, and should be revised to reflect only the original tract.**

It is important to note that although the Pending Nomination makes no actual mention of its sponsor, Save Beverly Fairfax, the document has been proposed by this neighborhood organization for the sole purpose of precluding any development of private property within the area regardless of the buildings' physical condition or presumed historic value. The context here is important because, while the organization may have a legitimate desire to preserve historic resources, its effort to capture relevant historic resources has certainly overreached.

For instance, the proposed Historic District boundaries do not reflect a clear historical pattern of development, but rather illustrate an obvious gerrymander to grab outlying properties that may be redeveloped, like our client's Property. In fact, the boundary justification offered by the applicant fails to provide any evidence that the proposed boundaries should be anything other than the original housing tract's borders (See, Exhibit 1, P. 31-32 – Tract 6568), which aligns with the potential Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District identified in the 2015 Survey LA study. (See, Exhibit 1, P. 5 – Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District Map). The Pending Nomination offers no evidentiary support for its claim that "the developer reserved the western portions of the two tracts for multi-family residences," which presumably justifies the inclusion of the two blocks of North Spaulding Avenue (and the eastern portion of North Genesee Avenue) between Rosewood Avenue and the alley behind Melrose Avenue. (See, Exhibit 1, P. 6 – Proposed Beverly Fairfax Historic District Map). This baseless conclusion does not warrant augmenting the well-defined Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District boundaries.



Accordingly, we urge the State Historic Resources Commission to modify the Pending Nomination boundaries to reflect those of the proposed Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District, which appropriately mirrors the original housing tract (Tract 6568).

**Conclusion**

We recognize that the Pending Nomination reflects a broad, qualitative survey of a residential area containing several quality examples of Los Angeles' historic architecture of 1920s-1940s. The Subject Site, however, is clearly not one of them. Over its 92-year history, the individual Property has been significantly altered and its architectural integrity so irrevocably compromised that it no longer can convey its historical association as identified in the Pending Nomination. Based on the careful analysis of our historical resources expert, the Property unequivocally does not qualify as either a historic resource or a Contributor to the Pending Nomination. It would be improper to maintain this designation, and the State Historic Resources Commission should make the necessary correction and characterize the Subject Site as a Non-Contributor.

Thank you for your consideration of this matter.

Sincerely,



Jeffrey T. Harlan

Enclosures

cc: Dustin Herman and Mel Herman, Michael Stone,  
HWG Enterprises, Inc.

JTH:jth



# Memorandum

date July 18, 2018

to State Historical Resources Commission  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, California 95816

from Margarita Jerabek, Ph.D., Director of Historic Resources  
Joel Levanetz, M.A., AICP, Historic Resources Manager  
Ashley Brown, M.A., Senior Architectural Historian  
Hanna Winzenried, M.S., Associate Architectural Historian

subject 539-541 North Spaulding Avenue, Los Angeles, California

At the request of HWG Enterprises, Inc. (“Client”), owners of real property at 539-541 North Spaulding (APN: 5527-024-003) (“subject property”), ESA has conducted a site visit of the subject property, reviewed archival data, and conducted site specific research in support of preparing a historic resources assessment report. At the Client’s direction, we have drafted this memorandum (“memo”) to communicate our preliminary findings.

The subject property, developed with a multi-family residence built in 1926 in the Mediterranean Revival architectural style, was identified as a contributing property to the potential Beverly Fairfax Historic District (National Register District) National Register Nomination in April of 2018. Part of the ESA analysis was to determine whether the subject property was correctly identified as a contributor to the National Register District, or whether it should have been identified as a non-contributor. In our analysis of information, and considering the subject property’s historical association, architectural style, and property type; **ESA’s preliminary findings concluded that the subject property appears not to be individually significant under the applicable criteria.** While the subject property appears to meet one criterion of significance as a district contributor—the property’s association to the westward migration of the City of Los Angeles’ Jewish population, from the mid-1920s to the 1940s, to a residential subdivision made up of largely multi-family dwellings—the subject property no longer can convey its historical or architectural associations as identified in the National Register District nomination. Furthermore, many of the physical alterations of the subject property are similar to the alterations done to non-contributing buildings within the district, which were identified by Architectural Resources Group in the National Register nomination. **In conclusion, the subject property should not be considered a contributing property to the potential Beverly Fairfax Historic District.**

## Methodology

ESA’s qualified architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources; Joel Levanetz, M.A., AICP, Historic Resources Manager; Ashley Brown, M.A., Senior

Architectural Historian; and Hanna Winzenried, M.S.C., Associate Architectural Historian, completed this study, all of whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. The investigations were conducted under the direction of Margarita Jerabek, Ph.D., who directed the study; Joel Levanetz, M.A., R.P.A., reviewer; Ashley Brown, M.A., surveyor, researcher, and author; Hanna Winzenried M.S.C., researcher and author. Professional qualifications are provided in **Attachment A**.

The following tasks were performed by ESA's architectural historians for the study:

- A pedestrian survey and digital photography was undertaken by Ashley Brown on July 5, 2018 to document the existing conditions of the subject property. A multi-family residence and garage were documented on the subject property.
- Site-specific research on the property was conducted utilizing building permits, assessor's records and map books, Sanborn Fire Insurance maps (Sanborn maps), historic newspapers, Ancestry.com, Los Angeles City Directories; and the collections of the Huntington Library, USC, Los Angeles Public Library, and Calisphere were reviewed.
- ESA staff reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- ESA staff completed a historic resource assessment of the potential historic resource based upon criteria used by the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and City of Los Angeles Zoning Code.

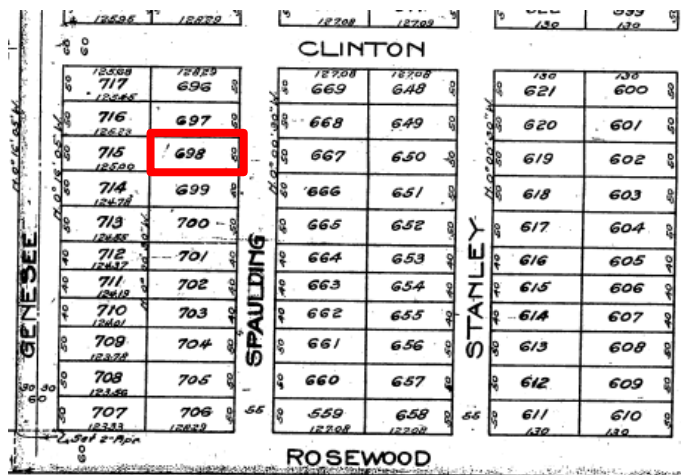
# Environmental Setting

The subject property is located at 539-541 North Spaulding Avenue and was constructed in 1926 in the Mediterranean Revival style (**Figure 1**). The multi-family two-story apartment building is situated on the west side of North Spaulding Avenue between Rosewood Avenue to the south and Clinton Street to the north. The subject property is located in Tract No. 6143 lot 698 (**Figure 2**). The full Tract map is included in **Attachment B**. The rectangular parcel measures approximately 54 feet long by 130 feet deep. The residence is set back from the east parkway, and its irregular footprint is roughly a T shape. The Garage is situated adjacent to the northwest corner of the lot.



SOURCE: ESA 2018 539-541 North Spaulding Avenue/D180673.00

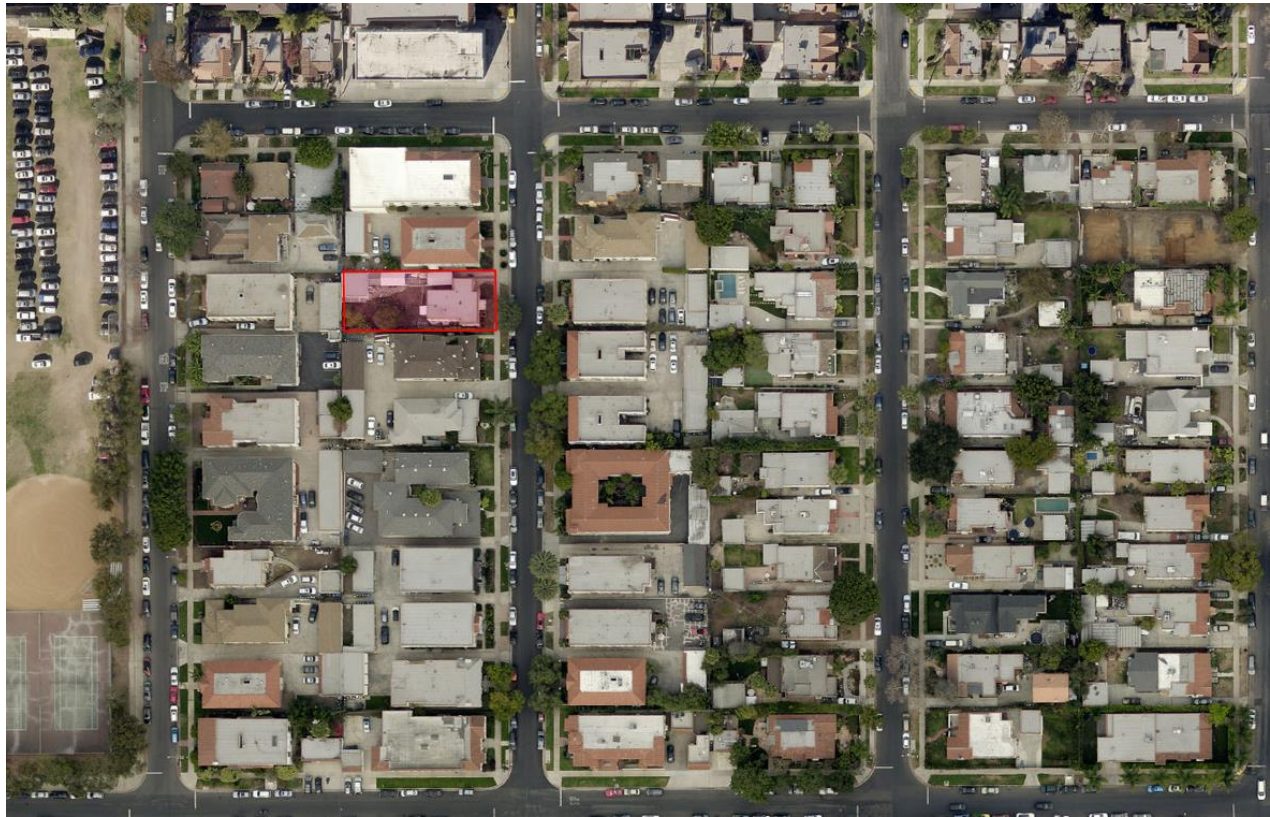
**Figure 1**  
Primary (east) elevation, view west



SOURCE: Department of Public Works Land Records 539-541 North Spaulding Avenue/D180673.00

**Figure 2**  
Excerpt of Tract No. 6143: Lot 698  
highlighted in red

The Tract is bordered by Rosewood Avenue to the south and Melrose to the north, Genesee to the west and Highland Avenue to the east. There are multi-family residences along the east side of Genesee and along Spaulding Avenue and multi-family Residences on Sycamore Avenue and Orange Drive. However, the majority of the lots are developed with single-family residences (**Figure 3**). The houses located on the east-to-west streets within the Tract occupy single deep lots that run from the street to the alley. All of the lots are roughly rectangular in shape.



SOURCE: Los Angeles County Office of the Assessor

539-541 North Spaulding Avenue/D180673.00

**Figure 3**  
539-541 N. Spaulding Avenue in its current setting

## Previous Evaluations

In 2015, a citywide survey was conducted, entitled SurveyLA. SurveyLA was the first comprehensive city-wide survey that aimed to identify significant historic resources throughout the city. The field survey aimed to identify potential historic resources from 1850 to 1980. In the 2015, SurveyLA identified a potential historic district—the Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District—in part because of the high degree of 1920s and 1940s period revival multi-family residences, and because it was also part of an early Jewish enclave representing the earliest movement of the Los Angeles Jewish community westward from areas such as Boyle Heights in the 1920s and 1930s.<sup>1</sup> The subject property is one block north of this potential historic district. (**Figure 4**). During the field surveys

<sup>1</sup> SurveyLA, “Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District,” *Wilshire Historic Districts, Planning Districts and Multi-Property Resources*, January 26, 2015.

for SurveyLA, the subject property was not identified as a contributor to a historic district or as an individually eligible property.



SOURCE: SurveyLA, 2015

539-541 North Spaulding Avenue/D180673.00

**Figure 4**

SurveyLA Potential Historic District

In 2018, the preservation advocacy group “Save Beverly Fairfax” identified the Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District and two additional blocks to the north, where the subject property is located, as a potential National Register Historic District called the Beverly Fairfax Historic District (**Figure 5**). The pending nomination is scheduled to be in front of the State Historical Resources Commission for evaluation on Friday August 3, 2018.<sup>2</sup> The outline of the National Register Historic District roughly follows the outline of the zone RD1.5-1-0 buildings in the area. .

The subject property was identified as a contributor in the potential Beverly Fairfax Historic District National Register nomination prepared by Architectural Resources Group in April 2018. It is listed as a two-story duplex in the Mediterranean Revival style. The nomination states that the building’s alterations include “porch altered or enclosed, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, awnings added, and porch rail replaced.”

<sup>2</sup> “National Register,” *Save Beverly Fairfax*, accessed July 6, 2018, <http://www.savebeverlyfairfax.com/national-register/>.



SOURCE: Save Beverly Fairfax

539-541 North Spaulding Avenue/D180673.00

**Figure 5**  
Beverly Fairfax Historic District (subject property outlined in red)

The National Register nomination includes two tracts—primarily Tract No. 6568 and a small portion of Tract 6143. Tract No. 6568 is located between Rosewood Avenue to the north and Beverly Boulevard to the south. SurveyLA, which identified Tract No. 6568 as a potential historic district mentions this on its history:

*The area was originally subdivided in 1923 by owner and developer G. Allan Hancock. Hancock was a major oil and later real estate developer of land his father, Henry Hancock, had acquired in 1863, known as Rancho La Brea. In 1910, after his father and mother had passed, Mr. Hancock began developing his family’s land for residential purposes. Considering the number of owner-built residences and notable local architects, such as Max Maltzman and C.J. Smale, who designed houses in the district, Mr. Hancock likely carried out the initial development of the subdivision and sold off lots to individual owners. No evidence was found regarding marketing of the subdivision.<sup>3</sup>*

The subject property, however, is located north in a different subdivision in Tract No. 6143. Tract No. 6143, which was also subdivided in 1923 by G. Allan Hancock, is between Melrose to the north and Rosewood to the south, Genesee to the west, and Highland Avenue to the east. There are multi-family residences along the east side of Genesee and along Spaulding Avenue and multi-family Residences on Sycamore Avenue and Orange Drive. However, the majority of the lots are developed with single-family residences.

<sup>3</sup> SurveyLA, “Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District,” *Save Beverly Fairfax*, accessed July 16, 2018, <http://www.savebeverlyfairfax.com/surveyla/>.

## Preliminary Research Findings

**APN:** 5527-024-003

**Build Date:** 1926 (*Los Angeles County Assessor*)

**Style:** *Mediterranean Revival style*

Mediterranean Revival is the second most common style within the potential Historic District. Like the Spanish Colonial Revival style, Mediterranean Revival architecture became increasingly prevalent in Los Angeles during the 1920s, due in part to the region's Mediterranean-like climate and the popularity of Mediterranean-inspired resorts along the Southern California coast. Loosely based on sixteenth century Italian villas, the style is more formal in massing than its Spanish counterpart, conveyed through symmetrical façades and grand accentuated entrances. Common character-defining features of the district's Mediterranean Revival buildings include rectangular footprints; symmetrical façades and rectilinear massing; a dominant first story; low-pitched clay tile hipped roofs with boxed and/or bracketed eaves; stucco exteriors; arched entryways and window openings; and decorative wrought iron elements.<sup>4</sup>

**Architect:** *L. Gentry*

Not a master architect

**Builder:** *B. H. O'Neil*

Not a master builder

**Tract:** *TRACT # 6143 LOT 698*

Tract: #6143 Lot 698

Tract No. 6143 was subdivided in February, 1923 by G. Allan Hancock of the Title Insurance and Trust Company. Tract No. 6143 was a portion of Lots 2,3,4,5, and 6 of Tract No. 215, as recorded in Book 14, pages 42 and 43 of Maps, Records of Los Angeles County California. Also a portion of Highland Avenue as vacated by order of the Board of Supervisors as per Official Record Book 1214 page 260.

## Evaluation Themes and Context

ESA reviewed the multi-family residence located on the subject property and has identified the following historic and architectural themes evaluation of significance: Westward Migration of the City's Jewish Community; Multi-family housing: Duplex Apartments; and Mediterranean Revival Style, 1887-1942. The period of significance listed in the National Register nomination as 1924-1949.

## Construction History

The subject property's construction history which was compiled from City of Los Angeles Building & Safety permits and Los Angeles' County Assessor Records is summarized in **Table 1** below. Building Permits are available in **Attachment C**. A permit was issued for a new dwelling on October 11, 1926, described as a 37 by 49 foot, 23 feet tall building that was two stories in height with concrete foundation,

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<sup>4</sup> *National Register of Historic Places Registration Form: Beverly Fairfax Historic District*, pg. 143.



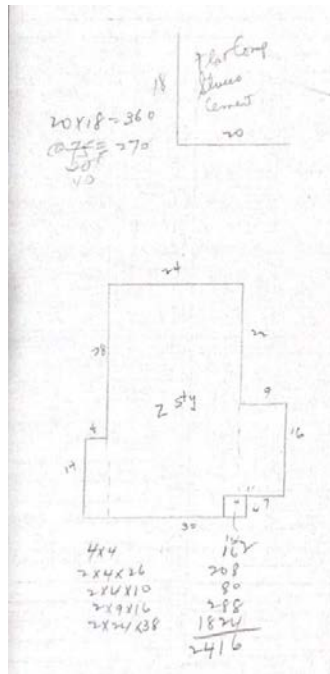
wood studs and posts, and stucco finish siding valued at \$7,000. On the same date, a permit was issued for an 18 by 20-foot garage valued at \$500. Both permits were issued to R. H. Bentley, owner, and the architect was listed as L. Gentry. Since then, only one permit was issued for electrical work on July 26, 1988. **Unpermitted alterations include the creation of a new stoop with brick walls fronting the Spaulding Drive façade, the replacement of all of the original wood windows to aluminum jalousie (Miami) windows, and the addition of an entrance on the second story of the rear façade of the structure sometime between 1952 and 1964.**

**TABLE 1  
BUILDING PERMITS FOR 529-541 NORTH SPAULDING AVENUE**

Date	Permit Number	Owner	Architect (A) and/or Contractor (C)	Valuation	Description
10/11/1926	29527	R. H. Bentley	L. Gentry (A) (?), B. H. O'Neil (C)	\$7,000	The building of a 37x49 square foot dwelling that will be 23 feet tall and two stories in height. It will have a concrete foundation and stucco siding.
10/11/1928	29528	R. H. Bentley	L. Gentry (A) (?), B. H. O'Neil (C)	\$500	The construction of a garage that is to be 18x18 feet, 18 feet tall, one story high
01/26/1988	3046156	-	-	-	Electrical permit

**Assessor Records**

**1926:** Two-story, two-family house with garage. The residential building is of wood construction on a concrete foundation and finished in stucco, with a flat roof, tile trim, and composition roofing (**Figure 6**).



SOURCE: Los Angeles County Assessors

539-541 North Spaulding Avenue/D180673.00

**Figure 6**  
Assessor Records, 12/22/1926 drawing

## ***Observed Alterations***

The following observed alterations were noted during the site visit of the subject property:

### **General:**

- The replacement of original wood double-hung windows with new aluminum jalousie (Miami) windows. (c. 1950-1960s).
- The replacement of original clay tile with asphalt shingle on decorative Mediterranean style pitched roofs around the main façade volume and the secondary building entrance at main façade.
- Stucco cladding has been replaced on different sections of the subject property.

### **West (primary):**

- New entrance stoop and brick walls with new railings added.
- Metal awning added over entrances.
- Security doors added.

### **South:**

- Security bars added over windows on first floor.

### **East:**

- Stairways and metal awning to second floor entrance way.
- Security bars added to all the windows.

### **North**

- Security bars added to the windows on the first story.

Non-contributing buildings located in the potential Historic District with similar alterations as the subject property include: 644 N. Genesee, 464 N. Ogden Dr., 415 N. Spaulding Ave, 415 N. Spaulding Ave, 363 N. Stanley Ave, 366 N. Stanley Ave, and 400 N. Stanley Ave. Like the subject property, these buildings do not have altered window openings, but instead have altered porches, cladding, and new windows with window security bars.

## ***Aerial and Map Observations***

Sanborn Maps show that since 1950 very little of the surrounding neighborhood of the subject property has changed. Aerial maps show that once the property was built in 1926, much of the surrounding land, specifically to the south, remained undeveloped until sometime between 1938 and 1948 (Aerials are available in **Attachment D**). There was also a large addition on the building three properties south

between 1952 and 1964. Aside from that, most of the properties on the block surrounding the subject property have remained intact.



SOURCE: EDR 2018

539-541 North Spaulding Avenue/D180673.00

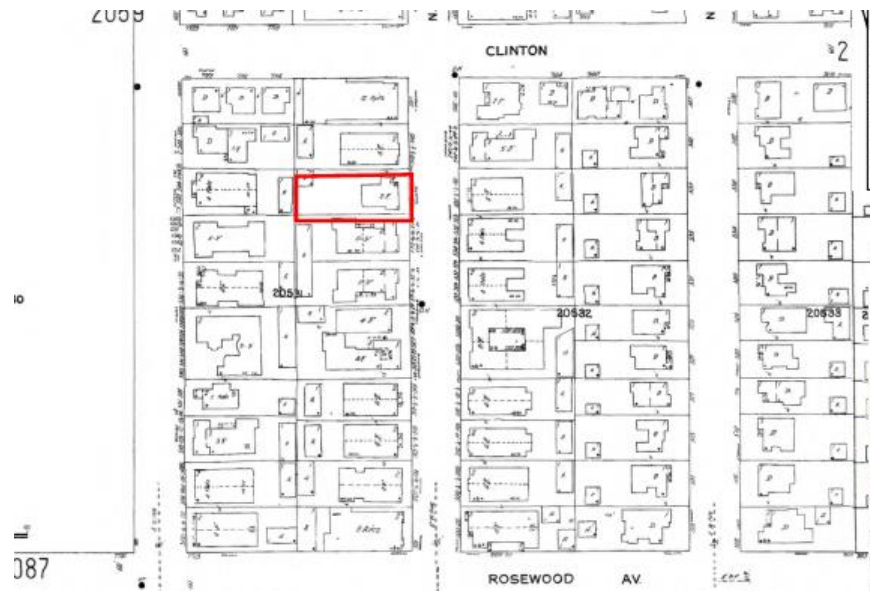
**Figure 7**  
1926 Sanborn



SOURCE: EDR 2018

539-541 North Spaulding Avenue/D180673.00

**Figure 8**  
1950 Sanborn



SOURCE: EDR 2018

539-541 North Spaulding Avenue/D180673.00

**Figure 9**  
1969 Sanborn

## Occupancy History

The first known occupant of the subject property is Geo W Masters, his wife Callie, and their daughter Naomi in 1929. Geo was born in Tennessee in 1867 and Callie was born in Tennessee in 1877. They had two children, Eules and Naomi, although it appears that Eules did not live with them while they lived on the subject property. Geo worked as a laborer.<sup>5</sup> Callie passed away in April of 1952.<sup>6</sup> Following them, Lawrence J. Mengula and his wife, Sylvia lived on the subject property in 1933. Mangula is sometimes spelled Manzula. Lawrence was born in California in 1910 and Sylvia was born in Canada in 1910. The 1940 census lists Lawrence's job as a checker. Following the Mangulas, Jewel Austin and her son, Don W. Austin, daughter Sharyl A. Austin, and her father, Peter Skanse lived on the subject property until around 1947. Jewel was born in Washington in 1891 and was divorced by 1940. She worked as a secretary. Donald was born in Canada in 1914 and at the time of his residence at the subject property, he worked as a restaurant worker. Sheryl was also born in Canada and was a clerk in 1937 and worked as a clothing designer in 1942.<sup>7</sup> Peter Askance was born in Sweden in 1864 and was retired.<sup>8</sup>

While the Austins lived at 539 N Spaulding, the Smith couple lived at 541 N Spaulding. Herbert Smith was born in Arizona in 1910 and was married to Marion who was born in Indiana in 1911. They would go on to have a daughter in 1939.<sup>9</sup> Herbert worked as a clerk. In 1938, Ralph W. Nelson lived at 541 N Spaulding. He was born in 1912 in South Dakota and worked as a sales clerk.<sup>10</sup> In 1940, Adelaide Vis lived at 541 N Spaulding. She was a 67-year-old widow who lived alone. In 1946, Samuel and Sarah Cohen lived at the property. Samuel was born in 1882 in Poland and married Sarah, born in 1885 also in Poland. Samuel worked as a proprietor.<sup>11</sup> In 1948, William Cyril lived in 541 N Spaulding.<sup>12</sup>

In 1951, Sylvia Hammerman lived on the subject property. No information is found about Hammerman, however, Hammerman is a Polish and Russian last name. Newspapers from the early to mid-1950s indicate that the resident of that time Mrs. Hammerman was active with the RS Helpers, Mt. Sinai Hospital and Clinic club. She held entertainment for the club at the subject property in 1953, and 1951, and served as the Membership Chairman in 1950.<sup>13</sup> Hammerman's involvement with the Jewish club associates her with the large Jewish community in the neighborhood at that time. The Mt. Sinai Hospital was established in 1925 in East Los Angeles and was relocated in 1933 to a larger facility on Beverly Blvd. It merged with Cedars of Lebanon in 1961 to become Cedars-Sinai Hospital.<sup>14</sup>

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<sup>5</sup> 1930 United States Federal Census

<sup>6</sup> "Vital Records," *The Los Angeles Times* (Los Angeles, CA), April 21, 1952, pg. 40.

<sup>7</sup> Los Angeles Directory Co.

<sup>8</sup> 1930 United States Federal Census

<sup>9</sup> 1940 United States Federal Census

<sup>10</sup> 1940 United States Federal Census

<sup>11</sup> 1940 United States Federal Census

<sup>12</sup> No other information was found on William Cyril.

<sup>13</sup> "R-X Helpers Will Have Tea," *The Los Angeles Times* (Los Angeles, CA), September 21, 1950, pg 61; "Clubs Today," *The Los Angeles Times* (Los Angeles, CA), August 29, 1953, pg. 91; "Hebrew Academy PTA," *The Los Angeles Times* (Los Angeles, CA), August 23, 1951, pg. 52.

<sup>14</sup> SurveyLA, "Jewish History," *Los Angeles Citywide Historic Context Statement*, pg. 85.

Sally Levine was living in the other portion of the duplex in 1951. Levine was born in 1918 in New York and worked as a dental assistant.<sup>15</sup> In 1958, Jack Martin Frabl and Leon Frabl lived on the subject property.<sup>16</sup> In 1976, Bernard Sturm lived at 539 and Henrick Szajer lived at 541 N Spaulding Ave.<sup>17</sup> Szajer was born in 1904 in Poland. He moved to the United States in 1963.<sup>18</sup> Following them, J. Joseph lived on the property in 1981, and David Forman in 2000. The Formans had owned the subject property for a number of years as the Abraham H Forman Trust. Abraham Forman was born in 1923 in Pennsylvania and was the brother of David Forman. It is likely that David or Abraham was the father of Darlene Goldman, who sold the property to its current owners in 2018.

**TABLE 2**  
**OCCUPANTS OF 529-541 NORTH SPAULDING AVENUE**

Address	Year	Source	Occupant	Occupation
539 N Spaulding Ave	1929	Los Angeles Directory Co.	Geo W. Masters Callie Masters Naomi S. Masters	Laborer
539 N Spaulding Ave	1933	Los Angeles Directory Co.	Lawrence J. Mengula Sylvia Mengula	Checker
539 N Spaulding Ave	1937-1947	Los Angeles Directory Co.	Don W Austin  Jewel S. Austin  Sheryl A. Austin	Restaurant Worker  Widow of attorney Clerk, clothes designer
541 N Spaulding Ave	1937	Los Angeles Directory Co.	Herbert Smith Marion Smith	Clerk -
541 N Spaulding Ave	1938	California Voter Registration	Ralph W. Nelson	Clerk
541 N Spaulding Ave	1940	US Federal Census	Adelaide Vis	-
541 N Spaulding Ave	1946	California Voter Registration	Samuel Cohen Sarah Cohen	Proprietor -
539 N Spaulding Ave	1947	Los Angeles Directory Co.	Jewel S. Austin  Sharyl A Austin  Peter Skanse	Priv sac City Atty Clothes designer
541 N Spaulding Ave	1948	California Voter Registration	William Cyril	-
539 N Spaulding Ave	1951	Pacific Telephone & Telegraph Co.	Sylvia Hammerman	-
541 N Spaulding Ave	1951	Pacific Telephone & Telegraph Co.	Sally Levine	Dental Assistant

<sup>15</sup> 1940 United States Federal Census

<sup>16</sup> No further information was found on the Frabls

<sup>17</sup> No further information was found on Bernard Sturm

<sup>18</sup> Ancestry.com. *California, Federal Naturalization Records, 1843-1999* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

<b>Address</b>	<b>Year</b>	<b>Source</b>	<b>Occupant</b>	<b>Occupation</b>
539 N Spaulding Ave	1929	Los Angeles Directory Co.	Geo W. Masters Callie Masters Naomi S. Masters	Laborer
541 N Spaulding Ave	1958	Pacific Telephone	Jack Martin Frabl Leon Frabl	- -
539 N Spaulding Ave	1976	Pacific Telephone	Bernard Sturm	-
541 N Spaulding Ave	1976	Pacific Telephone	Henrick Szajer	-
539 N Spaulding Ave	1981	Pacific Telephone	J. Joseph	-
539 N Spaulding Ave	2000	Haines & Company	David Forman	-

## Architectural Description

The subject property occupies a parcel on the west side of North Spaulding Avenue and is between Clinton Street and Rosewood Avenue. It is improved with a two-story Mediterranean Revival multi-family residence. The subject property is surrounded by other period-revival style two-story multi-family residences in the neighborhood.

### *Residence*

The residence is slightly set back from the parkway. Access to the current front door (alteration) from the sidewalk is provided by poured-in-place concrete steps. A driveway leads from Spaulding Avenue to the rear yard garage along the north property line. There is a lawn with some mature shrubs by the front façade of the house and a mature tree in the parkway (**Figure 10**). The residence is roughly rectangular in shape with an eastward oriented building with horizontal massing. It has a tan color stucco finish (alteration), a flat roof, a parapet wall with clay tile coping, and decorative pitched roof on brackets around the perimeter of the front volume as well as over the secondary residence entrance. Original clay tile on this bracketed roof has been replaced with asphalt shingles (alteration). There is an entrance porch under a metal awning (alteration) that has brick a railing with concrete block details (alteration). To the south of the entrance is a central aluminum jalousie windows with a side aluminum jalousie window on either side (alteration). The stair tower to the north has a long narrow wood window with true-divided-lites, and north of that is a secondary entrance facing north with a modern stoop handrail (alteration), and an aluminum jalousie window underneath a metal awning (alteration). On the second story to the south is an aluminum jalousie window with an aluminum jalousie window on either side (alteration). At the stair tower there is a long narrow wood window with true-divided-lites, and north of that is an aluminum jalousie window (alteration) (**Figure 11**).



SOURCE: ESA 2018

539-541 North Spaulding Avenue/D180673.00

**Figure 10**  
The primary (east) facade, view west





539-541 North Spaulding Avenue/D180673.00

SOURCE: ESA 2018

**Figure 11**  
The primary (east) facade, view west

The south (side) elevation is slightly obscured by a narrow lawn. To the east there are two large jalousie windows(alteration) on each floor, and to the west there are three smaller aluminum windows on each floor. The decorative pitched roof on brackets under the parapet only covers the east half of the façade. There are security bars over the windows on the first floor (alteration) (**Figure 12**).



539-541 North Spaulding Avenue/D180673.00

SOURCE: ESA 2018

**Figure 12**  
The south (side) elevation, view facing northwest

The north (side) elevation is also partially obscured by a narrow side yard. On the eastern side are two aluminum jalousie windows, one on each story. On the west façade of the wing, there are two small wood casement windows. West of that, here are two aluminum jalousie windows on the first and second story. Further west are two larger aluminum jalousie windows (alteration). There are security bars on the windows on the first floor (alteration) on the first floor (alteration) (**Figure 13**).



SOURCE: ESA 2018

**Figure 13**  
View of the north (side) elevation, view facing southeast

The west (rear) elevation remains intact except for the awning over the second-story entrance added sometime between 1952 and 1964 (alteration). There is a door and a sliding aluminum jalousie window on the first story that have been covered in security bars (alteration). A staircase with wood mesh siding leads to an entrance on the second story with an aluminum awning (alteration). To the north, there is an aluminum jalousie window covered in security bars (alteration) (**Figure 14**).



SOURCE: ESA 2018

**Figure 14**  
West (rear) elevation view facing east

## Significance Evaluation

When evaluated within its historic context, a property must be shown to be significant for *one or more of the Criteria for Evaluation - A, B, or C* for listing on the National Register. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. Upon the completion of research, ESA has compiled the following information:

*A. Association with events that have made a significant contribution to the broad patterns of our history*

- The subject property lies in a tract that played a key role in the westward expansion of the Jewish community of Los Angeles, starting in the 1920s. Mostly comprised of multi-family residences without racially restrictive covenants, the area provided home ownership opportunities to people living in the older Jewish neighborhoods on the east side of the city, and made it one of the first areas in the western suburbs to see a Jewish influx during a period of massive urban growth. At least two-thirds of the area's population were Jewish in 1940, and in subsequent years the area was firmly established as the residential anchor of Jewish Angelenos. The area remains associated with the Jewish community to this day. The historical migration west proved crucial in the creation of Fairfax Avenue at Beverly Boulevard as a viable and important Jewish commercial and institutional hub.

*B. Association with the lives of significant persons in our past*

- The property was developed with a duplex. Because it was a rental property, it had a high rate of turnover. Residents included Geo, Callie, and Naomi Masters (1929), Lawrence and Sylvia Mengula (1933), Jewel, Don, and Sheryl Austin (1937-1947), Herbert and Marrion Smith (1937), Ralph W. Nelson (1938), Adelaide Vis (1940), Samuel and Sarah Cohen (1946), William Cyril (1948), Sylvia Hammerman (1951), Sally Levine (1951), Jack Martin and Leon Frabl (1958), Bernard Strum (1976), Henrick Szair (1976), J. Joseph (1981), and David Forman (2000). The longest-tenured residents were the Austin family, who lived there for at least ten years. Only one resident was potentially notable, Sylvia Hammerman who only lived there for approximately four years. Hammerman, like many women of her era, was involved in many social groups. Newspaper articles note that Hammerman was involved with the RS Helpers, Mt. Sinai Hospital and Clinic Club. She held a couple of events for the club at the subject property. Hammerman though notable, does not appear to be a significant person within the larger Jewish community. The current owners bought the property from Darlene and Larry Goldman. Darlene said that she had lived on the property and that her sister lived there. Darlene's maiden name is likely Forman. While they had owned the property for a long time, they rented it to all of the other occupants.

C. *That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction*

- The building was constructed in the Mediterranean Revival style, which is the second most common style within the potential historic district. The National Register nomination states that common character-defining features of Mediterranean Revival buildings include a symmetrical façade, grand accentuated entrances, rectangular footprints, rectilinear massing, a dominant first story, low pitched clay tile hipped roofs with boxed and/or bracketed eaves, stucco exteriors, arched entryways and window openings, and decorative wrought iron elements. **The subject property is a simplified version of the architectural style and only has a stucco exterior with clay tile roof detailing, but otherwise does not display any of the other character-defining features of the style.** Further, the windows were changed into aluminum framed-jalousie windows, which do not fit the historic architectural style. There are many other buildings in the potential historic district that are better examples of the architectural style.

## Integrity Evaluation

To retain historic integrity, a property will always possess most of the aspects and, depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>19</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>20</sup> For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (“National Register Bulletin 15”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”<sup>21</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, National Register Bulletin 15 states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>22</sup> The subject property’s integrity is summarized in **Table 3**.

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<sup>19</sup> The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic District, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, [http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_appendix\\_IV.htm](http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm), accessed June 1, 2013.

<sup>20</sup> National Register Bulletin 15, p. 44.

<sup>21</sup> “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

<sup>22</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

**TABLE 3**  
**539-541 NORTH SPAULDING AVENUE INTEGRITY MATRIX**

Aspect of Integrity	Retains	Partially Retains	Does Not Retain
Location	X		
Design			X
Setting	X		
Materials			X
Workmanship			X
Feeling			X
Association	X		

The subject property presents a low level of historical integrity as it fails to meet four (4) of the criteria necessary for a historic property to convey historical significance due to its present state and the loss and/or alteration to character-defining features. The inappropriate window replacements from wood, double-hung to modern aluminum jalousie (Miami) windows, the addition of metal grilles at windows, inappropriate door replacement, the inappropriate alteration of the front entrance and incongruous addition of modern brick walls at the entry and metal awning, the addition of a staircase and metal awning at the rear façade, the removal of historical details or ornamentation, i.e., the replacement of original clay tile with new asphalt shingle on the decorative Mediterranean Revival pitched roofs, the change of color in the finishing stucco surfaces, as well as other incompatible alterations comprise the loss of historical integrity in terms of design, materials, workmanship, and feeling. **Many of these alterations, such as new window types and new roofing materials make it so that the subject property is not indicative of the Mediterranean Revival Style. In total, these changes undermine the property’s architectural style and should disqualify it from being a contributing property.**

Further, many other non-contributors in the district have similar alterations including 642 N Genesee, 464 N Ogden Dr, 415 N Spaulding, 415 N Spaulding, 363 N Stanley Ave, 366 N Stanley Ave, and 400 N Stanley Ave (a list of non-contributors is available for review in **Attachment F**). Like the subject property, these have alterations like balcony alterations/enclosures, security window bars added, window replacement, roofing replacements, and cladding replacements. Since these non-contributors have similar alterations as the subject property, the subject property should also be considered a non-contributor. Additionally, many non-contributors are better examples of their architectural styles than the subject property.

## Preliminary Conclusions

Based on our analysis of available information, and considering the subject property's historical association, architectural style, and property type, ESA's preliminary findings conclude that the subject property appears not to be individually significant under the applicable criteria. As part of the proposed historic district, the subject property appears to meet one criterion of significance for its association to significant events in the history of the City of Los Angeles, namely the association includes the westward migration of the city's Jewish population, from the mid-1920s to the 1940s, to a residential subdivision made up of largely multi-family dwellings. However, **due to multiple alterations as documented in this memo, the subject property no longer is able to convey its historical or architectural associations as identified in the National Register District nomination.** Furthermore, many of the alterations of the subject property are similar to the alterations done to non-contributing buildings, which were identified by Architectural Resources Group in the National Register nomination. **In conclusion, the subject property should not be considered a contributing property to the potential Beverly Fairfax Historic District.**

## Attachment A: Resumes





# Margarita Jerabek, PhD

## Historic Resources Director

### EDUCATION

Ph.D., Art History,  
University of California,  
Los Angeles

M.A., Architectural  
History, School of  
Architecture, University  
of Virginia

Certificate of Historic  
Preservation, School of  
Architecture, University  
of Virginia

B.A., Art History,  
Oberlin College

### 30 YEARS EXPERIENCE

### AWARDS

2014 Preservation  
Award, The Dunbar  
Hotel, L.A. Conservancy

2014 Westside Prize,  
The Dunbar Hotel,  
Westside Urban Forum

2014 Design Award:  
Tongva Park & Ken  
Genser Square,  
Westside Urban Forum

Preservation Design  
Awards, RMS Queen  
Mary Conservation Plan  
2012; and Restoration  
and Exhibit Design for  
Home Savings,  
Montebello, 2016,  
California Preservation  
Foundation

### PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica  
Conservancy

Society of Architectural  
Historians, Life Member

American Institute of  
Architects (AIA),  
National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

### Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.



# JOEL LEVANETZ, M.A., AICP, RPA

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## Senior Architectural Historian/Cultural Resources Specialist

### EDUCATION

M.A., Public History  
and Teaching,  
University of San  
Diego, 2008

B.S., Anthropology  
and Archaeology,  
University of  
Wisconsin-Madison,  
2004

### 15 YEARS EXPERIENCE

### CERTIFICATIONS/ REGISTRATION/ EDUCATION

Registered  
Professional  
Archaeologist

### PROFESSIONAL AFFILIATIONS

American Institute of  
Certified Planners

American Planning  
Association

National Trust for  
Historic Preservation

California  
Preservation  
Foundation

### AWARDS

[insert text]

Mr. Levantetz is a Secretary of Interior Professional Qualified Archaeologist, Historian and Architectural Historian. Mr. Levantetz has 15 years of experience specializing in projects involving cultural and historic resource assessments, Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation, and DPR 523 series form preparation.

Mr. Levantetz has overseen projects that range in scale and complexity. As project manager, Mr. Levantetz has coordinated surveys, supervised staff and subcontractors, provided quality control for data collection and technical report writing, interacted with regulatory agency personnel, maintained client communications, tracked budgets, met crucial project deadlines and established strong networks through business development.

Mr. Levantetz has a detailed understanding of relevant regulations and ordinances that affect cultural resources and historic properties, such as Sections 106 and 110 of National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), the California Environmental Quality Act (CEQA), and the Secretary of Interior Standards for the Treatment of Historic Properties. He has completed numerous impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Among the agencies served by Mr. Levantetz are the California Department of Transportation (Caltrans), Federal Rail Administration (FRA), California High Speed Rail Authority, Federal Highway Administration, Department of Defense (DOD), Federal Emergency Management Agency (FEMA), Bureau of Land Management (BLM), National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), Federal Aviation Administration (FAA), Department of Housing and Urban Development (HUD) and the General Services Administration (GSA)



# Ashley Brown

## Senior Architectural Historian

### EDUCATION

M.A. Public History:  
Historic Preservation,  
Middle Tennessee  
State University

B.A. History,  
California University  
of Pennsylvania

### 5 YEARS EXPERIENCE

### RECOGNITIONS

Minong, Traditional  
Cultural Property  
National Register  
Nomination – Agency:  
Grand Portage Band  
of Lake Superior  
Chippewa

Grand Portage CCC  
Indian Division Bridge  
– Agency: National  
Park Service and  
Grand Portage Band  
of Lake Superior  
Chippewa

Ashley Brown is a senior architectural historian with more than five years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Ashley also has experience contributing to California Environmental Quality Act CEQA-level documents. She is adept at developing and implementing historic resources surveys to address architectural, building, and cemetery condition assessments utilizing such programs ArcGIS and Survey123. She has worked closely with individuals, preservation groups, Native American tribes, small and large communities, and state legislators to preserve their heritage. Ashley continues to expand her knowledge of Southern California history by conducting primary source research and developing historic contexts.

## Relevant Experience

### *Historic Resources Assessments*

#### City of Los Angeles

#### **Sportsmen’s Lodge Hotel Phase I Historic Resources Assessment Report, Studio City, Los Angeles, CA. *Project Manager and Report Author.***

Ms. Brown evaluated the Sportsmen’s Lodge Hotel, which was identified by SurveyLA as part of the Sportsmen’s Lodge Historic District for historic and architectural significance at the local, state, federal levels. The hotel was designed in the Mid-Century Modern style by James D. Barrington and was identified for its historical associations with the Sportsmen’s Lodge.

#### **3600 Wilshire Boulevard Historic Resource Assessment and Impacts Analysis Report, Los Angeles, CA. *Project Manager and Report Author.***

Ms. Brown evaluated 3600 Wilshire Boulevard, a Modern style office building designed by master architect Robert Tyler, of Welton Becket and Associates for significance at the local, state, federal levels. Included in this report was CEQA Impacts Analysis. This CEQA document was used to support a MND.

#### **633 Palms Boulevard Phase I Historic Resource Assessment Report, Venice, Los Angeles, CA. *Report Author.***

Phase 1 Historic Resource Assessment for the property located at 633 Palms Blvd. The site includes four buildings, three of which appear to be bungalows constructed in 1924. The fourth at the street front is a significantly altered bungalow. Ms. Brown evaluated the property as a bungalow court for significance at the local, state, federal levels.

#### **1101 Amalfi Avenue Historic Resource Assessment, Pacific Palisades, CA. *Co-report Author and Architectural Historian.***

ESA is prepared a Phased HRA for 1101 Amalfi Avenue, Pacific Palisades. This residence designed by Allen Siple, and first owned by Will Rogers, Jr. was assessed for its architectural and historic significance at the local, state, and federal levels.



# Hanna Winzenried

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## Architectural Historian

### EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

### 2 YEARS EXPERIENCE

### PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

Hanna is an architectural historian intern with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. She has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

### Relevant Experience

#### **9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA.**

*Contributor.* ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna is performing research and assisting in the preparation of the reports.

**3325 Monterey Road Historic Resources Assessment for 3325 Monterey Road, San Marino, CA.** *Contributor.* ESA prepared a Historic Resources Assessment for the Moderne residence at 3325 Monterey road. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1927 as a retirement residence for William F. Tempel, a real estate broker from Chicago. It was designed by Frederick Hust, an architect from Salt Lake City who would go on to design the new China Town in Los Angeles. The homeowners are looking for a way to expand square footage of the residence. Hanna is performing research and assisting in the preparation of the report.

#### **Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA.**

*Contributor.* ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna is performing research and assisting in the preparation of the report.

# Attachment B: Tract Maps

# PLAT OF TRACT No 6143.

PARTLY IN THE CITY OF LOS ANGELES.

Being a Subdivision of Portions of Lots 2, 3, 4, 5 and 6, of Tract No 215, as recorded in Book 14, pages 42 & 43 of Maps, Records of Los Angeles County, California. Also a Portion of Highland Avenue as Vacated by order of the Board of Supervisors as per Official Record Book 1214 Page 260. Scale 1 in. = 150 Ft. February, 1923. Geo. A. Wright C.E.

Note - Basis of Bearings is Melrose Avenue as per Tract No. 4608, M.B. 49-64.

I, Geo. A. Wright, hereby certify that I am a Licensed Surveyor of the State of California, and that this map, consisting of two sheets correctly represents a survey made under my supervision in February, 1923 and that all of the monuments shown hereon, actually exist, and their positions are correctly shown.

*Geo. A. Wright*

I hereby certify that I am the owner of, or am interested in the land included within the subdivision shown on the annexed map within the colored border lines, and that I am the only person whose consent is necessary to pass a clear title to said land, and I agree to the making of said map and subdivision and hereby dedicate to the public use, all of the Streets, Places, Avenues, Boulevard, Drive and Alleys shown on said map within said subdivision.

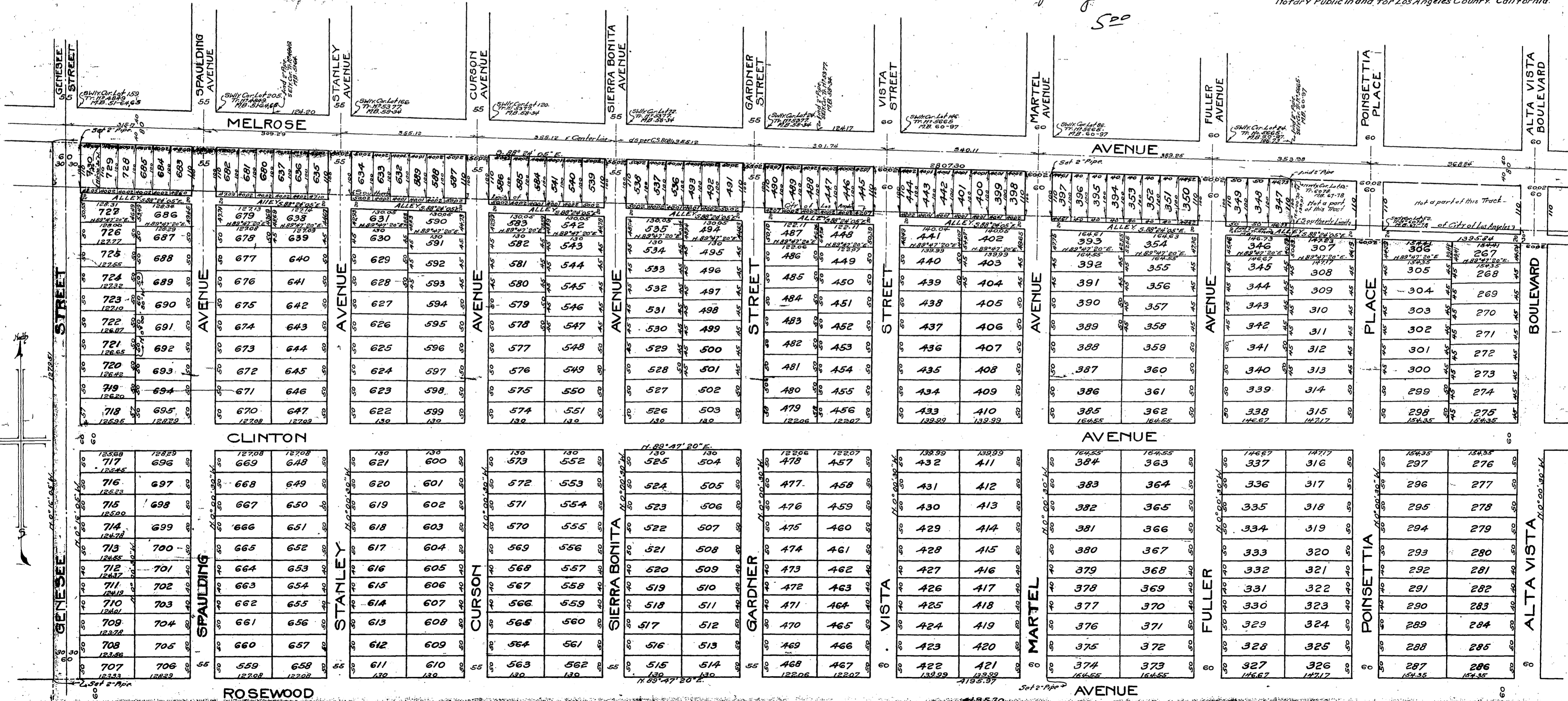
By *G. Allan Hancock*  
and *Albert M. Stephens*  
and *Maye W. Stephens*  
His Attorneys in Fact.

MAY 15 1923  
2 P.M.  
68  
90  
MAPS

STATE OF CALIFORNIA, ss.  
COUNTY OF LOS ANGELES.  
On this 9th day of March, in the year A.D. 1923, before me, Florence M. Campsell, a Notary Public in and for said County, duly commissioned and sworn, personally appeared Albert M. Stephens and Maye W. Stephens, known to me to be the persons whose names are subscribed to the within instrument, as Attorneys in Fact of G. Allan Hancock, and the said Albert M. Stephens and Maye W. Stephens duly acknowledged to me that they subscribed the name of G. Allan Hancock thereto as principal, and their own names as Attorneys in Fact.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

By *J. B. Roberts*  
deputy

*Florence M. Campsell*  
Notary Public in and for Los Angeles County, California.



Tract No 6143 (Sheets 1 & 2)  
Tract No. 6143 (Sheets 1 & 2)  
14,000.00

*Kogswell*

PLAT OF  
**TRACT No 6143.**  
PARTLY IN THE CITY OF LOS ANGELES.

*Robt Dominguez*

May 9 - 1923

T. Burnham

Title Insurance and Trust Company  
656250 APRIL 27 23

G. Allan Hancock

John A. Griffin

J. R. Prince

*Robt. Dominguez*

TRACT No 6143 Shts 1+2

MAY 15 1923  
54 54 2 P.M.  
68  
91  
MAPS

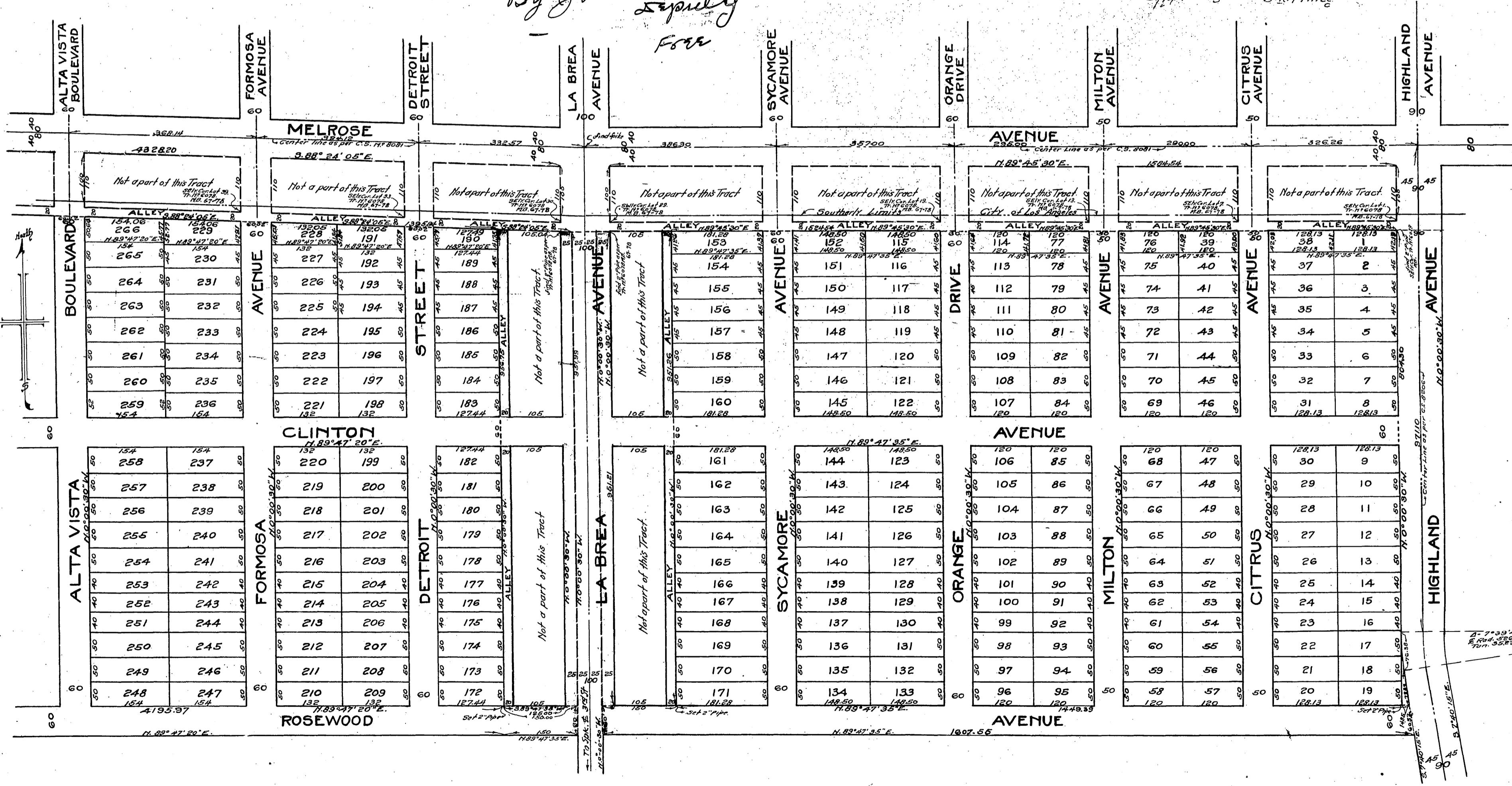
*By J. B. Roberts  
Surveyor*  
Free

John A. Griffin

J. R. Prince

26th March 3  
*Mary J. Butlett*

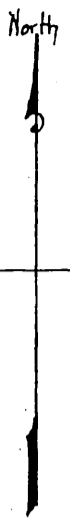
May 15, 1923  
*J. Heimer*



# PLAT OF TRACT No 6568

IN THE COUNTY OF LOS ANGELES.  
BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 5, TRACT No 215  
as Recorded in Book 14, pages 42 and 43 of Maps, Records of Los Angeles County, California.  
Scale 1 in. = 150 ft. May, 1923. Geo. A. Wright, C.E.

NOTE: Basis of Bearings taken from the South Line of Tract No 6143 as recorded M.B. 68-20491



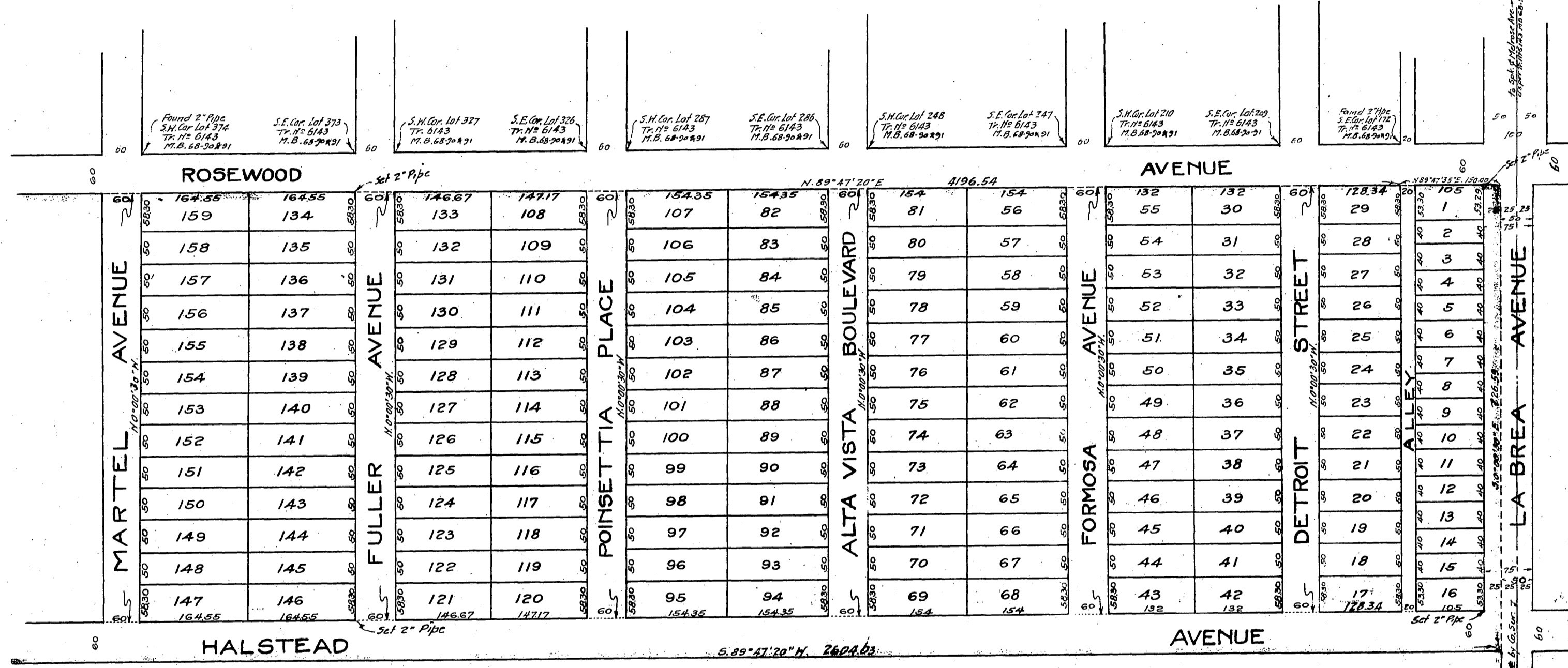
*32 7232 maps*

*By G.W. Taylor Cashier 500*

I, Geo. A. Wright hereby certify that I am a Licensed Surveyor of the State of California, and this map consisting of two sheets, correctly represents a survey made under my supervision in April, 1923, and that all the monuments shown thereon, actually exist and their positions are correctly shown.

*Geo. A. Wright*

I hereby certify that I am the owner of or am interested in the land included within the subdivision shown on the annexed map, within the colored border lines, and that I am the only person whose consent is necessary to pass a clear title to said land, and I agree to the making of said map and subdivision, and hereby dedicate to the public use, all of the Boulevard, Avenues, Streets, Place, and alleys, shown on said map within said Subdivision.



STATE OF CALIFORNIA } S.S.  
 COUNTY OF LOS ANGELES }  
 before me, *George A. Taylor*, Notary Public in and for Los Angeles County, California, personally appeared *G. Allan Hancock*, known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.  
 In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

*George A. Taylor*  
 Notary Public in and for Los Angeles County, California.

*Tract No. 6568 (Lots 1+2)  
Tract No. 6568 (Lots 1+2)  
20,000.00*

*July 17, 1923  
G. Hancock*

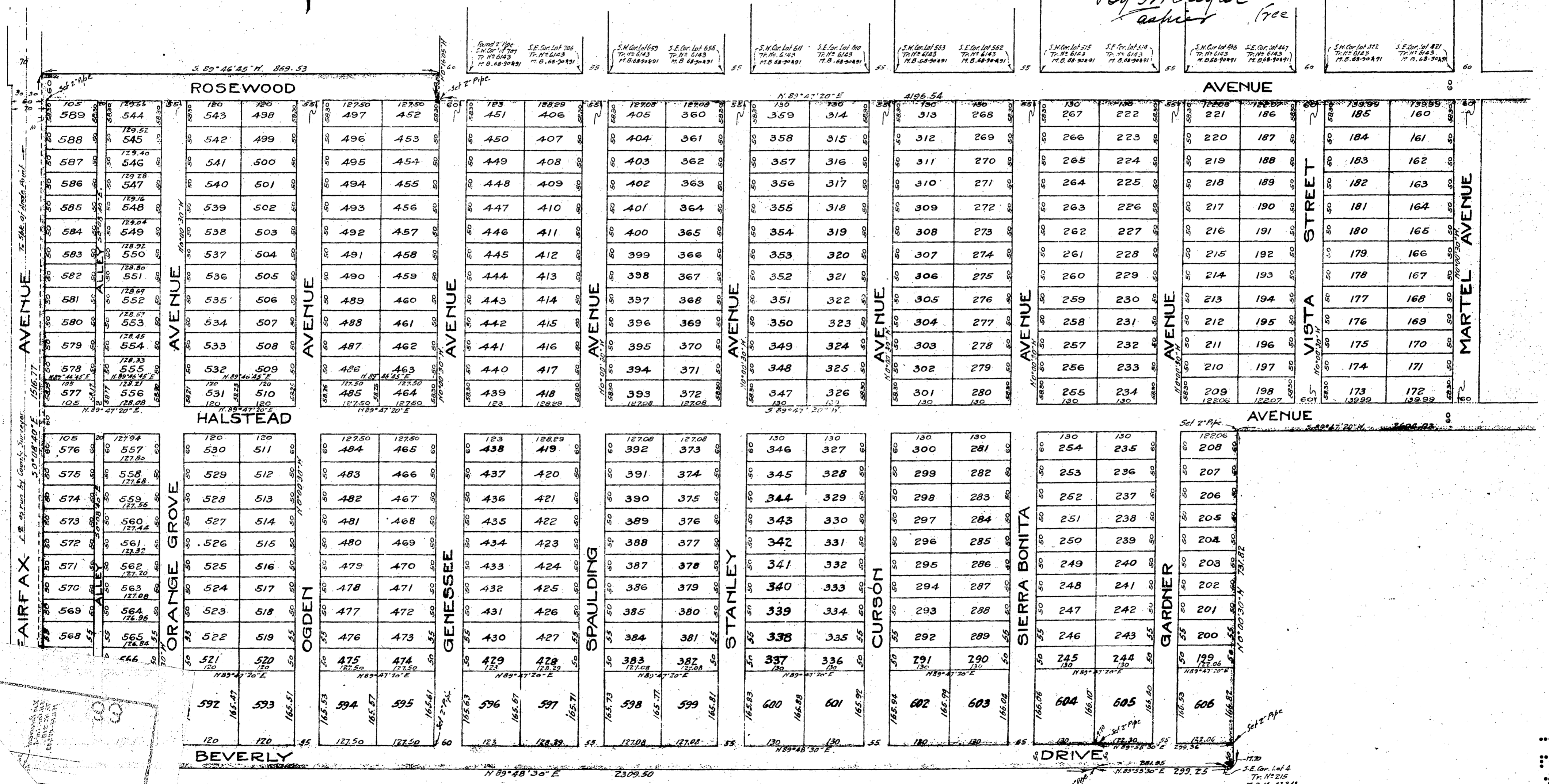
*Wright  
July 16, 1923  
Geo. A. Wright*



PLAT OF  
**TRACT No 6568.**  
IN THE COUNTY OF LOS ANGELES.  
Scale 1 in = 150 ft. May, 1923. Geo. A. Wright, C.E.

32  
7293  
maps

By G. M. Taylor  
cash (700)



# Attachment C: Building Permits

# All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

Lot No. 698 Block \_\_\_\_\_  
(Description of Property) \_\_\_\_\_

CITY CLERK PLEASE VERIFY

Trunk 6143

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

District No. 3144 M. B. Page 16 F. B. Page 169  
No. 539 N. Spaulding Ave Street \_\_\_\_\_  
(Location of Job) \_\_\_\_\_

O. K. City Engineer  
O. K. City Clerk  
Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 1 No. of Families 1
2. Owner's name R. W. Bentley Phone \_\_\_\_\_
3. Owner's address 1246 115 Ave.
4. Architect's name F. Gentry Phone \_\_\_\_\_
5. Contractor's name B. O. Smith Phone \_\_\_\_\_
6. Contractor's address 428 N. Maple St Beverly
7. VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 5.00
8. Is there any existing building or permit for a building on lot? \_\_\_\_\_ How used? \_\_\_\_\_
9. Size of proposed building 18 x 18 Height to highest point 12 feet
10. Number of Stories in height one Character of ground Adobe
11. Material of foundation Concrete Size of footings 6 Size of wall 6 Depth below ground 6
12. Material of chimneys \_\_\_\_\_ Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_
13. Material of exterior walls Shut wood
14. Give sizes of following materials: REDWOOD MUDSILLS 3 x 6 Girders \_\_\_\_\_  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs \_\_\_\_\_  
2 x 4 Ceiling joists 2 x 6 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 4  
Second floor joists \_\_\_\_\_ Specify material of roof Composition
15. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

**OVER**

(Sign here) R. W. Bentley  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>29528</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>10/11/26</u> <u>McNester</u> Plan Examiner	Application checked and found O. K. <u>10-11-26</u> <u>ZB</u> <u>Type</u> <u>Walt</u> Clerk	RECEIVED OCT 11 1926 TODD
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5-100

**PLANS**

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>[Signature]</i>
CONSTRUCTION	O. K. <i>[Signature]</i>
ZONING	O. K. <i>[Signature]</i>
SET-BACK LINE	O. K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O. K. <i>[Signature]</i>
FIRE DISTRICT	O. K. <i>[Signature]</i>

REMARKS

Area with horizontal dashed lines for writing remarks.

# Attachment D: Aerial Photography



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1928



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1939



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1948



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**1952**

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**1964**

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**1977**

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**1989**

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**2016**

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# Attachment E: Newspaper Articles

### INTENTION TO MARRY

The following notices of intention to marry were issued yesterday. Name, age and address given:

**ADAMS—MILES.** Robert D., 24, 218½ S. Catalina, Redondo Beach; Lucille E., 23, 2303 Andreo Ave., Torrance.

**ADLER—RICH.** Morrie, 25, 2847 S. Bronson Ave.; Lynne, 23, 1737 N. Whitley Ave.

**AMBROSE—COLBURN.** Thomas L. Jr., 26, 471 Loring Ave.; Dorothy A., 23, 152 El Camino, Beverly Hills.

**AUSTIN—COFFMAN.** Don W., 28, 539 N. Spaulding Ave.; E. Lorraine, 26, 2061 E. Arroyo, Glendale.

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“Vital Records,” *The Los Angeles Times* (Los Angeles, CA), August 31, 1941, pg. 28

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Alpha Kappa Gamma—Convention, Town House, 9.  
Wesleyan Service Guild—Conference, Redlands University, all day.  
Opti-Mrs. of Glendale—Card party, 1441 El Rito St., Glendale, 7:30.  
Arcadia Junior Woman's—Party, 950 W Foothill Blvd., Arcadia, 7.  
RX Helpers, Mt. Sinai Hospital and Clinic—Entertainment, 539 N Spaulding Ave., 8.  
San Fernando Valley Jewish

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“Clubs Today,” *The Los Angeles Times* (Los Angeles, CA), August 29, 1953, pg. 91.

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will hold a tea at 2 p.m. Sunday in the home of Membership Chairman Mrs. Herman Hammerman, 539 N Spaulding Ave. Officers pro tem are Barbee Gailoy, president; Rae Miller, secretary, and Gussie Schwartz, treasurer.

Mrs. Ben Kafka will open her home, 467 Comstock Ave., Wednesday, for a benefit luncheon of the Women's Chapter, Cancer Relief, of Mt. Sinai. Among honor guests will be Jeanne Crain, motion-picture star, and Charles Le Mair, designer. A fashion show will be featured. President is Trudy Marshall Raffin.

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"R-X Helpers Will Have Tea," *The Los Angeles Times* (Los Angeles, CA), September 21, 1950, pg 61.

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**Hebrew Academy PTA  
Plans Garden Barbecue**

A benefit garden barbecue will be held Saturday by California Hebrew Academy PTA. The party is planned for 8:30 p.m. at the home of Mr. and Mrs. Herman Hammerman, 539 N Spaulding Ave. Assisting the hosts will

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"Hebrew Academy PTA," *The Los Angeles Times* (Los Angeles, CA), August 23, 1951, pg. 52.

AGE. 400 N. OAKHURST, BEVERLY HILLS.  
**\$45** 5-ROOM duplex with garage and re-  
 frigeration. **541 N. Spaulding ave**  
 Owner, 727 S. Spring. TRINITY 0901.

and Pico, WA. 2985. JACOBS.  
 5-ROOM upper duplex with garage,  
 \$50. Frigidaire, newly decorated.  
**541 N. Spaulding Ave.** Owner, 727  
 S. Spring St. TR. 0901.

**\$45** 5-ROOM duplex with garage.  
**541 N. Spaulding ave.**  
 Owner, 727 S. Spring TR. 0901.




“Houses for Rent,” *The Los Angeles Times* (Los Angeles, CA), February 6, 1932, pg. 24 and December 20, 1931 pg 55 and July 15, 1930 pg 36.

## CLUBS TODAY

<p><i>Psi Delta Sigma National Sorority</i> — Convention, Beverly Hills Hotel, all day.</p> <p><i>Cornell Women's</i>—Picnic, Griffith Park's Fern Dell, noon.</p> <p><i>Daughters of Penelope</i> — 21st District convention, Huntington Hotel, Pasadena, all day.</p> <p><i>General Braxton Bragg Chapter, UDC</i>—Meeting, 556 S Gramercy Place, 1:30.</p> <p><i>Sisterhood of Rodef Sholom Temple</i> — Installation, Temple, 8:30.</p> <p><i>Women's International</i>—Membership tea, 1419 S Wilton Place, 2:30.</p> <p><i>Beverly Hills Chapter, California Home for the Aged</i>—Donor's luncheon, Statler Hotel, noon.</p> <p><i>San Vicente Chapter, DAR</i> — Installation, 11041 Lurline Ave., 1:30.</p> <p><i>Southern California Marquer-</i></p>	<p><i>ites, OES Associate Conductress' Association</i> — Meeting, luncheon, 607 S Park View St., 11.</p> <p><i>Benefactors for Handicapped Children</i> — Fashion luncheon, Beverly Hills Hotel, noon.</p> <p><i>Women's University</i>—Fellowship benefit party, 5100 Gould Ave., La Canada, 12:30.</p> <p><i>Mt. Sinai Hospital and Clinic Auxiliaries</i> — Mildred Strauss Child Care Chapter, luncheon-program, 875 S Western Ave., 12:30; Cancer Guild, luncheon-meeting, 170 N La Cienega Blvd., noon; Lt. Philip Levine Heart Fund, membership tea, <b>541 N Spaulding Ave.</b>, 1:30.</p> <p><i>Sherman Oaks Junior Women's</i>—Dinner-dance, Sportsmen's Lodge, North Hollywood, 7:30.</p> <p><i>Beverly Hills Junior Women's</i> — Dinner-meeting, Sportsmen's Lodge, North Hollywood, 7:30.</p>
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“Clubs Today,” *The Los Angeles Times* (Los Angeles, CA), June 26, 1954, pg 9.



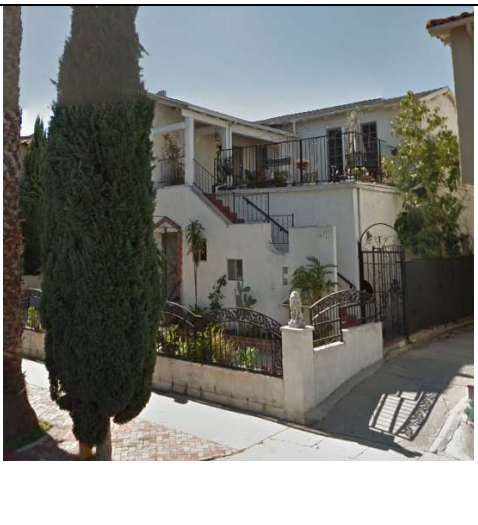

## Attachment F: Table of Non-Contributors




Address	Date Built	Alterations	Photograph (Source: Google Maps)
314 N Curson Ave	1928	Awnings added, landscape/hardscape altered, security window bars added, window openings altered, some windows replaced, stoop replaced, roof material replaced, and decorative elements added	
315 N Curson Ave	1929	Decorative elements added, primary door replaced, wall cladding replaced, window openings altered, some windows replaced, landscape/hardscape altered, porch rail replaced, security window bars added, and parapet altered	
360 N Curson Ave	1928	Decorative elements added, primary door replaced, door (primary) opening or entrance altered, window openings altered, some windows replaced, stoop replaced and patio added to front setback, window bay converted to door, and security window bars added	
367 N Curson Ave	1928	Alterations include security window bars added, wall cladding replaced, window openings altered, and all windows replaced.	


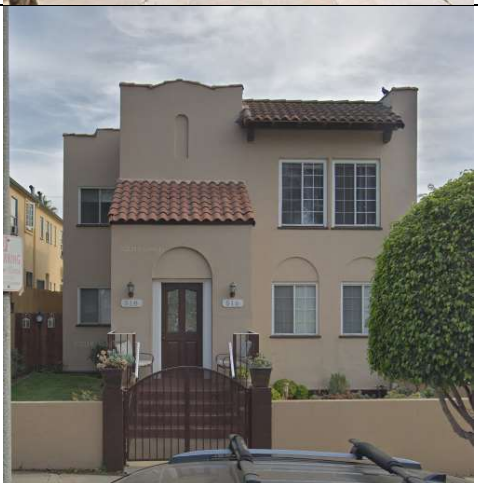

409 N Curson Ave	1927	decorative elements added, security window bars added, window openings altered, and some windows replaced	
410 N Curson Ave	1928	door/entrance added, primary door replaced, porch rails altered or replaced, wall cladding replaced, some windows replaced, porch altered, and secondary doors replaced	
430 N Curson Ave	1927	awnings added, primary door opening or entrance altered, security window bars added, wall cladding replaced, some windows replaced, primary door replaced, and part of front setback converted to patio with hedge	
431 N Curson Ave	1926	primary door replaced, landscape/hardscape altered, perimeter fence or wall added, window openings altered, some windows replaced, a large multi-family building added at rear of parcel, entire front converted to walled patio, security gate added, and balcony altered	


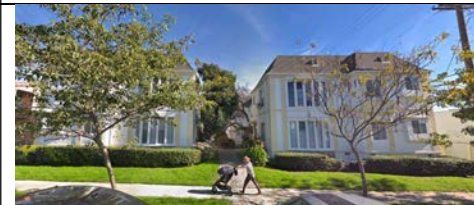








437 N Curson Ave	1929	security window bars added, window openings altered, some windows replaced, and brick benches added	
455 N Curson Ave	1926	decorative elements added, primary door replaced, security window bars added, window openings altered, some windows replaced, secondary doors replaced, stoops retiled, porch and balcony rails replaced, and grilles replaced	
465 N Curson Ave	1928	awnings added, roof replaced with incompatible materials, security window bars added, window openings altered, and some windows replaced	
317 N Gardner St	1930	awnings added, porch rails altered or replaced, wall cladding replaced, window openings altered, some windows replaced, and security window bars added	

331 N Gardner St	1940	security window bars added, window openings altered, and all windows replaced	
434 N Gardner St	1928	porch altered or enclosed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, some windows replaced, front setback converted to patio, retaining wall added, security window bars added, and addition to side façade	
437 N Gardner St	1928	decorative elements removed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, some windows replaced, addition to primary elevation, front setback converted to patio with perimeter fence/stucco piers, balcony rails replaced, and a residential building added to rear of parcel	
439 N Gardner St	1931	addition to rear/side elevation, landscape/hardscape altered, porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, security window bars added, balcony altered, and secondary (balcony) doors replaced	





451 N Gardner St	1926	addition to rear/side elevation, roof replaced with incompatible materials, window openings altered, windows boarded up, some windows replaced, patio with hedge and retaining wall added to primary façade, window opening converted to door, security window bars added, and landscape/hardscape altered	
366 N Genesee Ave	1928	balcony altered or enclosed, primary door replaced, porch altered or enclosed, all windows replaced, and flagstone entry steps and planters added	
400 N Genesee	1928	awnings added, garage door replaced, security door(s) added, security window bars added, some windows replaced, wall cladding replaced, tile added to steps, window boarded up, and balconies removed from side elevation	
437 N Genesee Ave	1938	security door(s) added, security window bars added, window openings altered, window openings infilled, and all windows replaced	

460 N Genesee Ave	1928	awnings added, garage door replaced, wall cladding replaced, window openings altered, some windows replaced, latticework added to balcony, and tile added to stoop	
518 N Genesee Ave	1924	Alterations include garage door replaced, perimeter fence or wall added, porch altered or enclosed, window openings altered, and some windows replaced	
614/612 N Genesee	1928, altered in the 1990s	balcony altered or enclosed, primary door replaced, wall cladding replaced, window openings altered, all windows replaced, garage doors replaced, and decorative elements removed	





644/642 N Genesee	1926	balcony altered or enclosed, garage door replaced, security window bars added, some windows replaced, and some side window openings altered	
316 N Ogden Dr 322 N Ogden Dr	1940	porch rails altered or replaced, security window bars added, window openings altered, and all windows replaced	
317 N Ogden Dr 323 N Ogden Dr	1940	Porch rails altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed	
357 N Ogden Dr	1927	garage altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, security gates added, tile added to stoop, balcony railing replaced, and roof material replaced	
363 N Ogden Dr	1926	landscape/hardscape altered, security window bars added, wall cladding replaced, window openings altered, some windows replaced, window boarded up, chimney altered, and driveway gate added	





414 N Ogden Dr	1927	primary door replaced, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, some windows replaced, planters added, and some window openings altered	
418 N Ogden Dr	1927	decorative elements removed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, all windows replaced, primary door replaced, security gate added, and tile and stucco added to stoop	
437 N Ogden Dr	1927	awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, and porch rail replaced	
441 N Ogden Dr	1927	primary door replaced, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, garage door replaced, and decorative elements removed	



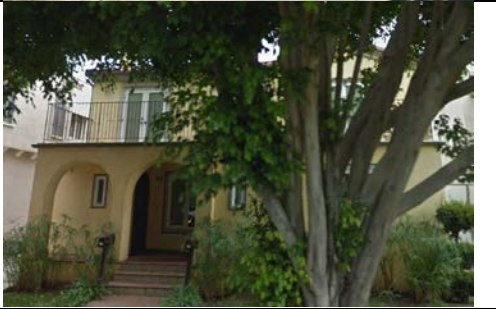

444 N Ogden Dr	1926	primary door replaced, porch altered or enclosed, security window bars added, some windows replaced, brick added to walkway, and a residential building added to rear of parcel	
449 N Ogden Dr	1932	primary door replaced, roof replaced with incompatible materials, wall cladding replaced, window openings infilled, all windows replaced, secondary doors replaced, tile added to walkway and stairs, pergola added, and window openings altered	
450 N Ogden Dr	1929	door/entrance added, primary door replaced, primary door opening or entrance altered, porch altered or enclosed, some windows replaced, security window bars added, some windows boarded up, and window openings altered	
463 N Ogden Dr	1940	include security window bars added, seismic anchor plates added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed.	


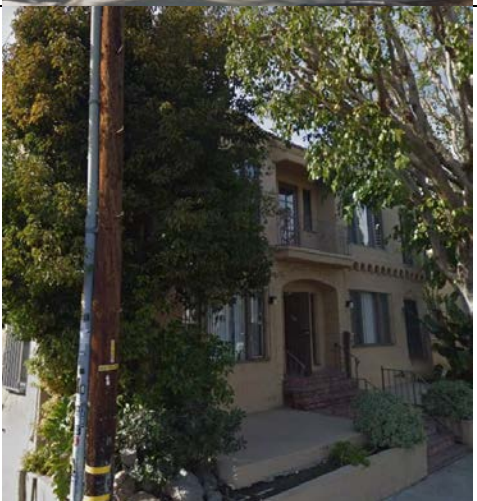

464 N Ogden Dr	1928	awnings added, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, and some windows replaced	
314 N. Orange Grove Ave	1930	security door(s) added, security window bars added, window openings altered, and some windows replaced	
315 N Orange Grove Ave	1928	awnings added, decorative elements added, security window bars added, window openings altered, some windows replaced, garage doors replaced, tile added to stoop and primary door surround, and security gate added	
332 N Orange Grove Ave	1927	decorative elements added, porch rails altered or replaced, wall cladding replaced, some windows replaced, balcony entry altered, and security gate added to wing wall	











335 N Orange Grove Ave	1928	awnings added, balcony altered or enclosed, wall cladding replaced, window openings altered, some windows replaced, security gate added, and roof material replaced	
341 N Orange Grove Ave	1928	awnings added, wall cladding replaced, window openings altered, some windows replaced, security gate added, and roof material replaced	
350 N Orange Grove Ave	1927	balcony altered or enclosed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, all windows replaced, stone tile added to stoop, and security gate added	
358 N Orange Grove Ave	1927	decorative elements added, landscape/hardscape altered, roof replaced with incompatible materials, window openings altered, all windows replaced, concrete block porch added, tile and brick cladding added, steps altered, and hardscape altered	

360 N Orange Grove Ave	1929	landscape/hardscape altered, security door(s) added, security window bars added, window openings altered, all windows replaced, tile added to primary facade, concrete block porch added, awnings added, and secondary doors replaced	
366 N Orange Grove Ave	1929	awnings added, decorative elements added, security door(s) added, security window bars added, all windows replaced, tile and concrete block added to portion of primary facade, and roof replaced with incompatible material	
440 N Orange Grove Ave	1927	primary door replaced, wall cladding replaced, window openings altered, and all windows replaced	
314 N Sierra Bonita Ave	1929	roof replaced with incompatible materials, security window bars added, wall cladding replaced, window openings altered, some windows replaced, primary door replaced, and landscape/hardscape altered	





315 N Sierra Bonita Ave	1928	security door(s) added, wall cladding replaced, window openings altered, all windows replaced, landscape/hardscape altered, brick added to stoop and kneewall	
321 N Sierra Bonita Ave	1928	awnings added, balcony altered or enclosed, roof replaced with incompatible materials, window openings altered, and some windows replaced	
328 N Sierra Bonita Ave	1936	addition to primary elevation, decorative elements added, wall cladding replaced, window openings altered, all windows replaced, roof deck added, porch rails replaced, and primary door replaced	
329 N Sierra Bonita Ave	1928	security door(s) added, security window bars added, wall cladding replaced, window openings altered, all windows replaced, brick added to stoop, decorative elements added, garage door replaced, and awnings added	

431 N Sierra Bonita Ave	1926	primary door replaced, porch altered or enclosed, security window bars added, wall cladding replaced, all windows replaced, security gate added, security doors added, awnings added, window openings altered, rear addition, and decorative elements added	
315 N Spaulding Ave	1928	security door(s) added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, roof cladding replaced, landscape/hardscape altered, and porch altered	
316 N Spaulding Ave	1940	awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, security gate added, and tile added to steps	

333 N Spaulding Ave	1940	awnings added, perimeter fence or wall added, wall cladding replaced, window openings altered, some windows replaced, and landscape/hardscape altered	
339 N Spaulding Ave	1928	garage door replaced, roof replaced with incompatible materials, security window bars added, window openings altered, some windows replaced, exterior stair replaced, security doors added, and awnings added	
414 N Spaulding Ave	1926	awnings added, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, and rear addition	
415 N Spaulding Ave	1929	balcony altered or enclosed, landscape/hardscape altered, security window bars added, some windows replaced, and security gate and driveway gate added	


420 N Spaulding Ave	1926	Primary door replaced, garage door replaced, wall cladding replaced, window openings altered, all windows replaced, tile added to stoop, and decorative elements added	
436 N Spaulding Ave	1927	balconies added, decorative elements removed, garage door replaced, and some windows replaced	
440 N Spaulding Ave	1937	primary door replaced, landscape/hardscape altered, wall cladding replaced, window openings altered, some windows replaced, and a window opening replaced with a door and a glass block side light	
457 N Spaulding Ave	1929	The building is completely altered	

460 N Spaulding Ave	1936	balcony altered or enclosed, primary door replaced, primary door opening or entrance altered, wall cladding replaced, all windows replaced, secondary doors replaced, garage doors replaced, and roof cladding replaced	
464 N Spaulding Ave	1929	primary door replaced, porch rails altered or replaced, security window bars added, window openings altered, some windows replaced, and brick added to steps and walkway	
607 N Spaulding Ave	1931	Awnings added, primary door replaced, door (primary) opening or entrance altered, wall cladding replaced, some windows replaced, window openings altered or added, landscape/hardscape altered, security doors added, and secondary entrance added	
332 N Stanley Ave	1928	decorative elements removed, security window bars added, window openings altered, all windows replaced, and doors replaced	

343 N Stanley Ave	1927	porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, grilles added, railings replaced, awnings added, doors replaced, and landscape/hardscape altered	
349 N Stanley Ave	1927	porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, railings replaced, grilles added, landscape/hardscape altered, awnings added, and doors replaced	
351 N Stanley Ave	1928	The building is completely altered	
363 N Stanley Ave	1927	garage door replaced, security door(s) added, security window bars added, wall cladding replaced, and some windows replaced	



366 N Stanley Ave	1928	porch altered or enclosed, roof replaced with incompatible materials, security window bars added, wall cladding replaced, some windows replaced, landscape/hardscape altered, and stoop replaced	
400 N Stanley Ave	1928	decorative elements added, roof replaced with incompatible materials, security window bars added, wall cladding replaced, some windows replaced, piers and railing added to stoop, and security doors added	
417 N Stanley Ave	1931	awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, secondary doors replaced, and rear addition	
446 N Stanley Ave	1926	balcony altered or enclosed, porch altered or enclosed, wall cladding replaced, window openings altered, some windows replaced, retaining wall added, security doors added, security window bars added, and multi-family residence added to rear of property	

455 N Stanley Ave	1927	balcony altered or enclosed, wall cladding replaced, window openings altered, window openings infilled, some windows replaced, concrete ramp added, security window bars added, security doors added, awnings added, tile added to steps, and porch rail replaced	
401 N Vista Street	1929	primary door replaced, garage door replaced, perimeter fence or wall added, window openings altered, all windows replaced, decorative elements added, awning added, decks added to either side of primary entrance, secondary entrances added, and wall cladding replaced	

Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

projecting speedlines. The roof is flat and hipped, with open eaves, exposed rafters, flat parapet, and roof deck with wood railing atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include some windows replaced.

384. 534 N. Spaulding Avenue APN: 5527025020 Contributor 1924  
Architect: Arthur W. Larson; Builder: F.L. Still & Co.; Original Owner: Warren N. Doyle

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, wall cladding replaced, and some windows replaced.

385. 537 N. Spaulding Avenue APN: 5527024004 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes Ltd.

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include applied decoration and light fixtures. The roof is hipped, with open eaves, exposed purlins, and exposed rafters, and surfaced with composition shingle material. Related features include detached garage, concrete steps, and walkway. Alterations include some windows replaced.

386. 538 N. Spaulding Avenue APN: 5527025024 Contributor 1926  
Architect: M.H. Lewis; Builder and Original Owner: S.W. Cheesman

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures. The roof is flat, hipped, and shed, with clay tile coping, curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and security doors added.

387. 541 N. Spaulding Avenue APN: 5527024003 Contributor 1926  
Architect: L. Gentry; Builder: B.D. O'Neil; Original Owner: R.H. Bentley

A two-story duplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and pent, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include porch altered or enclosed, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, awnings added, and porch rail replaced.

Date: 7/11/18

Owner (name on title): Curson Real Estate Group, LLC (Sole) Partial (Circle One)

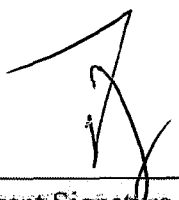
Owned Property Address: 367 N. Curson

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



\_\_\_\_\_  
Owner or Agent Signature.

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

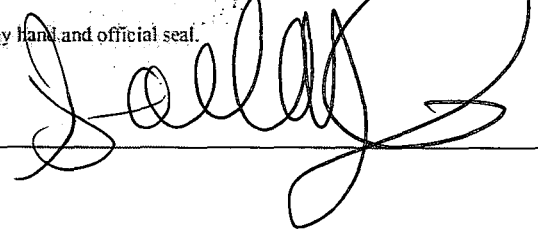
COUNTY OF Los Angeles

On July 11, 2018, before me,

Sally Gonzalez Notary Public

Personally appeared Tzvi Haber

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature \_\_\_\_\_





**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000      FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov      www.ohp.parks.ca.gov

NOTE TO FILE

DATE: July 19, 2018

RE: Rapoport Letter of Objection  
Beverly Fairfax Historic District National Register Nomination

Letter received via email, no wet signature. Letter not notarized.

**From:** Linda Rapoport  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks)  
**Subject:** OPPOSING of Beverly Fairfax Nomination of being a historic district  
**Date:** Thursday, July 19, 2018 10:37:09 AM

---

## State Historic Preservation Department

Regarding: Saving Beverly Fairfax ==== OPPOSED

Dear Officers,

I am OPPOSED to having my area listed as a Historic District. I was born and raised at 425 N Genesee Ave, when my parents bought the building in the 1960's (never called this Beverly/Fairfax name just Fairfax which is much larger than this Historic nomination) and can't figure out what so historic about this section. Even when I ask the people who are doing this, they ignore the answer. Nothing is historic from what I can figure out. Buildings have already been replaced, remodeled to various degrees. Nothing is special about the structure of these buildings which are throughout the whole Los Angeles area. There are literally thousands of these type units standing everywhere if you drive in LA. And as I am currently redoing a unit, we found that nothing is done correctly, meaning it's a miracle these buildings are still holding up, floors are not leveled, walls missing studs, missing support beams, it is as if drunk people built the houses, and I'm not kidding. So the architecture of these buildings is not something anyone should be bragging about, if that is what they are going on.

I understand/heard from my tenants and passersby's that these people trying to falsely claim this area as historic are mad that a few homes had to be torn down. The truth is they want this area to be historic for financial personal gain, meaning the tenants here are on rent control, and don't understand that it's not about them being told to move for a rebuild of a updated and safe building. They are looking at it as they are losing their entitled RENT CONTROLLED apt where they are paying a fraction of what the area is going for, and being asked to move. They want to control more of what the landlords can do, as a personal vendetta to all landlords. Please note that there are a lot of mom and pop landlords here... not corporations, and we don't need a false historic district. But if a specific house has true historic history, then nominate a house here or there, not 10 whole blocks.

I got a letter from those trying to make this historic, and they give an example of 361 N Genesee Ave. The house was not in great condition, and also didn't match the surrounding buildings to start with (I believe a 2 plex in a 4-8 plex area). When the house was removed, the whole area was infested with termites. I personally had to call an exterminator to advise me what to do. I had tenants complain about the termites and flying ants and sprayed my area to prevent an infestation. My point is, the house was infested with termites and had to go, these things happen. Even as historic, this

would still have to happen.

Also, I already have a hard time renting units here. People come and literally go yuck, its old here and walk out. No one wants to live in these old basic homes. The units are clean, just no appeal. Historic will just ruin the area, as we couldn't add a little appeal as time change, like we always have done over the pass 50+ years my family owned it. This is what it is because of the owners, let the landlord continue without government interference. The added headaches of getting clearance to change a window that a tenant broke is insane. We are already on a fixed income with rent control; please don't add an additional burden because some tenants are bitter or scared. Most of us are good landlords.... Don't do this to us. You would be limiting us and financially hurting us, because of bad tenants trying to hurt us (not calling my tenant bad, they are not for this either, and are the ones who told me about this at first)

Also, Fairfax is a large area, but it looks like only the Apartment area is being nominated. Should Fairfax really be so special, shouldn't the whole area be included???? Structure of the private homes include story book, and Spanish, modern, and flats.

I beg you to please reject my area from becoming historic. There is absolutely no merit or basis to go on. I intend on keeping our building as long as possible, but it should be the landlords choice.... Not the tenants.

Thank you for your time, and consideration in rejecting the nomination and application. Any questions, please feel free in calling me at the below number.

Linda Rapoport ... please Saralee Rapoport, Shelley Legget, Vicki Rapoport, Roslyn Reynolds (the whole family) and my father Ben Rapoport who no longer with us....we all oppose it

Location of property is 425 N Genesee Ave, LA CA 90036

My home number is 818-718-1422

Date: 7/11/18

Owner (name on title): 400 North Ogden Drive, LLC (Sole) Partial (Circle One)

Owned Property Address: 400 N. Ogden Dr. LA, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

\_\_\_\_\_  
Owner or Agent Signature

**ACKNOWLEDGEMENT**

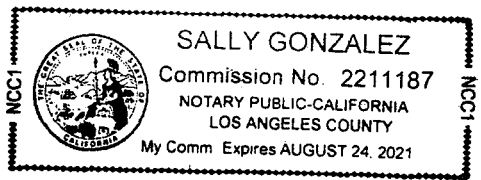
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On July 11, 2018, before me,  
Sally Gonzalez Notary Public  
Personally appeared Tzvi Haber

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_







**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000      FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov      www.ohp.parks.ca.gov

NOTE TO FILE

DATE: July 16, 2018

RE: Manela Letter of Objection  
Beverly Fairfax Historic District National Register Nomination

Letter not notarized.

Letter identifies property owner's mailing address as subject of nomination, rather than property within the district boundary.

Date: 7/10/18

Owner (name on title): ZAYRA L. MORELA Sole / Partial (Circle One)

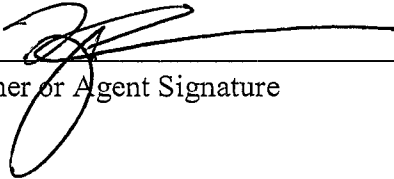
Owned Property Address: 130 S. MARTEL AVE LA, CA 90026

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me,

Personally appeared \_\_\_\_\_

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Preserve Property Rights in Beverly Fairfax

4335 Van Nuys Blvd.

Suite 446

Sherman Oaks, CA 91403



ADDRESS SERVICE REQUESTED



URGENT! See reverse



**URGENT message from your fellow property owners**

**Preserve property rights in Beverly Fairfax**

**Do not allow unnecessary historic preservation efforts to prevail**

**Join your fellow property owners on WEDNESDAY, JULY 11, 2018 AT 7:00 PM**

**This is our FINAL opportunity to stop them!**

Dear Fellow Beverly Fairfax Property Owner:

Unknown to most of our 463 property owners, our Beverly Fairfax neighborhood has been nominated for listing in the National Register of Historic Places. The California State Office of Historic Preservation will be meeting on Friday, August 3, 2018 to decide the neighborhood's eligibility and eventual listing in the National Register. **Once listed, property owners will be subjected to unreasonable regulations, significant increased costs, and decreased property values.**

Beverly Fairfax is a great place to live and own property and we want to keep it that way, but we want the ability and flexibility to remodel and improve without unnecessary government intervention. Historic Preservation and a National Register listing forces property owners to sacrifice their right to fit their properties to their own needs.

We are a few short weeks away from a massive zoning change to our neighborhood and most of us didn't even know about it until now! **We urge you to join us in opposing the listing of our neighborhood in the National Register.**

What you need to know about a listing in the National Register of Historic Places:

- You will be prohibited from remodeling, renovating, or expanding your property without first going through a costly and lengthy historic review process for historic compatibility. This compatibility determination will require sole discretionary clearance from Los Angeles City Planning Department, Office of Historic Resources, before permits are even issued. Even simple changes, such as paint colors, door & window finishes, and walkways/driveways may be subject to highly scrutinized approvals.
- It is highly likely that you will never be allowed to build a new property. Tear downs in a Historic District are extremely difficult to get approved. Their goal is to preserve your property as it looks today, potentially forever. As a private property owner, you may choose to preserve your property, but should not be required to by our government.
- Nearly all permits for renovations or construction will go through a heightened scrutiny review by the Los Angeles City Planning Department, Office of Historic Resources, and will be subject to the California Environmental Quality Act (CEQA), and may be delayed for years.
- Even if your permit is issued, it may be subject to administrative appeals all the way to the City Council by neighbors or any interested party, as well as a court challenge.
- Alterations must be made using strict requirements on materials and architectural conformity. Many of these materials are more expensive and outdated, compared to current building materials and techniques.
- All properties in the Beverly Fairfax Historic District (regardless of age, size and architectural style) will be permanently subject to this zoning change, whether your property is a "contributor" or not. You cannot opt-out.
- Contrary to common belief, there are no tax benefits by being listed as a Historic District.

**We don't need a neighborhood wide district to preserve important locations and great examples of what makes this neighborhood notable.** Even if you oppose historic preservation, rest assured, preservation advocates are still free to nominate their specific buildings of historic and architectural significance.

We hope this letter makes Beverly Fairfax property owners more aware of what is being forced upon us and how it will significantly affect our property values. Common sense dictates that greater and unnecessary restrictions hinder investment in our neighborhood. Together, we will succeed in defending growth for our community. To succeed, we must gather as many signed letters in opposition as possible. Your cooperation is much appreciated.

Attached, is a template letter for you to voice your objection to the National Register listing. If you agree that a listing is not in our best interest as a community, then please complete, sign, notarize and mail us the attached letter **NO LATER THAN July 11** so we can deliver it (together with the letters from many other fellow property owners) to the California State Office of Historic Preservation. For additional copies, please contact us. Alternatively, you may send an email to [DefendGrowth@outlook.com](mailto:DefendGrowth@outlook.com) or call 323-446-4200 with your name, phone number, email and property address and one of our group members will arrange to notarize and pick up your letter.

You may also bring your letter to our upcoming scheduled meeting on Wednesday, July 11, 2018 at 7:00 pm at the National Council of Jewish Women Auditorium, located at 543 Fairfax Avenue, Los Angeles, CA 90036.

Please email us at [DefendGrowth@outlook.com](mailto:DefendGrowth@outlook.com) or call 323-446-4200 with your name, phone number, email and property address, so we can keep in contact with fellow property owners who oppose Historic Preservation in Beverly Fairfax.

## Preserve Property Rights in Beverly Fairfax

Email: [DefendGrowth@outlook.com](mailto:DefendGrowth@outlook.com) Phone: 323-446-4200

### ATTENTION BEVERLY FAIRFAX PROPERTY OWNERS!

## ***YOUR PROPERTY AND NEIGHBORHOOD IS ABOUT TO BE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES BY THE STATE AND FEDERAL GOVERNMENT!***

### What does this mean for you?

- You will be prohibited from remodeling, renovating, or expanding your property without first going through a costly and lengthy historic review process for historic compatibility. This compatibility determination will require sole discretionary clearance from Los Angeles City Planning Department, Office of Historic Resources, before permits are even issued. Even simple changes, such as paint colors, door & window finishes, and walkways/driveways may be subject to highly scrutinized approvals.
- It is highly likely that you will never be allowed to build a new property. Tear downs in a Historic District are extremely difficult to get approved. Their goal is to preserve your property as it looks today, potentially forever. As a private property owner, you may choose to preserve your property, but should not be required to by our government.
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- Contrary to common belief, there are no tax benefits by being listed as a Historic District.

---

### **COMMUNITY MEETING FOR PROPERTY OWNERS**

A community meeting of property owners has been scheduled. A prominent land use attorney will be in attendance to answer questions from fellow property owners.

**WHERE:** National Council of Jewish Women (Auditorium)  
543 Fairfax Avenue, Los Angeles, CA 90036

**WHEN:** Wednesday, July 11, 2018 at 7:00 pm

*Important  
DATE!*

# VOTE YOUR OBJECTION TO THE BEVERLY FAIRFAX HISTORIC DISTRICT NOW!

(SEE OTHER PAGE/SIDE)

*Join Your Neighbors To Accomplish The Unprecedented —  
Undoing An Unjust Process Which Enables Any Individual  
To Impede Someone Else's (Your) Property Rights By  
Simply Nominating That Property As A Landmark.*

IF NECESSARY, PRINT OR COPY (ON 2 SIDES OF 1 SHEET IF POSSIBLE)

Please have all owners of the property  
sign this OBJECTION ballot in front of a **Notary Public**.  
Mail the original ASAP to arrive before July 31, 2018

MAIL TO: State Historic Preservation Officer, Office of Historic Preservation,  
1725 23<sup>rd</sup> Street, Suite 100, Sacramento, CA 95816-7100

I / We, the undersigned owner(s), strenuously OBJECT to the designation  
of the proposed Beverly Fairfax Historic District

465 N Genesee Ave Los Angeles, Ca 90036 LOS ANGELES, CA 90036  
PROPERTY ADDRESS HERE ^

Sherrie Zadok  
OWNER NAME

50%  
TITLE / % OWNED

Sherrie Zadok  
NOTORIZED SIGNATURE

Matti Rosen  
OWNER NAME

50%  
TITLE / % OWNED

Matti Rosen  
NOTORIZED SIGNATURE

\_\_\_\_\_  
OWNER NAME

\_\_\_\_\_  
TITLE / % OWNED

\_\_\_\_\_  
NOTORIZED SIGNATURE

\_\_\_\_\_  
OWNER NAME

\_\_\_\_\_  
TITLE / % OWNED

\_\_\_\_\_  
NOTORIZED SIGNATURE

Notary Stamp Here  
Attach Notary Acknowledgement Page  
and additional signature page if necessary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

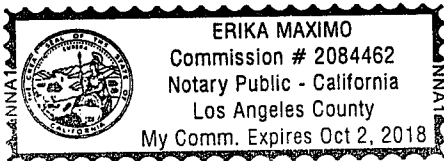
On July 10, 2018 before me, Erika Maximo, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Sherrie Zadok and Matti Rosen  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Erika Maximo  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Vote Your Objection To The Beverly Fairfax Historic District NBOW Document Date: 07/10/2018  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Date: 7/9/18

Owner (name on title): Clymore Real Estate Co. Sole / Partial (Circle One)

Owned Property Address: 401 N. Orange Grove Ave. Los Angeles CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

William Rouse  
Owner or Agent Signature William Rouse, Member

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 9, 2018, before me,

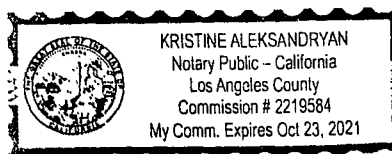
Kristine Aleksandryan

Personally appeared William Rouse

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]





# VOTE YOUR OBJECTION TO THE BEVERLY FAIRFAX HISTORIC DISTRICT NOW!

(SEE OTHER PAGE/SIDE)

*Join Your Neighbors To Accomplish The Unprecedented —  
Undoing An Unjust Process Which Enables Any Individual  
To Impede Someone Else's (Your) Property Rights By  
Simply Nominating That Property As A Landmark.*

IF NECESSARY, PRINT OR COPY (ON 2 SIDES OF 1 SHEET IF POSSIBLE)

Please have all owners of the property  
sign this OBJECTION ballot in front of a **Notary Public**.  
Mail the original ASAP to arrive before July 31, 2018

MAIL TO: State Historic Preservation Officer, Office of Historic Preservation,  
1725 23<sup>rd</sup> Street, Suite 100, Sacramento, CA 95816-7100

I / We, the undersigned owner(s), strenuously OBJECT to the designation  
of the proposed Beverly Fairfax Historic District

436-440 N. GARDNER ST LOS ANGELES, CA 90036  
PROPERTY ADDRESS HERE ^

Benjamin L. Fried  
OWNER NAME

50%  
TITLE / % OWNED

*Benjamin L. Fried*  
NOTORIZED SIGNATURE

Gabe Fried  
OWNER NAME

50%  
TITLE / % OWNED

\_\_\_\_\_  
NOTORIZED SIGNATURE

\_\_\_\_\_  
OWNER NAME

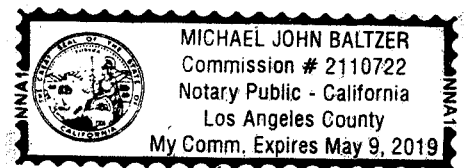
\_\_\_\_\_  
TITLE / % OWNED

\_\_\_\_\_  
NOTORIZED SIGNATURE

\_\_\_\_\_  
OWNER NAME

\_\_\_\_\_  
TITLE / % OWNED

\_\_\_\_\_  
NOTORIZED SIGNATURE



Notary Stamp Here  
Attach Notary Acknowledgement Page  
and additional signature page if necessary

*Michael John Baltzer*  
7/10/18

RECEIVED

JUL 12 2018

OHP

This vital VOTE impacts your property's rights and value,  
which can be severely hurt by the proposed **Beverly Fairfax Historic District.**

(SEE OTHER PAGE/SIDE)

We called the CA Dept. of Parks & Recreation, Office of Historic Preservation at (916) 445-7009.

They **said** nothing will change for owners; everything will be governed by **local** ordinance.

But words we **read** leave us with major concerns BECAUSE...

**LOCAL AUTHORITIES WEREN'T INFORMED** – Believe it or not, the state landmark designation effort did not seek the prior support – and may in some cases fly in the face of opposition from – the pertinent local elected officials: (Call 'em)

**Los Angeles Mayor Eric Garcetti:** 213-978-0600

**LA City Councilman Paul Koretz:** 213-473-7005

**CA 50<sup>th</sup> Assemblyman Richard Bloom:** 310-450-0041

**CA 26<sup>th</sup> State Senator Ben Allen:** 310-318-6994

**LOCAL ORDINANCES ALREADY PAIN OWNERS** – Virtually all 448 buildings in the proposed Beverly Fairfax Historic District are small, multi-family apartments...and small, mom-and-pop real estate businesses. We provide rent-controlled housing under very tough restrictions – *which are always administered locally.* (If repealed in November, Costa-Hawkins would be too.)

**STEALTHY & RIGGED NOMINATION PROCESS** – Public notice consisted of one confusing 'junk-mailed' surprise letter. The process will end in a few short weeks with a single, out-of-reach, early morning meeting on August 3, 2018, a Friday, in Sacramento. **Most offensive of all**, voting your 'Objection' requires you to FIND AND PAY FOR an official **Notary Public**, while 'Support' voters need not, they can 'stuff the ballot box' unchecked. These impediments remind us of shameful, illegal?, voter suppression manipulations in the deep South.

**HURTS RESIDENTS** – Historic designation can complicate and hinder daily management and delay repairs of the property on behalf of current tenants – often for months.

**HURTS RETIREES** – While fewer elderly people still live in the area, many owners are older themselves, supplementing their Social Security with the monthly rental income. They can't afford additional - and gratuitous - costs.

**WHY PICK ON US?** – None of the structures contained within the District are of any architectural or cultural significance. Everything noteworthy — Fairfax High School, Canter's Restaurant, Farmers Market, The Grove, various houses of worship, all the popular Melrose, Beverly and Fairfax shopping, entertainment and dining venues — are all adjacent to, but NOT included within, the proposed Historic District. Perhaps this was intentional, to thwart resistance from smart, organized, influential business powers. **Significantly, not a single one of the institutions named above has been designated an Historic Landmark.**

**HURTS THE FUTURE OF THE COMMUNITY** – Landmark designation will squash the potential to provide updated, desperately needed Mid-City affordable housing to young professionals. Don't take our word for it, **READ THEIR WORDS:**

**"Effects of National Register Designation"**

[www.ohp.parks.ca.gov/nationalregister](http://www.ohp.parks.ca.gov/nationalregister)

"Listing in the National Registry may result in **restrictions, such as design review, imposed locally** pursuant to CEQA or through local zoning and land use planning regulations."

"Limited Protection: Environmental review may be required under the California Environmental Quality Act (CEQA) if property is **threatened by a project**"

"Local building inspector **must** grant code alternatives provided under State Historical Building Codes."

Pardon us for doubting the CA Office of Historical Preservation's **spoken** word, but the way these **read** in black & white & red seem to say that any nearby 'landmarked building' that 'feels threatened,' can force YOUR landmarked building to do a costly, time-consuming design and CEQA review while you must also implement Historical Building Code 'alternatives'. (As they say: *Spoken Word = Broken Promise / Writ in Black = Fact*)

**MORE DECEPTION** – Buried in the surprise mailing is the fact that written comments are requested 15 days prior to Aug 3 State Historic Preservation Committee meeting.

**WE SAVED THE WORST FOR LAST!** – If we take them at their word, just applying for designation seemingly – **and shockingly** – may have already triggered the start of 'protections' (a.k.a. property restrictions). As the surprise announcement letter revealed:

"If the property or district is **determined eligible** for listing, although not formally listed, it will be given the same protection as a listed property in the federal environmental review process."

Your Vote to 'Object' Helps Our  
Electeds Correct The Law

(SEE OTHER PAGE/SIDE)

# VOTE YOUR OBJECTION TO THE BEVERLY FAIRFAX HISTORIC DISTRICT NOW!

(SEE OTHER PAGESIDE)

*Join Your Neighbors To Accomplish The Unprecedented —  
Undoing An Unjust Process Which Enables Any Individual  
To Impede Someone Else's (Your) Property Rights By  
Simply Nominating That Property As A Landmark.*


IF NECESSARY, PRINT OR COPY (ON 2 SIDES OF 1 SHEET IF POSSIBLE)

Please have all owners of the property  
sign this **OBJECTION** ballot in front of a **Notary Public**.  
Mail the original ASAP to arrive before July 31, 2018

MAIL TO: State Historic Preservation Officer, Office of Historic Preservation,  
1725 23<sup>rd</sup> Street, Suite 100, Sacramento, CA 95816-7100

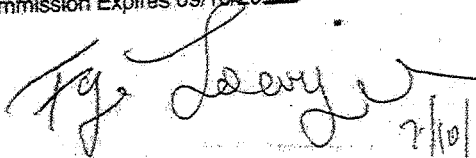
I / We, the undersigned owner(s), strenuously **OBJECT** to the designation  
of the proposed Beverly Fairfax Historic District

436-440 N. GARDNER ST. LOS ANGELES, CA 90036  
PROPERTY ADDRESS HERE \*

<u>Benjamin L. Fried</u>	<u>50%</u>	
OWNER NAME	TITLE / % OWNED	NOTORIZED SIGNATURE
<u>Gale Fried Schattner</u>	<u>50%</u>	
OWNER NAME	TITLE / % OWNED	NOTORIZED SIGNATURE
OWNER NAME	TITLE / % OWNED	NOTORIZED SIGNATURE
OWNER NAME	TITLE / % OWNED	NOTORIZED SIGNATURE

**FAYE LOWINGER**  
Notary Public State of New York  
No. 02LO6268470  
Qualified in Nassau County  
Commission Expires 09/10/2020

Notary Stamp Here  
Attach Notary Acknowledgement Page  
and additional signature page if necessary

  
7/10/18

Date: JULY 9, 2018

Owner (name on title): MAZEL INVESTMENTS, LLC Sole / Partial (Circle One)

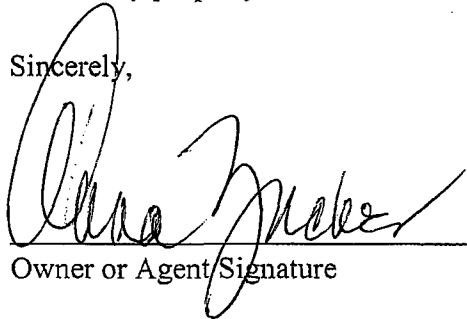
Owned Property Address: 438-440 1/2 N. SPALDING AVE. LA, 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

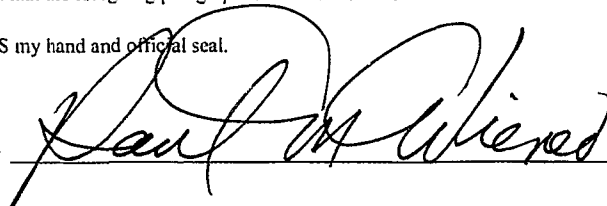
On JULY 9, 2018, before me,

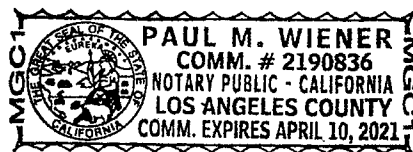
PAUL M. WIENER, NOTARY PUBLIC

Personally appeared ANNA ZUCKER

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Date: 07/06/2018

Owner (name on title): RESLA & MORRIS LITWIN  Sole  Partial (Circle One)

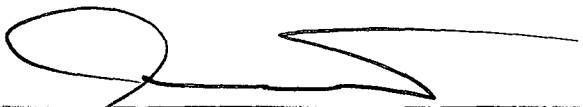
Owned Property Address: 315 - 317 1/2 N. GARDNER STREET, L.A., CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
\_\_\_\_\_  
Owner or Agent Signature

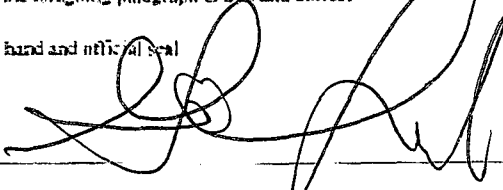
ACKNOWLEDGEMENT

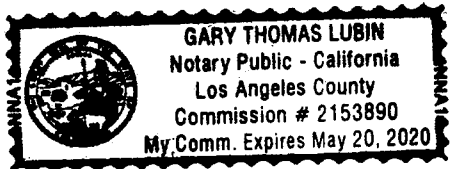
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On JULY 6, 2018 before me,  
GARY THOMAS LUBIN, Notary Public  
Personally appeared SEYMOUR LITWIN

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/ she/ they executed the same in his/ her/ their authorized capacity(ies), and that by his/ her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

  
\_\_\_\_\_  
Signature



7/5/18

Owner (name on title): Bonnie Gamaty / Gamaty Family Trust (Sole) Partial (Circle One)

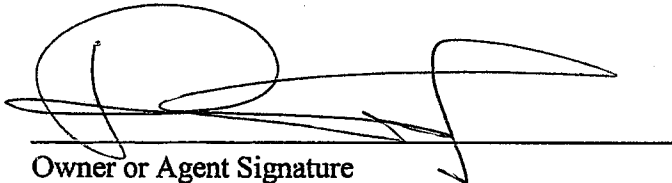
Owned Property Address: 402 N Vista St. CA CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

  
Owner or Agent Signature

**ACKNOWLEDGEMENT**

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 05, 2018, before me,

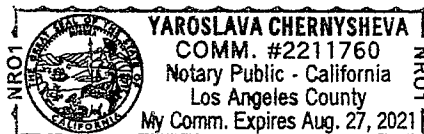
YAROSLAVA CHERNYSHEVA, Notary Public

Personally appeared Ronnie Gamaty

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



State Historic Preservation Officer  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA  
95816-7100  
Fax 916-445-7053  
Email Calshpo@parks.ca.gov

California State Parks  
ATTN Office of Historic Preservation, Julianne  
Polanco  
State Historic Preservation Officer  
PO Box 94296  
Sacramento, CA  
94296-0001

RE OBJECTION TO NATIONAL REGISTER NOMINATION

Dear Office of Historic Preservation Department of Parks and Recreation:

I am an owner of the two (2) properties listed below:

1. I object to listing my property to the listing of Historical places as noted in the letter dated May 31, 2018.

Property Address : 401 North Curson Avenue, Los Angeles, California 90036, County of Los Angeles.  
Property Assessor's ID # 5526 029 014

2. I also include the additional property listed here in my objection to the placement of my property to the listing of Historical places as noted in the letter dated May 31, 2018.

Property Address : 465 North Curson Avenue, Los Angeles, California 90036, County of Los Angeles.  
Property Assessor's ID # 5526 029 001

3. I also object to listing all the properties in between near and on the same block as the properties that I own. Some properties need serious improvements. Some properties are restricted with rent control which burdens owners with profitability. These properties are mainly income producing properties which should not be limited by Historical Preservation limitations which will also burden these businesses from being profitable. It is unbalanced to allow housing to be built in commercial locations while trying to prevent residential neighborhoods from improving their neighborhoods.

Sincerely,



Daniel A Davidsohn  
465 North Curson Ave # 201  
Los Angeles, CA 90036  
310-795-0619

JUN 26 2018

316 North Kilkea Dr  
Los Angeles, CA 90048  
323-658-7424

SEE ATTACHED CALIFORNIA ACKNOWLEDGEMENT NEXT PAGE →

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of LOS ANGELES )

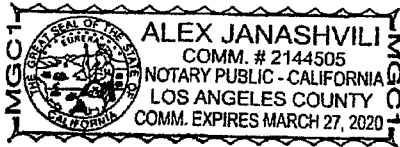
On 06-26-2018 before me, Alex Janashvili, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared DANIEL A. DAVIDSOHN  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alex Janashvili  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: HISTORIC PRESERVATION DEPT OF PARKS AND RECREATION Document Date: \_\_\_\_\_  
Number of Pages: 1 Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: DANIEL A. DAVIDSOHN  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



State Historic Preservation Officer  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA  
95816-7100  
Fax 916-445-7053  
Email Calshpo@parks.ca.gov

California State Parks  
ATTN Office of Historic Preservation, Julianne  
Polanco  
State Historic Preservation Officer  
PO Box 94296  
Sacramento, CA  
94296-0001

RE OBJECTION TO NATIONAL REGISTER NOMINATION

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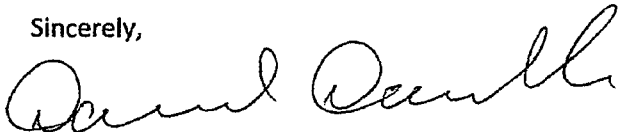
Property Address : 465 North Curson Avenue, Los Angeles, California 90036, County of Los Angeles.  
Property Assessor's ID # 5526 029 001

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Property Assessor's ID # 5526 029 014

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Sincerely,



JUN 26 2018

Daniel A Davidsohn  
465 North Curson Ave # 201  
Los Angeles, CA 90036  
310-795-0619

316 North Kilkea Dr  
Los Angeles, CA 90048  
323-658-7424

SEE CALIFORNIA ACKNOWLEDGMENT NEXT PAGE S

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )  
County of LOS ANGELES )

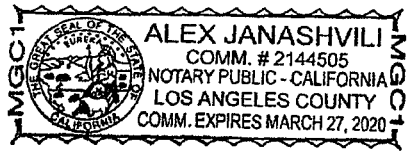
On 06-26-2018 before me, Alex Janashvili, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared DANIEL A. DAVIDSOHN  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alex Janashvili  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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**Description of Attached Document**

Title or Type of Document: HISTORIC PRESERVATION DEPT OF PARKS AND RECREATION Document Date: \_\_\_\_\_  
Number of Pages: 1 Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: DANIEL A. DAVIDSOHN  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

TELEPHONE (310) 837-8615

LAW OFFICES OF  
**ANDREA J. PFLUG**  
2726 MOTOR AVENUE  
LOS ANGELES, CALIFORNIA 90064  
[pfluglaw@yahoo.com](mailto:pfluglaw@yahoo.com)

FACSIMILE (310) 837-8619

June 13, 2018

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

Re: 326-328 North Gardner  
Beverly Fairfax Historic District Nomination  
OBJECTION

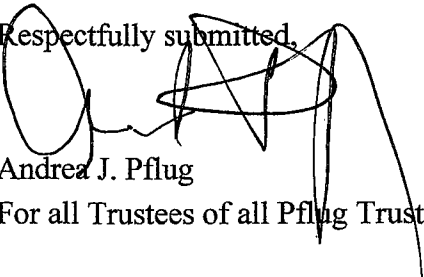
Dear Gentlepersons:

The above referenced property is now owned by two Pflug Family Trusts.

On behalf of all trustees of said Trusts, I vehemently object to the inclusion of our property in the nomination, and respectfully request that the State Historic Preservation Officer NOT submit the nomination to the Keeper of the National Historic Register.

We further request that the Officer does NOT submit the nomination for a determination of eligibility.

Respectfully submitted,



Andrea J. Pflug

For all Trustees of all Pflug Trusts

See Attached Certificate

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

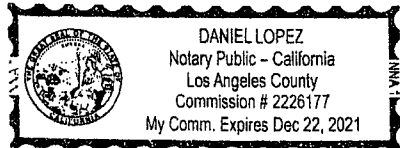
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }

On June 14, 2018 before me, Daniel Lopez Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Andrea J. Pelug  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Objection letter

Document Date: 06/14/2018 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian of Conservator  Trustee  Guardian of Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

LAW OFFICES OF  
**ANDREA J. PFLUG**

TELEPHONE (310) 837-8615

2726 MOTOR AVENUE  
LOS ANGELES, CALIFORNIA 90064  
[pfluglaw@yahoo.com](mailto:pfluglaw@yahoo.com)

FACSIMILE (310) 837-8619

June 13, 2018

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

Re: 330-332 North Gardner  
Beverly Fairfax Historic District Nomination  
OBJECTION

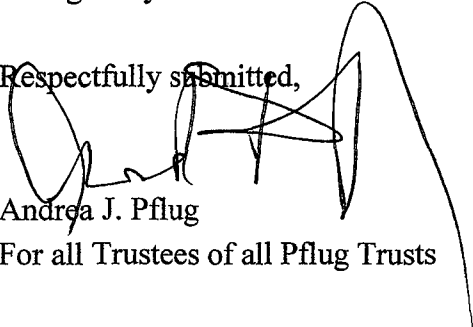
Dear Gentilepersons:

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We further request that the Officer does NOT submit the nomination for a determination of eligibility.

Respectfully submitted,

  
Andrea J. Pflug

For all Trustees of all Pflug Trusts

See Attached Certificate

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

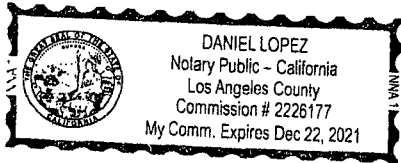
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }

On June 14, 2018 before me, Daniel Lopez Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Andrea S. Pflug  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Objection letter

Document Date: 06/14/2018 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

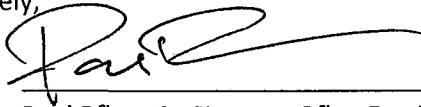
Date: July 13, 2018  
Owner: Pflug Family Trust, UAD 3/20/1999  
Owner Property Address: 326-328 North Gardner, Los Angeles, California

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Paul Pflug, Co-Trustee, Pflug Family Trust, UAD 3/20/1999

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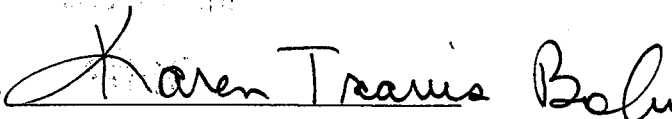
State of California )  
County of Los Angeles )

On July 13, 2018, before me, Karen Travis Bobo, Notary Public, personally appeared Paul Pflug, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 


Date: July 13, 2018  
Owner: Pflug Family Trust, UAD 3/20/1999  
Owner Property Address: 330-332 North Gardner, Los Angeles, California

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Paul Pflug, Co-Trustee, Pflug Family Trust, UAD 3/20/1999

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

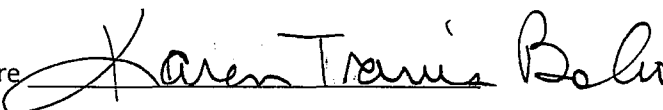
County of Los Angeles )

On July 13, 2018, before me, Karen Travis Bobo, Notary Public, personally appeared Paul Pflug, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 



321 N Fuller Ave  
Los Angeles, CA 90036  
June 11, '18

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> St Suite 100  
Sacramento, CA 95816-7100

To Whom It May Concern,

I am the property owner of 366 N Ogden Dr, Los Angeles, CA 90036. I received a letter informing me that my property lies within the boundaries of the Beverly – Fairfax Historic District, and this district is being considered to be nominated to the National Register of Historic Places.

While I totally understand the actions, necessary to stop the destruction of the houses in the area which are being made into modern monstrosities; I feel there must be another way to achieve this. I do not want my property to be listed as a historical building, with the restrictions that come with that honor.

I have no plans, now or in the future, to sell my property. I certainly do not want it to be destroyed... I love the care and thought put into these buildings when they were first built years ago; however, I do not want it considered for listing.

I hope that another way can be found to help preserve the beauty of the buildings, without completely limiting the future.

Sincerely,

  
Mirel Matyas

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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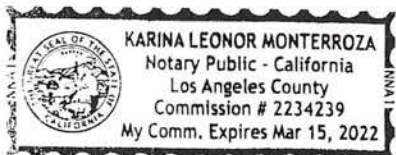
State of California }
County of Los Angeles }

On June 12, 2018 before me, Karina L Monterroza, Notary Public.
Date Here Insert Name and Title of the Officer
personally appeared Mirel Paula Brody Matyas
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Letter to State Historic Preservation Officer
Document Date: Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:
Corporate Officer - Title(s): Corporate Officer - Title(s):
Partner - Limited General Partner - Limited General
Individual Attorney in Fact Individual Attorney in Fact
Trustee Guardian of Conservator Trustee Guardian of Conservator
Other: Other:
Signer is Representing: Signer is Representing:



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000 FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

NOTE TO FILE

DATE: June 14, 2018

RE: Damico Letter of Objection  
Beverly Fairfax Historic District National Register Nomination

Letter not notarized.

Letter identifies property owner's mailing address as subject of nomination, rather than property within the district boundary.

**RONALD R. & FIBY DAMICO 407 N. Mansfield Ave. Los Angeles, CA 90036**

June 11, 2018

California State Parks,  
Attn: Office of Historic Preservation,  
Juliana Polanco.  
State Historic Preservation Office  
P. O. Box 94296  
Sacramento, CA 94296-0001

RE Your letter dated May 31, 2018 Subject 407 N. Mansfield Ave. Los Angeles, CA 90036 National Register of Historic Places Nomination for Beverly Fairfax Historic District.

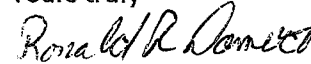

Dear Ms. Polanco.

Note the property listed above (407 N. Mansfield Ave. Los Angeles, CA 90036) we do not wish to have our property listed with the national Register of Historic Places.

Please remove our property from that list.

Thank you in advance.

Yours truly

  
  
Ronald R Damico  
Fiby Damico

To: Department of Parks and Recreation Office of Historic Preservation  
c/o State Historic Preservation Officer, Office of Historic Preservation, 1725  
23<sup>rd</sup> Street, Suite 100, Sacramento, CA 95816

From: Bernard Hoffman, Manager, 465 North Spaulding, LLC, PO Box  
480425, Los Angeles, CA 90048


RE: National Register of Historic Places Nomination for Beverly Fairfax  
Historic District

State Historic Preservation Officer,

I certify that I am the Manager/Member of 465 North Spaulding, LLC that  
has full authority to **OBJECT** to this listing being listed on the National  
Register of Historic Places.

Thank you,

Bernard Hoffman, Manager, 465 North Spaulding, LLC



6-9-18

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

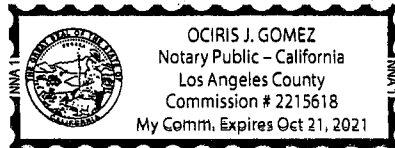
State of California  
County of Los Angeles )

On June 9<sup>th</sup> 2018 before me, Ociris J. Gomez, Notary Public  
(insert name and title of the officer)

personally appeared Bernard Hoffman  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Ociris J. Gomez (Seal)

Correspondence\_CA\_Los Angeles County\_Beverly Fairfax Historic District

Supplemental information

Property owner spreadsheet annotated and color-coded by OHP  
Beverly Fairfax Owner List\_Checklist (August 15, 2018)

Property owner spreadsheet as provided by preparer  
Beverly Fairfax Owner Notification List (May 25, 2018)

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
1		314 N ORANGE GROVE LLC	RON A RAMESON	8150 BEVERLY BLVD, #100	LOS ANGELES	CA	90048-4513	314 N ORANGE GROVE AVE	Los Angeles	CA	90036-2154	223	N
1		315 SPAULDING LLC	JOHN J BARCAL	1301 EAST ROAD	LA HABRA HEIGHTS	CA	90631	315 N SPAULDING AVE	Los Angeles	CA	90036-2220	323	N
1		325 NORTH GARDNER LLC	ALAN WEINER	2037 KENDRA CT	LOS ANGELES	CA	90068	321 N GARDNER ST	Los Angeles	CA	90036-5715	58	C
1		326 N OGDEN DR LLC	ISABELLE VIRGINIE MARCH	2853 NICHOLS CANYON PL	LOS ANGELES	CA	90046-1307	328 N OGDEN DR	Los Angeles	CA	90036-2152	179	C
1	O	330 NORTH GENESEE AVENUE LLC	YOSEF Y MANELA	6300 WILSHIRE BLVD., SUITE 2030	LOS ANGELES	CA	90048	330-332 N GENESEE AVE	Los Angeles	CA	90036-2259	110	C
1		335 ORANGE GROVE LLC	OPHIR STERN	5979 W 3RD ST, STE 202	LOS ANGELES	CA	90036-2834	335 N ORANGE GROVE AVE	Los Angeles	CA	90036-2116	231	N
1		339 ORANGE GROVE LLC	OPHIR STERN	5979 W 3RD ST, STE 202	LOS ANGELES	CA	90036-2834	341 N ORANGE GROVE AVE	Los Angeles	CA	90036-2101	233	N
1		344 348 N ORANGE GROVE	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019	346 N ORANGE GROVE AVE	Los Angeles	CA	90036-2141	235	C
1		346 N SPAULDING II LLC	GERBER & CO INC	101 S FORMOSA AVE	LOS ANGELES	CA	90036-2815	348 N SPAULDING AVE	Los Angeles	CA	90036-2235	335	C
1		367 NORTH GENESEE INVESTORS LLC	STANLEY M STALFORD JR	9663 SANTA MONICA BLVD, #299	BEVERLY HILLS	CA	90210	367 N GENESEE AVE	Los Angeles	CA	90036-2272	125	C
1	O	400 N OGDEN DRIVE, LLC	YOSEF MANELA	6300 WILSHIRE BLVD, SUITE 2030	LOS ANGELES	CA	90036	400 N OGDEN DR	Los Angeles	CA	90036-1723	197	C
1		408 SIERRA BONITA LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	412 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	300	C
1		408-410 N GENESEE LC	DONALD H JONES	10508 WYTON DR	LOS ANGELES	CA	90024-2530	410 N GENESEE AVE	Los Angeles	CA	90036-2241	129	C
1		409 N GENESEE LP	RICHARD A CORLETO	15760 VENTURA BLVD, SUITE 801	ENCINO	CA	91436-3018	409 N GENESEE AVE	Los Angeles	CA	90036-2215	128	C
0		409 N GENESEE LP	RICHARD A CORLETO	15760 VENTURA BLVD, SUITE 801	ENCINO	CA	91436-3018	415 N GENESEE AVE	Los Angeles	CA	90036-2215	130	C
1		409 NORTH SIERRA BONITA LLC	SAUL SIMCHA KAGAN	1632 S LA CIENEGA BLVD	LOS ANGELES	CA	90035	411 N SIERRA BONITA AVE	Los Angeles	CA	90036-2459	299	C
1		410 ORANGE GROVE LLC	ARNOLD SANDLOW	PO BOX 35425	LOS ANGELES	CA	90035	412 N ORANGE GROVE AVE	Los Angeles	CA	90036-1709	248	C
1		414-418 N CURSON LP	RICHARD A CORLETO	15760 VENTURA BLVD, STE 801	ENCINO	CA	91436-3018	414 N CURSON AVE	Los Angeles	CA	90036-2327	33	C
0		414-418 N CURSON LP	RICHARD A CORLETO	15760 VENTURA BLVD, STE 801	ENCINO	CA	91436-3018	418 N CURSON AVE	Los Angeles	CA	90036-2327	35	C
1		415 NORTH OGDEN DRIVE LLC	HILLEL ABRAMS	415 N OGDEN DR, APT 4	LOS ANGELES	CA	90036-1731	415 N OGDEN DR	Los Angeles	CA	90036-1731	202	C
1	O	423 ORANGE GROVE LLC	ALI S. YAMIN	10525 TENNESSEE AVE	LOS ANGELES	CA	90064-2327	423-425 N ORANGE GROVE AVE	Los Angeles	CA	90036-1708	252	C
1		425 N SIERRA BONITA LLC	ARI STRIMOV	15512 ADAGIO CT	LOS ANGELES	CA	90077-1501	427 N SIERRA BONITA AVE	Los Angeles	CA	90036-2468	306	C
1		428 NORTH SIERRA BONITA LLC	ARI STRIMOV	15512 ADAGIO CT	LOS ANGELES	CA	90077-1501	432 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	308	C
1		435 NORTH CURSON LLC	FARAMARZ AKHAVAN	1940 CENTURY PARK E STE B100	LOS ANGELES	CA	90067	437 N CURSON AVE	Los Angeles	CA	90036-2353	42	N
1	O	443 N GARDNER LLC	JEFFREY WEISS	16661 HUERTA RD	ENCINO	CA	91436-3546	443-445 N GARDNER ST	Los Angeles	CA	90036-5708	94	C
1		445 N GENESEEE LLC	MICHAEL DANCYGER	430 N SALTAIR AVE	LOS ANGELES	CA	90049-2026	447 N GENESEE AVE	Los Angeles	CA	90036-2279	143	C
1	O	447 1/2 N SIERRA BONITA LLC	JEFFREY WEISS	16661 HUERTA RD	ENCINO	CA	91436-3546	443-447 N SIERRA BONITA AV	Los Angeles	CA	90036-2407	314	C
1		449-451 N ORANGE GROVE LLC	DONALD H JONES	10508 WYTON DR	LOS ANGELES	CA	90024-2530	451 N ORANGE GROVE AVE	Los Angeles	CA	90036-1752	263	C
1		455 GENESEE INVESTMENTS LLC	AMIR HABER	8342-1/2 W 3RD ST, #A	LOS ANGELES	CA	90036-2275	455 N GENESEE AVE	Los Angeles	CA	90036-2275	146	C
1		455 N OGDEN	ARI STRIMOV	15512 ADAGIO CT	LOS ANGELES	CA	90077-1501	457 N OGDEN DR	Los Angeles	CA	90036-1753	218	C
1		458 N SPAULDING AVENUE LLC	LAURIE SASSON	713 N RODEO DR	BEVERLY HILLS	CA	90210	460 N SPAULDING AVE	Los Angeles	CA	90036-6305	368	N
1	O	465 NO SPAULDING LLC	MAURICE WAINER	232 N CANON DR	BEVERLY HILLS	CA	90210-5302	465 N SPAULDING AVE	Los Angeles	CA	90036-2281	371	C
1		465 SIERRA BONITA LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	465 N SIERRA BONITA AVE	Los Angeles	CA	90036-2430	322	C
1		517 SPAULDING LLC	JACK RICHARDS	5401 SCOTTS VALLEY DRIVE	SCOTTS VALLEY	CA	95066	519 N SPAULDING AVE	Los Angeles	CA	90036-1846	379	C
1		520 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	526 N SPAULDING AVE	Los Angeles	CA	90036-1849	380	C
1	O	538 N GENESEE AVENUE LLC	THOMAS BALARSKY	6920 FAIR OAKS BLVD, STE 205	CARMICHAEL	CA	95608	538-540 N GENESEE AVE	Los Angeles	CA	90036-1856	158	C
1		601 SHARON LLC	STEVEN ZIPPERSTEIN	557 THE ALAMEDA	BERKELEY	CA	94707	601 N SPAULDING AVE	Los Angeles	CA	90036-1816	392	N
1		607 STEVIE LLC	STEVEN ZIPPERSTEIN	557 THE ALAMEDA	BERKELEY	CA	94707	607 N SPAULDING AVE	Los Angeles	CA	90036-1826	394	N
1		639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	639 N SPAULDING AVE	Los Angeles	CA	90036-1839	407	C
0		639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	641 N SPAULDING AVE	Los Angeles	CA	90036-1839	408	C
0		639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	645 N SPAULDING AVE	Los Angeles	CA	90036-1839	410	C
0		639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	647 N SPAULDING AVE	Los Angeles	CA	90036-1839	411	C
0		639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212	649 N SPAULDING AVE	Los Angeles	CA	90036-1839	412	C
1		646 SPAULDING LLC	YOSEF Y MANELA	6300 WILSHIRE BLVD, SUITE 2030	LOS ANGELES	CA	90048	650 N SPAULDING AVE	Los Angeles	CA	90036-1884	413	C
1		8924 LINDBLADE LLC	TREVOR ABRAMSON	8924 LINDBLADE ST	CULVER CITY	CA	90232-2439	325 N GENESEE AVE	Los Angeles	CA	90036-2258	108	C
1	O	A & A INVESTMENT PARTNERS FUND	EBRAHIM KASHEFI	625 N WEST KNOLL DR	WEST HOLLYWOOD	CA	90069-5205	312-316 N SPAULDING AVE	Los Angeles	CA	90036-2228	324	N
1		AGUILAR, GOODMAN		347 N SPAULDING AVE	LOS ANGELES	CA	90036-2237	349 N SPAULDING AVE	Los Angeles	CA	90036-2237	336	C
1		AGUILAR, OLGA		320 N GARDNER ST	LOS ANGELES	CA	90036-5714	320 N GARDNER ST	Los Angeles	CA	90036-5714	57	C
1		AKIBA, RUTH		8349 BLACKBURN AVE, APT 101	LOS ANGELES	CA	90048	335 N GENESEE AVE	Los Angeles	CA	90036-2210	112	C
1	O	AL KHALESI, YASIN		8308 BLACKBURN AVE	LOS ANGELES	CA	90048-4218	419-421 N OGDEN DR	Los Angeles	CA	90036-1740	204	C
2		ALBEK, AVRAHAM AND ALICIA		337 N OGDEN DR	LOS ANGELES	CA	90036-2103	339 N OGDEN DR	Los Angeles	CA	90036-2103	184	C
2		ALBEK, ELI AND MENKES, ARIELA		PO BOX 571687	TARZANA	CA	91357	321 N SIERRA BONITA AVE	Los Angeles	CA	90036-2445	277	N
0		ALBEK, ELI AND MENKES, ARIELA		PO BOX 571687	TARZANA	CA	91357	529 N SPAULDING AVE	Los Angeles	CA	90036-1807	381	C
1		ALLENBY PROPERTIES LLC	JACK BENJAMIN COSGROVE	2747 MCCONNELL DR	LOS ANGELES	CA	90064-3445	358 N CURSON AVE	Los Angeles	CA	90036-2366	23	C
2		ALSMAN, CAROL AND MILLAR, CATHERINE		PO BOX 48125	LOS ANGELES	CA	90048-0125	502 N GENESEE AVE	Los Angeles	CA	90036-1840	151	C
1		ALTMANN, SHEILA		23416 CANZONET ST	WOODLAND HILLS	CA	91367-6013	333 N CURSON AVE	Los Angeles	CA	90036-2359	14	C
2		AMBROZ, JIRI AND RASMUS		432 N GENESEE AVE	LOS ANGELES	CA	90036-2209	434 N GENESEE AVE	Los Angeles	CA	90036-2209	138	C
1	O	AMIRPOUR, MINA		66 SYDNEY BAY	NEWPORT COAST	CA	92657	419 N SIERRA BONITA AVE	Los Angeles	CA	90036-2464	304	C
1		AMRON LP	MICHAEL AMRON	10338 EASTBORNE AVE	LOS ANGELES	CA	90024	338 N SPAULDING AVE	Los Angeles	CA	90036-2231	331	C
1		AMRON, MICHAEL		10338 EASTBORNE AVE	LOS ANGELES	CA	90024	362 N SIERRA BONITA AVE	Los Angeles	CA	90036-2455	294	C
1		AMZALAG INVESTMENTS LLC	MICHAEL AMZALAG	150 N CARSON RD	BEVERLY HILLS	CA	90211-2111	449-451 N STANLEY AVE	Los Angeles	CA	90036-2396	453	C



#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
2		ANANIGHIAN, ARTIN AND LOUISA		350 N MARTEL AVE	LOS ANGELES	CA	90036-2516	353 N GARDNER ST	Los Angeles	CA	90036-5726	70	C
2		ANIEL, DAVID AND ELIZABETH		PO BOX 18163	BEVERLY HILLS	CA	90209-4163	452 N SPAULDING AVE	Los Angeles	CA	90036-2297	365	C
1		APGAR, FREDERICK		7719 CLINTON ST	LOS ANGELES	CA	90036-1817	7719 W CLINTON ST	Los Angeles	CA	90036-1817	4	N
1		APTAKER FAMILY TRUST AND APTAKER, LAURIE	LAURIE APTAKER	458 EL CAMINO DR	BEVERLY HILLS	CA	90212	404 N ORANGE GROVE AVE	Los Angeles	CA	90036-1762	246	C
1		ARIDAN PROPERTIES LLC	ELI RICH	1148 N CLARK ST	WEST HOLLYWOOD	CA	90069	457 N SPAULDING AVE	Los Angeles	CA	90036-2292	367	N
1		ARTENSTEIN, LILY AND THE ARTENSTEIN TRUST	LILY ARTENSTEIN	1520 SUNSET PLAZA DR	LOS ANGELES	CA	90069-1344	413 N GARDNER ST	Los Angeles	CA	90036-5708	81	C
2		ARZY, HOSSEIN AND BAHAR, SARVENAZ		3001 HUTTON DR	BEVERLY HILLS	CA	90210-1106	456 N SPAULDING AVE	Los Angeles	CA	90036-6304	366	C
0		ARZY, HOSSEIN AND BAHAR, SARVENAZ		3001 HUTTON DR	BEVERLY HILLS	CA	90210-1106	362 N STANLEY AVE	Los Angeles	CA	90036-2336	431	C
2		AZRAN, DAN AND CHETRIT, ANDREA		432 N GARDNER ST	LOS ANGELES	CA	90036-5707	434 N GARDNER ST	Los Angeles	CA	90036-5707	89	N
1		BABSCO LLC	MARK M BABIK	4518 ENSENADA DR	WOODLAND HILLS	CA	91364	434 N CURSON AVE	Los Angeles	CA	90036-2321	41	C
1		BAHAR, FARHAD		6447 W 5TH ST	LOS ANGELES	CA	90048-4709	348 N SIERRA BONITA AVE	Los Angeles	CA	90036-2450	287	C
1	O	BARRAD, BERNIE		16932 CORAL CAY LN	HUNTINGTON BEACH	CA	92649-2911	424-426 N OGDEN DR	Los Angeles	CA	90036-1711	205	C
2		BARSHAP, LEAH AND KELLY DAME		344 S OAKHURST DR	BEVERLY HILLS	CA	90212-3506	342 N GENESEE AVE	Los Angeles	CA	90036-2261	114	C
1		BASEMAN, NAOMI		334 S DETROIT ST	LOS ANGELES	CA	90036-3469	332 N CURSON AVE	Los Angeles	CA	90036-2358	13	C
2		BASTOMSKI, ASHER AND SHARON		826 SEWARD ST	LOS ANGELES	CA	90038-3602	323 N GENESEE AVE	Los Angeles	CA	90036-2257	107	C
1		BASTOMSKI, FRIEDA		425 N OGDEN DR	LOS ANGELES	CA	90036-1710	425 N OGDEN DR	Los Angeles	CA	90036-1710	206	C
0		BASTOMSKI, FRIEDA		425 N OGDEN DR	LOS ANGELES	CA	90036-1710	429 N OGDEN DR	Los Angeles	CA	90036-1730	207	C
2		BATTAT, URI AND RITA		21031 VENTURA BLVD, STE 702	WOODLAND HILLS	CA	91364	327 N SPAULDING AVE	Los Angeles	CA	90036-2230	327	C
1		BELL, ARLENE AND LC TRUST OF 2012	KRISTIN BATTERSBY	420 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2408	418 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	303	C
2		BENAROUCHE, BENJAMIN AND AMANDA		442 N GARDNER ST, APT 101	LOS ANGELES	CA	90036-5764	442 N GARDNER ST #1	Los Angeles	CA	90036-5764	93	N
1		BENJAMIN ZABARI CO-TRUSTEE; SAMUEL, BENJAMIN	SAMUEL BENJAMIN	351 N SIERRA BONITA AVE, APT 1	LOS ANGELES	CA	90036	322 N SIERRA BONITA AVE	Los Angeles	CA	90036-2426	278	C
2	O	BENPORAT, MOSHE AND RACHEL		444 N STANLEY AVE	LOS ANGELES	CA	90036-6218	444-446 N STANLEY AVE	Los Angeles	CA	90036-6218	451	N
2		BERCOVICI, RUBIN AND RICA		312 S MAPLE DR	BEVERLY HILLS	CA	90212-4610	315 N SIERRA BONITA AVE	Los Angeles	CA	90036-2422	276	N
1		BERENBAU V TRUST	V. BERENBAU	8121 LAUREL VIEW DR	LOS ANGELES	CA	90069-1615	618 N SPAULDING AVE	Los Angeles	CA	90036-1806	398	C
2		BERGHER, MANUEL AND CAMILLE		224 S MAPLE DR	BEVERLY HILLS	CA	90212-4014	435-437 N OGDEN DR	Los Angeles	CA	90036-1744	210	N
1		BERGMAN, BETH		8626 WONDERLAND AVE	LOS ANGELES	CA	90046-1453	622 N SPAULDING AVE	Los Angeles	CA	90036-1806	400	C
1		BERGMAN, DENA		343 N SPAULDING AVE	LOS ANGELES	CA	90036-2203	343 N SPAULDING AVE	Los Angeles	CA	90036-2203	334	C
1		BESNER, ANNETTE		6368 W 6TH ST	LOS ANGELES	CA	90048-4806	437 N GENESEE AVE	Los Angeles	CA	90036-2282	139	N
1	O	BFX ASSOCIATES LLC	RICARDO OROZCO	1220 S ST, SUITE 150	SACRAMENTO	CA	95811	414 N STANLEY AVE	Los Angeles	CA	90036-2386	438	C
1	O	BIALER FAMILY TRUST	MATTI BIALER	9297 BURTON WAY, APT 6	BEVERLY HILLS	CA	90210-3729	366-368 N GENESEE AVE	Los Angeles	CA	90036-2211	124	N
1		BIALER, MATTI		9297 BURTON WAY, APT 6	BEVERLY HILLS	CA	90210-3729	7716 W OAKWOOD AVE	Los Angeles	CA	90036-2211	174	N
2	O	BICK, OFER AND ANTOINETTE		4329 SAINT CLAIR AVE	STUDIO CITY	CA	91604-1612	418-420 N SPAULDING AVE	Los Angeles	CA	90036-2202	352	N
1		BIEDERMAN IRWIN TR ET AL	IRWIN & ADALINE BIEDERMAN	1708 BAYOU WAY	SEAL BEACH	CA	90740-5753	424 N SPAULDING AVE	Los Angeles	CA	90036-2288	354	C
1		BLAICH INVESTMENTS-1 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004	404 N SIERRA BONITA AVE	Los Angeles	CA	90036-2423	297	C
1		BLAICH INVESTMENTS-2 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004	439 N STANLEY AVE	Los Angeles	CA	90036-2301	449	C
0		BLAICH INVESTMENTS-2 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004	443 N STANLEY AVE	Los Angeles	CA	90036-2301	450	C
0		BLAICH INVESTMENTS-2 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004	447 N STANLEY AVE	Los Angeles	CA	90036-2301	452	C
1		BLENNER, SHIRLEY		449 N OGDEN DR	LOS ANGELES	CA	90036-1710	449 N OGDEN DR	Los Angeles	CA	90036-1710	215	N
1		BLEVISS CARMY TR ET AL; KATZEN, LILLIAN	AMNON COHEN	3837 SHERVIEW DR	SHERMAN OAKS	CA	91403	428 N ORANGE GROVE AVE	Los Angeles	CA	90036-1767	254	C
1		BLEVISS LEA W TR ET AL; KATZEN, LILLIAN	LEA BLEVISS & LILLIAN KATZEN	9106 MONTE MAR DR	LOS ANGELES	CA	90035	431 N GENESEE AVE	Los Angeles	CA	90036-2278	137	C
1		BLINDER, STEVEN		PO BOX 480365	LOS ANGELES	CA	90048-1365	430 N OGDEN DR	Los Angeles	CA	90036-1726	208	C
2		BLOOMSTEIN, DAVID AND JUDITH		PO BOX 43	BROOKLINE	MA	02446-0001	440 N GENESEE AVE	Los Angeles	CA	90036-2250	141	C
1	S	BLUWAL, BETTYNA		5101 IRVINGTON TER	LOS ANGELES	CA	90042-2320	439-441 N ORANGE GROVE AVE	Los Angeles	CA	90036-1708	259	C
2		BODENSTEIN, JOSEPH AND MIRIAM		529 N FORMOSA AVE	LOS ANGELES	CA	90036-1944	421 N GENESEE AVE	Los Angeles	CA	90036-2244	133	C
1		BOM PROPERTIES, LLC	MAYA KLEIN	26500 AGOURA RD, STE 102	CALABASAS	CA	91302-3571	439 N GENESEE AVE	Los Angeles	CA	90036-2249	140	C
1		BONO, HELENE		167 S ORANGE DR	LOS ANGELES	CA	90036	7656 W ROSEWOOD AVE	Los Angeles	CA	90036-1707	271	C
1	O	BORENSTEIN, ELIE AND FRANIA RFT	HENRY BORNSTEIN	3443 DANIELLA CT	CALABASAS	CA	91302-3087	401-407 N SIERRA BONITA AV	Los Angeles	CA	90036-2443	298	C
1		BRICKER, NAOMI		500 N SPAULDING AVE	LOS ANGELES	CA	90036-1808	426 N STANLEY AVE	Los Angeles	CA	90036-2388	442	C
2		BRILL, EDWARD AND CATHERINE		556 N RIOS AVE	SOLANA BEACH	CA	92075-1246	353 N SIERRA BONITA AVE	Los Angeles	CA	90036-2467	290	C
2	O	BRILL, ZIL AND LONNI		6350 W 6TH ST	LOS ANGELES	CA	90048-4806	326-328 N SPAULDING AVE	Los Angeles	CA	90036-2294	328	C
1		BROSS, VALERIE J, DECEASED TRUST AND BROSS, NEAL	ATTN: BROSS, NEAL	10654 MONTROSE AVE, UNIT 102	BETHESDA	MD	20814-4229	414 N OGDEN DR	Los Angeles	CA	90036-1738	201	N
1		BUDIN, BRIAN		8928 ASHCROFT AVE	WEST HOLLYWOOD	CA	90048-2404	349 N CURSON AVE	Los Angeles	CA	90036-6223	20	C
1		CANDLER, CHERI		15630 CALISTOGA AVE	BAKERSFIELD	CA	93314	602 N SPAULDING AVE	Los Angeles	CA	90036-1859	393	C
2		CERF, PERCY AND YOLA		435 N GARDNER ST	LOS ANGELES	CA	90036-5708	437 N GARDNER ST	Los Angeles	CA	90036-5708	90	N
1		CHEREMOYA GARDENS LLC	GIDEON ROSMAN	8281 MELROSE AVE, STE 305	LOS ANGELES	CA	90046-6891	644 N GENESEE AVE	Los Angeles	CA	90036-1871	168	N
1		CHINSKI, ANNA		421 N STANLEY AVE	LOS ANGELES	CA	90036-6224	421 N STANLEY AVE	Los Angeles	CA	90046-6224	441	C
1		CHOCOCHOW LLC	DARLENE HORVAT	350 N FULLER AVE	LOS ANGELES	CA	90046	446 N CURSON AVE	Los Angeles	CA	90036-2345	45	C
0		CHOCOCHOW LLC	DARLENE HORVAT	350 N FULLER AVE	LOS ANGELES	CA	90046	439 N GARDNER ST	Los Angeles	CA	90036-5753	92	N
1		CHOI, HELEN		442 N GARDNER ST, #4	LOS ANGELES	CA	90036-5764	442 N GARDNER ST #4	Los Angeles	CA	90036-5764	93	N
2		CHU, ALBERT AND BETTY		5019 MERITA PL	LA CANADA	CA	91011-3643	455 N SIERRA BONITA AVE	Los Angeles	CA	90036-2407	317	C

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
1		CITY OF LOS ANGELES	MELODY MCCORMICK	DEPT OF GENERAL SERVICES, REAL ESTATE DIVISION 111 E. FIRST ST. RM. 201	LOS ANGELES	CA	90012	414 N SPAULDING AVE	Los Angeles	CA	90036-2202	349	N
1	S	CKJ PROPERTY LLC	JANICE MINSBERG	465 N VISTA ST	LOS ANGELES	CA	90036-5742	465 N VISTA ST	Los Angeles	CA	90036-5742	463	C
1		CKLW BLDG	ZALMAN & RACHEL MANELA	130 S MARTEL AVE	LOS ANGELES	CA	90036-2714	327 N CURSON AVE	Los Angeles	CA	90036-2357	12	C
1		CLEARWAVE LLC	YUN-YI HUI	156 N. GARDNER ST	LOS ANGELES	CA	90036	447 N CURSON AVE	Los Angeles	CA	90036-2320	46	C
1	O	CLYMORE REAL ESTATE COMPANY LLC	WILLIAM ROUSE	1117 S ROBERSTON BLVD	LOS ANGELES	CA	90035-1403	401 N ORANGE GROVE AVE	Los Angeles	CA	90036-1722	245	C
1		COBANOV, SLAVKO		438 N STANLEY AVE	LOS ANGELES	CA	90036-2394	438 N STANLEY AVE	Los Angeles	CA	90036-2394	448	C
1		COBANOV, SLAVKO AND SLAVKO COBANOV TRUST	SLAVKO COBANOV	438 N STANLEY AVE	LOS ANGELES	CA	90036-2394	320 N ORANGE GROVE AVE	Los Angeles	CA	90036-2155	225	C
1		COHEN, HYMAN		439 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2407	441 N SIERRA BONITA AVE	Los Angeles	CA	90036-2407	312	C
1		CORAL GROUP LLC	STEPHEN M FELDMAN	21631 HEATHER LEE LN	CHATSWORTH	CA	91311	410 N CURSON AVE	Los Angeles	CA	90036-2300	32	N
1		CURSON 4 LLC	DAVID GITMAN	1840 CENTURY PARK EAST, 17TH FLOOR	LOS ANGELES	CA	90067	461 N CURSON AVE	Los Angeles	CA	90036-2348	52	C
1	O	CURSON REAL ESTATE GROUP LLC	YOSEF MANELA	6300 WILSHIRE BLVD, SUITE 2030	LOS ANGELES	CA	90036	367 N CURSON AVE	Los Angeles	CA	90036-1299	28	N
2		DAMICO, RONALD AND FIBY		407 N MANSFIELD AVE	LOS ANGELES	CA	90036-2621	461 N SIERRA BONITA AVE	Los Angeles	CA	90036-2473	320	C
0		DAMICO, RONALD AND FIBY		407 N MANSFIELD AVE	LOS ANGELES	CA	90036-2621	356 N SPAULDING AVE	Los Angeles	CA	90036-2238	339	C
1		DART GROVE LLC	DAVID HIRTH	PO BOX 572073	SUN VALLEY	CA	91352	350 N ORANGE GROVE AVE	Los Angeles	CA	90036-2156	237	N
1		DART MEDIA PROPERTIES LLC	DAVID HIRTH	18700 SHERMAN WAY, #107	RESEDA	CA	91335	367 N ORANGE GROVE AVE	Los Angeles	CA	90036-2157	244	C
1		DAVIDOVICS, TIBOR		438 N OGDEN DR	LOS ANGELES	CA	90036-1769	438 N OGDEN DR	Los Angeles	CA	90036-1769	211	C
1	O	DAVIDSOHN, DANIEL A.		316 N KILKEA DR	LOS ANGELES	CA	90048-2227	401 N CURSON AVE	Los Angeles	CA	90036-2319	29	C
0		DAVIDSOHN, DANIEL A.		316 N KILKEA DR	LOS ANGELES	CA	90048-2227	465 N CURSON AVE	Los Angeles	CA	90036-2375	54	N
1		DEERFIELD PARTNERSHIP	RON A RAMESON	3860 JALAMA RD	LOMPOC	CA	93436-9504	314 N CURSON AVE	Los Angeles	CA	90036-2373	7	N
1		DEMPSTER, MARILYNN		7277 PONDERA CIRC	WEST HILLS	CA	91307-1330	348 N CURSON AVE	Los Angeles	CA	90036-2364	19	C
1		DEREK AND JONATHAN LLC	DEREK PATAO	4221 WILSHIRE BLVD, STE 360	LOS ANGELES	CA	90010-3563	447 N OGDEN DR	Los Angeles	CA	90036-1747	214	C
2	S	DERSH, STEVEN AND JENNIFER		16808 EDGAR ST	PACIFIC PALISADES	CA	90272-3227	450 N ORANGE GROVE AVE	Los Angeles	CA	90036-1749	262	C
1		DIFFIE, EDILIA		9151 FIG ST	ARVADA	CO	80005	460 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	319	C
1		DORYON JEREMIAH CO TR ET AL DORYN D	JEREMIAH DORYON	3350 BARHAM BLVD	HOLLYWOOD	CA	90068-1404	418 N OGDEN DR	Los Angeles	CA	90036-1724	203	N
2		DOUEK, HELEN AND MAURICE		222 N CANON DR, STE 205	BEVERLY HILLS	CA	90210-5318	428 N SPAULDING AVE	Los Angeles	CA	90036-2289	356	C
1		DUEL, DAVID		350 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2454	350 N SIERRA BONITA AVE	Los Angeles	CA	90036-2454	289	C
1		EILAT, LILA	ELIT PROPERTY MANAGEMENT	508 N. LARCHMONT BLVD.	LOS ANGELES	CA	90004	459 N ORANGE GROVE AVE	Los Angeles	CA	90036-1754	266	C
0		EILAT, LILA	ELIT PROPERTY MANAGEMENT	508 N. LARCHMONT BLVD.	LOS ANGELES	CA	90004	467 N ORANGE GROVE AVE	Los Angeles	CA	90036-1756	269	C
1	O	EISENSTEIN, ESTHER, SEPARATE PROPERTY TRUST	ESTHER EISENSTEIN	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517	346 N STANLEY AVE	Los Angeles	CA	90036-2310	425	C
2		ENAYATI, PEDRAM AND NAIMI, NIKOO		505 16TH ST	SANTA MONICA	CA	90402-3001	451 N SPAULDING AVE	Los Angeles	CA	90036-6306	364	C
1	S	FABER, MARILYN		8107 VARIEL AVE	CANOGA PARK	CA	91304-4307	331 N ORANGE GROVE AVE	Los Angeles	CA	90036-2135	229	C
2		FADER, JEFFREY AND INGRID		719 N FAIRFAX AVE, STE D	LOS ANGELES	CA	90046-7274	615 N SPAULDING AVE	Los Angeles	CA	90036-1881	397	C
1		FADLON, ISACK		5670 WILSHIRE BLVD #1867	LOS ANGELES	CA	90036-5679	358 N GARDNER ST	Los Angeles	CA	90036-5721	71	C
1		FENTON, JAMES		448 N SIERRA BONITA AVE, APT 14	LOS ANGELES	CA	90036	448 N SIERRA BONITA AVE	Los Angeles	CA	90036-2431	315	C
1		FENTON, PAMELA		351 N OGDEN DR	LOS ANGELES	CA	90036-2153	351 N OGDEN DR	Los Angeles	CA	90036-2153	189	C
1		FERNANTINI LLC	MATTHEW MARZUCCO	2804 GATEWAY OAKS DR, #100	SACRAMENTO	CA	95833	371 N GARDNER ST	Los Angeles	CA	90036-5727	76	C
0		FERNANTINI LLC	MATTHEW MARZUCCO	2804 GATEWAY OAKS DR, #100	SACRAMENTO	CA	95833	357 N SPAULDING AVE	Los Angeles	CA	90036-2240	340	C
1		FERROUILLET, BEATRICE		6265 DAMASK AVE	LOS ANGELES	CA	90056-1732	535-537 N SPAULDING AVE	Los Angeles	CA	90036-1855	385	C
2		FINKEL, BELLA AND MICHAEL		3720 LITCHFIELD LANE	TARZANA	CA	91356	347-349 N SIERRA BONITA AV	Los Angeles	CA	90036-2457	288	C
2		FINKEL, DAVID AND SARRA		344 N MARTEL AVE	LOS ANGELES	CA	90036-2516	7514 W OAKWOOD AVE	Los Angeles	CA	90036-2428	171	C
0		FINKEL, DAVID AND SARRA		344 N MARTEL AVE	LOS ANGELES	CA	90036-2516	366 N SIERRA BONITA AVE	Los Angeles	CA	90036-2425	295	C
2		FISCH, ELLIOT AND ROCHEL		442 N GARDNER ST, APT 102	LOS ANGELES	CA	90036-5764	442 N GARDNER ST #2	Los Angeles	CA	90036-5764	93	N
1		FISHER, MICHAEL		2470 STEARNS ST, #360	SIMI VALLEY	CA	93063-2418	349 N OGDEN DR	Los Angeles	CA	90036-3111	188	C
2		FOGELMAN, TOBY TAMARA AND ROY J FOGELMAN		2116 MOUNTAIN CITY STREET	HENDERSON	NV	89052	332 N STANLEY AVE	Los Angeles	CA	90036-2332	420	N
1		FORMAN, HARRY		5401 BEVIS AVE	SHERMAN OAKS	CA	91411-3743	638 N SPAULDING AVE	Los Angeles	CA	90036-1869	406	C
1		FORMAN, RICHARD		252 S CANON DR	BEVERLY HILLS	CA	90212-4007	518 N SPAULDING AVE	Los Angeles	CA	90036-1845	378	C
2		FRANKLIN, LAWRENCE AND MARILYN		454 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2408	456 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	318	C
1		FREDMAN, BERNALYN		9454 WILSHIRE BLVD	BEVERLY HILLS	CA	90212	343 N CURSON AVE	Los Angeles	CA	90036-2363	18	C
2	OO	FRIED, BENJAMIN L, CO-TRUSTEE; GALE FRIED	HYMAN & BARBARA SCHATTNER	PO BOX 4433	VALLEY VILLAGE	CA	91617-0433	436-440 N GARDNER ST	Los Angeles	CA	90036-5707	91	C
1		FROMER MORRIS TR ET AL	STEVEN A JACKSON	1527 N GENESEE AVE	LOS ANGELES	CA	90046-2718	366 N SPAULDING AVE	Los Angeles	CA	90036-2276	343	N
1		FUCHS, ISAAC		341 N GENESEE AVE	LOS ANGELES	CA	90036-2262	343 N GENESEE AVE	Los Angeles	CA	90036-2262	115	C
1		FURMAN, ANNA		5455 WILSHIRE BLVD, STE 1108	LOS ANGELES	CA	90036	369 N OGDEN DR	Los Angeles	CA	90036-2103	195	C
1	S	GALAUDET, AMY	(323) 857-0507	6120 W 5TH ST	LOS ANGELES	CA	90048	513-515 N SPAULDING AVE	Los Angeles	CA	90036-1876	377	C
1	O	GAMATY, RONNIE/GAMATY FAMILY TRUST		6426 DREXEL AVE	LOS ANGELES	CA	90048	402 N VISTA ST	Los Angeles	CA	90036-5741	462	C
1		GARBER, ESTHER		PO BOX 7488	BEVERLY HILLS	CA	90212-7488	623 N SPAULDING AVE	Los Angeles	CA	90036-1864	401	C
1		GARDNER STREET PROPERTIES LLC	BROOKS PALEY	3301 BARHAM BLVD, SUITE 402A	LOS ANGELES		90068	349 N GARDNER ST	Los Angeles	CA	90036-5700	68	C
1		GARDNER UNITS LLC	EDWARD FLEISCHMANN	2351 WEST 3RD ST	LOS ANGELES	CA	90057	452 N GARDNER ST	Los Angeles	CA	90036-5707	97	C
2	O	GEIGER, BORIS AND ERIC		2701 E MESQUITE AVE #D159	PALM SPRINGS	CA	92264	357-359 N CURSON AVE	Los Angeles	CA	90036-2367	24	C
1		GENESIS REAL ESTATE HOLDINGS LLC	PEJAMAN PJ EBRAHIMI	8005 WEST 4TH ST	LOS ANGELES	CA	90048	351-353 N GENESEE AVE	Los Angeles	CA	90036-2265	119	C
1		GOLANT PROPERTIES LLC	JEFF UNGER	12121 WILSHIRE BLVD, SUITE 1201	LOS ANGELES	CA	90025	509 N SPAULDING AVE	Los Angeles	CA	90036-1843	375	C

Beverly Fairfax Historic District

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
1		GOLD RAY HOLDINGS LLC	RAYMOND GOLDSTEIN	450 MCCADDEN PL	LOS ANGELES	CA	90004-1026	363 N STANLEY AVE	Los Angeles	CA	90036-2337	432	N
2		GOLDENBERG, BERISH AND CHAYA		414 N FORMOSA AVE	LOS ANGELES	CA	90036	320 N STANLEY AVE	Los Angeles	CA	90036-2311	416	C
1		GOLDSTEIN, DAVID		3400 COAST VIEW DR	MALIBU	CA	90265-4810	366 N CURSON AVE	Los Angeles	CA	90036-2308	27	C
0		GOLDSTEIN, DAVID		3400 COAST VIEW DR	MALIBU	CA	90265-4810	464 N STANLEY AVE	Los Angeles	CA	90036-2381	459	C
2		GOLDSTEIN, GUS AND IDA		314 N STANLEY AVE	LOS ANGELES	CA	90036-2312	314 N STANLEY AVE	Los Angeles	CA	90036-2312	414	C
1		GONZALEZ, LUDIVINA		1014 S WESTLAKE BLVD, STE. 14	WESTLAKE VILLAGE	CA	91361	427 N GARDNER ST	Los Angeles	CA	90036-5732	86	C
0		GONZALEZ, LUDIVINA		1014 S WESTLAKE BLVD, STE. 14	WESTLAKE VILLAGE	CA	91361	440 N ORANGE GROVE AVE	Los Angeles	CA	90036-1745	258	N
1	O	GOULD, LARK		451 N GARDNER ST	LOS ANGELES	CA	90036-5708	451-453 N GARDNER ST	Los Angeles	CA	90036-5708	96	N
2		GREENBURG, HELEN AND KROH, MARK		21 E HURON ST	CHICAGO	IL	60611-3925	415 N SIERRA BONITA AVE	Los Angeles	CA	90036-2461	301	C
1		GROSSMAN PETER CO TR	PETER GROSSMAN	425 N MCCADDEN PL	LOS ANGELES	CA	90004-1025	411 N ORANGE GROVE AVE	Los Angeles	CA	90036-1766	247	C
1		GTL ROBERTSON PROPERTIES LLC	LORI GORDON	6353 EL CAMINO REAL, SUITE J	CARLSBAD	CA	92009-1607	646 N GENESEE AVE	Los Angeles	CA	90036-1809	169	N
1		GUETTA, MARC		451 N MANSFIELD AVE	LOS ANGELES	CA	90036-2621	427 N CURSON AVE	Los Angeles	CA	90036-2342	38	C
1		GUETTA, MARC AND VILLARREAL, ANGELICA		7701 MELROSE AVE	LOS ANGELES	CA	90046-7315	342 N SPAULDING AVE	Los Angeles	CA	90036-2236	333	C
1		GUETTA, PATRICK		332 S CLARK DR	BEVERLY HILLS	CA	90211-3608	451 N CURSON AVE	Los Angeles	CA	90036-2347	48	C
0		GUETTA, PATRICK		332 S CLARK DR	BEVERLY HILLS	CA	90211-3608	437 N SPAULDING AVE	Los Angeles	CA	90036-2291	359	C
1		GUIDERY, WENDY		8709 W WEST KNOLL DR	WEST HOLLYWOOD	CA	90069	444 N SPAULDING AVE	Los Angeles	CA	90036-2201	362	C
1		HAKIM, JULIET		338 N REXFORD DR	BEVERLY HILLS	CA	90210-4910	7651 W OAKWOOD AVE	Los Angeles	CA	90036-2383	173	C
2		HALPERN, MICHAEL AND HALPERN SEGAL, JANICE		PO BOX 8585	SOUTH LAKE TAHOE	CA	96158-1585	348 N GENESEE AVE	Los Angeles	CA	90036-2263	116	C
1		HASSENBERG, MANNY		4221 NOBLE AVE	SHERMAN OAKS	CA	91403-4012	326 N CURSON AVE	Los Angeles	CA	90036-2356	11	C
1	S	HASSON, AARON		422 S ALMONT DR	BEVERLY HILLS	CA	90211-3507	346-348 N OGDEN DR	Los Angeles	CA	90036-2145	187	C
1		HELPER, DORIS		3108 HODLER DR	TOPANGA	CA	90290-4434	463 N OGDEN DR	Los Angeles	CA	90036-1758	220	N
1		HELICAN REAL ESTATE LLC	AMANDA N LUFTMAN	222 N SEPULVEDA BLVD, SUITE 2222	EL SEGUNDO	CA	90245	441 N OGDEN DR	Los Angeles	CA	90036-1748	212	N
2		HENDIFAR, YOUNESS AND MAHNAZ		419 N BUNDY DR	LOS ANGELES	CA	90049-2829	430 N STANLEY AVE	Los Angeles	CA	90036-2390	444	C
1		HENNEMAN, CAROL		500 VENADO VISTA DR	LA CANADA FLINTRIDGE	CA	91011	417 N GARDNER ST	Los Angeles	CA	90036-5754	83	C
1		HENRY OPPENHEIM II LLC	GARY CLEFF	541 N LARCHMONT BLVD	LOS ANGELES	CA	90004-1305	328 N GENESEE AVE	Los Angeles	CA	90036-221	109	C
1		HERSKOWITZ, HAROLD		1496 CEDAR ROW	LAKEWOOD	NJ	08701-1514	358 N ORANGE GROVE AVE	Los Angeles	CA	90036-2102	240	N
0		HERSKOWITZ, HAROLD		1496 CEDAR ROW	LAKEWOOD	NJ	08701-1514	360 N ORANGE GROVE AVE	Los Angeles	CA	90036-2162	241	N
0		HERSKOWITZ, HAROLD		1496 CEDAR ROW	LAKEWOOD	NJ	08701-1514	366 N ORANGE GROVE AVE	Los Angeles	CA	90036-2123	243	N
1		HILLER FANNY TR ET AL; ARTHUR, HILLER	ARTHUR HILLER & RITA BATTAT	21031 VENTURA BLVD, STE 702	WOODLAND HILLS	CA	91364	534 N GENESEE AVE	Los Angeles	CA	90036-1851	157	C
2		HIRSCH, LARRY AND HOCHMAN, MICHAEL		411 N OGDEN DR	LOS ANGELES	CA	90036-1710	413 N OGDEN DR	Los Angeles	CA	90036-1710	200	C
1		HOLENDER, MIRIAM		4313 VAN NUYS BLVD, APT 103	SHERMAN OAKS	CA	91403	339 N GARDNER ST	Los Angeles	CA	90036-5706	64	C
2		HOLETS, DANIEL AND DOLORES		998 FOURTH GREEN DR	INCLINE VILLAGE	NV	89451-8959	358 N STANLEY AVE	Los Angeles	CA	90036-2333	429	C
1		HOLLYWOOD INVESTMENT PROPERTIES	AARON TORBATI	301 N CANON DR, #210	BEVERLY HILLS	CA	90210	501 N SPAULDING AVE	Los Angeles	CA	90036-1831	372	C
1		HORVAT, DARLENE		PO BOX 481223	LOS ANGELES	CA	90048-9722	450 N CURSON AVE	Los Angeles	CA	90036-2371	47	C
1		HU ACQUISITIONS LCC	ALEXANDRE IAN CORNELIUS	1299 OCEAN AVE, SUITE 450	SANTA MONICA	CA	90401	614 N GENESEE AVE	Los Angeles	CA	90036-1809	162	N
1	O	HWG ENTERPRISES INC	DUSTIN HERMAN	10891 BUSINESS DR	FONTANA	CA	92337-8235	539-541 N SPAULDING AVE	Los Angeles	CA	90036-1807	387	C
2		ICKOVITZ, SOL AND DOROTHY		5446 VIA NICOLA	NEWBURY PARK	CA	91320-6886	313 N GENESEE AVE	Los Angeles	CA	90036-2254	104	N
2		ISEROVICH, SAMYON AND RAISA		331 N OGDEN DR	LOS ANGELES	CA	90036-2137	333 N OGDEN DR	Los Angeles	CA	90036-2137	182	C
0		ISEROVICH, SAMYON AND RAISA		331 N OGDEN DR	LOS ANGELES	CA	90036-2137	414 N ORANGE GROVE AVE	Los Angeles	CA	90036-1709	249	C
1		ISRAELI, ZIV		1015 N KINGS ROAD #103	WEST HOLLYWOOD	CA	90069	401 N VISTA ST	Los Angeles	CA	90036-5742	461	N
1		ITKIN, GENIA		8012 BLACKBURN AVE	LOS ANGELES	CA	90048-4420	518 N GENESEE AVE	Los Angeles	CA	90036-1873	154	N
0		ITKIN, GENIA		8012 BLACKBURN AVE	LOS ANGELES	CA	90048-4420	526 N GENESEE AVE	Los Angeles	CA	90036-1847	155	C
1		ITKIN, GENIA AND GREG		8012 BLACKBURN AVE	LOS ANGELES	CCA	90048-4420	332 N OGDEN DR	Los Angeles	CA	90036-3112	181	C
0		ITKIN, GREG		8012 BLACKBURN AVE	LOS ANGELES	CA	90048-4420	544 N GENESEE AVE	Los Angeles	CA	90036-1810	159	C
1		JAEGER, NATHAN		5850 W 3RD ST, STE 142	LOS ANGELES	CA	90036-2888	465 N OGDEN DR	Los Angeles	CA	90036-1719	222	C
1		JAEGER, NATHAN AND SOLOMON		5850 W 3RD ST, STE 142	LOS ANGELES	CA	90036-2888	458 N STANLEY AVE	Los Angeles	CA	90036-2380	458	C
1	O	JAKOBOVICH FAMILY TRUST	INGA JAKOBOVICH	17527 CORINTHIAN DR	ENCINO	CA	91316-2810	360 N CURSON AVE	Los Angeles	CA	90036-2368	25	N
1		JENKINS, SIDNEY S & A JENKINS TRUST	SIDNEY JENKINS	6322 MATILJA AVE	VAN NUYS	CA	91401-2306	401 N GARDNER ST	Los Angeles	CA	90036-5708	77	C
1		JNSB INC	DIKLA SOFFER	8075 WEST 3RD ST, 403	LOS ANGELES	CA	90048	323 N SPAULDING AVE	Los Angeles	CA	90036-2229	326	C
0		JNSB INC	DIKLA SOFFER	8075 WEST 3RD ST, 403	LOS ANGELES	CA	90048	420 N GENESEE AVE	Los Angeles	CA	90036-3657	132	C
2		KACHAN, JASON AND TANYA		367 N STANLEY AVE	LOS ANGELES	CA	90036-2338	369 N STANLEY AVE	Los Angeles	CA	90036-2338	434	C
1	O	KALT MARCO, CORNELIA, TRUST	SEAN INESTA	PO BOX 48702	LOS ANGELES	CA	90048-0702	459-463 N GENESEE AVE	Los Angeles	CA	90036-2271	149	C
1	O	KALT, CORNELIA		PO BOX 48702	LOS ANGELES	CA	90048-0702	331-333 N GENESEE AVE	Los Angeles	CA	90036-2210	111	C
0		KALT, CORNELIA	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019	319-323 N ORANGE GROVE A	Los Angeles	CA	90036-2161	226	C
1	O	KALT, MICHELE		236 S MAPLE DR	BEVERLY HILLS	CA	90212-4014	448-450 N GENESEE AVE	Los Angeles	CA	90036-2251	144	C
0		KALT, MICHELE		PO BOX 48702	LOS ANGELES	CA	90048-0702	443-447 N ORANGE GROVE A	Los Angeles	CA	90036-1746	261	C
1	O	KALT, SAM & ILONA, FAMILY TRUST	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019	326-330 N ORANGE GROVE	Los Angeles	CA	90036-2119	228	C
0		KALT, SAM & ILONA, FAMILY TRUST	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019	332 N ORANGE GROVE AVE	Los Angeles	CA	90036-2136	230	N
0		KALT, SAM & ILONA, FAMILY TRUST	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019	336-340 N ORANGE GROVE A	Los Angeles	CA	90036-2120	232	C
0		KALT, SAM & ILONA, FAMILY TRUST	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019	342-344 N ORANGE GROVE A	Los Angeles	CA	90036-2140	234	C
2		KATZ, RAFAEL AND ESTHER		2351 W 3RD ST	LOS ANGELES	CA	90057-1905	359 N STANLEY AVE	Los Angeles	CA	90036-2399	430	C

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
2	S	KENDALL, DALE (son) & JEANNETTA KENDALL (mother)		355 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2409	343 N SIERRA BONITA AVE	Los Angeles	CA	90036-2452	285	C
0	S	KENDALL, DALE (son) & JEANNETTA KENDALL (mother)		355 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2409	344 N SIERRA BONITA AVE	Los Angeles	CA	90036-2451	286	C
0		KENDALL, DALE (son) & JEANNETTA KENDALL (mother)		355 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2409	359 N SIERRA BONITA AVE	Los Angeles	CA	90036-2409	292	C
2		KENNETH, BISHOP H. AND KANEKO O		5868 OVERLAKE AVE	SAN DIEGO	CA	92120-3914	451 N GENESEE AVE	Los Angeles	CA	90036-2208	145	C
1	O	KES LLC	ESTHER EISENSTEIN	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517	404 N CURSON AVE	Los Angeles	CA	90036-2322	30	C
0		KES LLC	ESTHER EISENSTEIN	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517	338-340 N GARDNER ST	Los Angeles	CA	90036-5716	65	C
1		KESHET, SHLOMO		PO BOX 480143	LOS ANGELES	CA	90048-1143	437 N SIERRA BONITA AVE	Los Angeles	CA	90036-2470	310	C
0		KESHET, SHLOMO		PO BOX 480143	LOS ANGELES	CA	90048-1143	538 N SPAULDING AVE	Los Angeles	CA	90036-1857	386	C
2		KESLER, MICHAEL AND KIMBERLY		PO BOX 461398	LOS ANGELES	CA	90046-9398	436 N ORANGE GROVE AVE	Los Angeles	CA	90036-1741	256	C
2		KESSLER, FRED AND HELEN		658 N HARPER AVE	LOS ANGELES	CA	90048-2225	461 N GARDNER ST	Los Angeles	CA	90036-5708	99	N
0		KESSLER, FRED AND HELEN		658 N HARPER AVE	LOS ANGELES	CA	90048	462 N ORANGE GROVE AVE	Los Angeles	CA	90036-1754	267	C
2		KISHINEFF, SHELDON AND BRENDA		108 S ALTA VISTA BLVD	LOS ANGELES	CA	90036-2824	324 N CURSON AVE	Los Angeles	CA	90036-2355	10	C
2		KLEIN, LUDWIG AND OLGA		12945 VALLEYHEART DR	STUDIO CITY	CA	91604-1903	351 N STANLEY AVE	Los Angeles	CA	90036-2335	427	N
1		KOHAN, EVA		8901 BURTON WAY, APT 201	LOS ANGELES	CA	90048-3786	344 N OGDEN DR	Los Angeles	CA	90036-2144	186	C
1		KOHEN JERRY CO-TRUSTEE	JERRY & ORIT KOHEN	806 N CRESCENT DR	BEVERLY HILLS	CA	90210-2918	466 N GARDNER ST	Los Angeles	CA	90036-5735	101	C
1		KOLLEL LOS ANGELES		223 S FORMOSA AVE	LOS ANGELES	CA	90036-2813	314 N GARDNER ST	Los Angeles	CA	90036-5725	55	C
1		KOSMAN MICHAEL CO-TRUSTEE ET AL, WEINER J	CATHY FERRARO	433 N CAMDEN DR, #400	BEVERLY HILLS	CA	90210	401 N GENESEE AVE	Los Angeles	CA	90036-2274	127	C
1		KPL HOLDINGS LLC	MITCHEL KARP	4705 CENTER BLVD APT 1109	LONG ISLAND CITY	NY	11109-5677	628 N SPAULDING AVE	Los Angeles	CA	90036-1882	402	C
1	O	KRAIM, JERRY AND ADINA, TRS		11437 ETIWANDA AVE	NORTHRIDGE	CA	91326-2038	333 N GARDNER ST	Los Angeles	CA	90036-5706	62	C
1	O	KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	424-426 N CURSON AVE	Los Angeles	CA	90036-2341	37	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	428-430 N CURSON AVE	Los Angeles	CA	90036-2343	39	N
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	364-370 N GARDNER ST	Los Angeles	CA	90036-5751	75	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	410-412 N GARDNER ST	Los Angeles	CA	90036-5729	79	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	414-416 N GARDNER ST	Los Angeles	CA	90036-5707	82	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	510-514 N GENESEE AVE	Los Angeles	CA	90036-1874	153	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	400-402 N SPAULDING AVE	Los Angeles	CA	90036-2295	345	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	445-447 N SPAULDING AVE	Los Angeles	CA	90036-2201	363	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	321-323 N STANLEY AVE	Los Angeles	CA	90036-2330	417	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	346 N STANLEY AVE	Los Angeles	CA	90036-2310	425	C
0		KRAMER, MF & H, REVOCABLE TRUST	HANNAH KRAMER, TRUSTEE	6406 LINDENHURST AVENUE	LOS ANGELES	CA	90048-4732	350-352 N STANLEY AVE	Los Angeles	CA	90036-2334	428	C
1		KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212	315 N CURSON AVE	Los Angeles	CA	90036-2374	8	N
0		KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212	323 N CURSON AVE	Los Angeles	CA	90036-2354	9	C
0		KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212	314 N SIERRA BONITA AVE	Los Angeles	CA	90036-2420	275	N
0		KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212	547 N SPAULDING AVE	Los Angeles	CA	90036-1815	391	C
2		KRICH, HERSHIE AND ROCHELLE		425 N HIGHLAND AVE	LOS ANGELES	CA	90036-2627	431 N SIERRA BONITA AVE	Los Angeles	CA	90036-2407	307	N
1		KRISCHER, DAVID		900 S HUDSON AVE	LOS ANGELES	CA	90019-1813	411 N GARDNER ST	Los Angeles	CA	90036-5708	80	C
2		LACHMAN, GARY AND JEANETTE		1463 CASPIAN WAY	OXNARD	CA	93035-1439	416 N GENESEE AVE	Los Angeles	CA	90036-2209	131	C
1		LEADER 359 INC	ROSLYN HOLT SWARTZ	PO BOX 241866	LOS ANGELES	CA	90024-9666	361 N ORANGE GROVE AVE	Los Angeles	CA	90036-2101	242	C
2		LEE, KWAN AND SONGJA		758 N MANSFIELD AVE	LOS ANGELES	CA	90038-3406	419 N SPAULDING AVE	Los Angeles	CA	90036-2201	351	C
0		LEE, KWAN AND SONGJA		758 N MANSFIELD AVE	LOS ANGELES	CA	90038-3406	421 N SPAULDING AVE	Los Angeles	CA	90036-2201	353	C
0		LEE, KWAN AND SONGJA		758 N MANSFIELD AVE	LOS ANGELES	CA	90038-3406	427 N SPAULDING AVE	Los Angeles	CA	90036-2201	355	C
2		LEE, SING AND MINAKO		7902 COSTEBELLE WAY	LA JOLLA	CA	92037-3515	327 N STANLEY AVE	Los Angeles	CA	90036-2313	418	C
2		LEFTON, CARY AND MARLA		15206 VENTURA BLVD, STE 306	SHERMAN OAKS	CA	91403	436 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	309	C
1		LEGACZ, FRANIA		352 N CURSON AVE	LOS ANGELES	CA	90036-2307	350 N CURSON AVE	Los Angeles	CA	90036-2307	21	C
1		LEIBOVIC, BARBARA		1204 S CAMDEN DR	LOS ANGELES	CA	90035-1112	508 N GENESEE AVE	Los Angeles	CA	90036-1841	152	C
1		LEMAT LLC	PETER LEVINE	900 LINDA FLORA DR	LOS ANGELES	CA	90049-1631	315 N ORANGE GROVE AVE	Los Angeles	CA	90036-2158	223	N
1		LEN 2016 REVOCABLE TRUST; LEN, CHANA	MICHAEL & CHANA LEN	2116 KERWOOD AVE	LOS ANGELES	CA	90025-6009	624 N GENESEE AVE	Los Angeles	CA	90036-1863	164	C
7	S	LETZ, GIDEON [see 6 additional owners in Notes]		337 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2449	337-339 N SIERRA BONITA AV	Los Angeles	CA	90036-2449	284	C
1		LEV, GAIL		8218 W 4TH ST	LOS ANGELES	CA	90048-4402	400 N GENESEE AVE	Los Angeles	CA	90036-2273	126	N
2		LEVIN, KALMAN AND DIANE		5387 PASEO DEL LAGO W, UNIT B	LAGUNA WOODS	CA	92637	352 1/2 N GARDNER ST	Los Angeles	CA	90036-5720	69	C
1		LEVY, JUDITH		455 N VISTA ST	LOS ANGELES	CA	90036-5742	360 N OGDEN DR	Los Angeles	CA	90036-2163	193	C
0		LEVY, JUDITH		455 N VISTA ST	LOS ANGELES	CA	90036-5742	441 N SPAULDING AVE	Los Angeles	CA	90036-2201	361	C
1		LEWINGER, PAUL		418 N STANLEY AVE	LOS ANGELES	CA	90036-2387	420 N STANLEY AVE	Los Angeles	CA	90036-2387	440	C
1		LEWKOWICZ, FRANK		461 N SPAULDING AVE	LOS ANGELES	CA	90036-2201	461 N SPAULDING AVE	Los Angeles	CA	90036-2201	369	C
2	O	LITWIN, PESLA [AND MORRIS, see Notes]		317 N GARDNER ST	LOS ANGELES	CA	90036-5713	315-317 N GARDNER ST	Los Angeles	CA	90036-5713	56	N
1		LOEWY, AGNES		133 S CANON DR	BEVERLY HILLS	CA	90212-3104	339 N SPAULDING AVE	Los Angeles	CA	90036-2234	332	N
1		LOLA GROSS PROPERTIES LLC	SALLY FORESTER JONES	10508 WYTON DR	LOS ANGELES	CA	90024-2530	427 N STANLEY AVE	Los Angeles	CA	90036-2389	443	C
1		LUGARNO PROPERTIES LLC	PETER FOGLIANO	PO BOX 29444	LOS ANGELES	CA	90029-0444	409 N SPAULDING AVE	Los Angeles	CA	90036-2296	346	C
1		M GROUP INVESTMENTS LLC	JOSEPH MARELA	158 N HIGHLAND AVE	LOS ANGELES	CA	90036	411 N SPAULDING AVE	Los Angeles	CA	90036-7000	348	C
2		MANDEL, CALVIN AND LOIS		27123 HIGHLANDS LN	VALENCIA	CA	91354-2100	353 N ORANGE GROVE AVE	Los Angeles	CA	90036-2147	238	C
1		MANELA LIVING TRUST AND MANELA, RACHEL	RACHEL MANELA	130 S MARTEL AVE	LOS ANGELES	CA	90036-2714	544 N SPAULDING AVE	Los Angeles	CA	90036-1878	388	C

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
2	O	MANELA, AARON AND STEVEN		130 S MARTEL AVE	LOS ANGELES	CA	90036-2714	415-417 N STANLEY AVE	Los Angeles	CA	90036-2301	439	N
1		MANELA, SAMUEL AND AARON		130 S MARTEL AVE	LOS ANGELES	CA	90036-2344	440 N CURSON AVE	Los Angeles	CA	90036-2344	43	C
2		MANELA, ZALMAN AND RACHEL		130 S MARTEL AVE	LOS ANGELES	CA	90036-2714	424 N SIERRA BONITA AVE	Los Angeles	CA	90036-2465	305	C
1		MARFIELD, JOEL		1433 ALLENFORD AVE	LOS ANGELES	CA	90049-3613	454 N OGDEN DR	Los Angeles	CA	90036-3121	217	N
2		MARGOLIN, ELYSE AND LEVIN, LIONEL P		9487 REMBERT LANE	BEVERLY HILLS	CA	90210	456 N CURSON AVE	Los Angeles	CA	90036-2371	50	C
1		MASHIAH, ORA		439 1/2 N CURSON AVE	LOS ANGELES	CA	90036-2372	439-441 N CURSON AVE	Los Angeles	CA	90036-2372	44	C
1		MATYAS INCORPORATED	VERONIQUE MATYAS	10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829	316 N OGDEN DR	Los Angeles	CA	90036-2131	175	N
0		MATYAS INCORPORATED	VERONIQUE MATYAS	10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829	322 N OGDEN DR	Los Angeles	CA	90036-2134	177	N
0		MATYAS INCORPORATED	VERONIQUE MATYAS	10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829	323 N OGDEN DR	Los Angeles	CA	90036-2133	178	N
2		MATYAS, ERWIN AND VERONIQUE		10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829	317 N OGDEN DR	Los Angeles	CA	90036-2130	176	N
1	O	MATYAS, MIREL		321 N FULLER AVE	LOS ANGELES	CA	90036-2522	366-372 N OGDEN DR	Los Angeles	CA	90036-2150	196	C
1	O	MAZEL INVESTMENTS LLC, MORRIS FRIEDMAN	ANNA ZUCKER, MANAGER	16161 VENTURA BLVD, #435	ENCINO	CA	91436-2522	438-440 N SPAULDING AVE	Los Angeles	CA	90036-2202	360	N
2		MEINHARDT, ERNEST AND MARCIA		6222 TAMARIND ST	OAK PARK	CA	91377-1144	343 N OGDEN DR	Los Angeles	CA	90036-2143	185	C
1		MELROSE PROPERTIES INC	PAMELA OGUS	20354 HAYNES ST	WINNETKA	CA	91306-4254	462 N GARDNER ST	Los Angeles	CA	90036-5707	100	C
2		MESROP AND SYLVIA, MESROP		7608 CLINTON ST	LOS ANGELES	CA	90036-1820	431 N SPAULDING AVE	Los Angeles	CA	90036-2290	357	C
1		MICHAELS, ALLAN		2540 PENINSULA RD	OXNARD	CA	93035-2923	423 N CURSON AVE	Los Angeles	CA	90036-2372	36	C
2		MIEDZINSKI, SANJEN AND HENIA		541 N LARCHMONT BLVD	LOS ANGELES	CA	9004-1305	458 N CURSON AVE	Los Angeles	CA	90036-2325	51	C
2		MORFIS, KOSTAS AND MIA SOPER		44 LUDSTONE STREET, HAMPTON, VIC	AUSTRALIA		3188	454-456 N STANLEY AVE	Los Angeles	CA	90036-2378	456	C
2	S	MORSE, STEPHEN AND ROSALIE		2151 MICHELSON DR, STE 160	IRVINE	CA	92612-1377	361 N SIERRA BONITA AVE	Los Angeles	CA	90036-2428	293	C
1		MOSCOVITZ, SHIFRA		415 N SPAULDING AVE, APT B	LOS ANGELES	CA	90036-2286	415 N SPAULDING AVE	Los Angeles	CA	90036-2286	350	N
0		MOSCOVITZ, SHIFRA		415 N SPAULDING AVE, APT B	LOS ANGELES	CA	90036-2286	342 N STANLEY AVE	Los Angeles	CA	90036-2397	423	C
1		MOTEK LLC	JENNIFER SHNEIDERMAN	6606 W 5TH ST	LOS ANGELES	CA	90048-4602	628 N GENESEE AVE	Los Angeles	CA	90036-1865	165	C
1		MYUNG, FRANK		442 S OGDEN DR	LOS ANGELES	CA	90036-3121	444 N OGDEN DR	Los Angeles	CA	90036-3121	213	N
1		NAOR FAMILY TRUST AND AYALA NAOR	MORDECHAI & AYALA NAOR	1905 S CREST DR	LOS ANGELES	CA	90034-1152	420 N GARDNER ST	Los Angeles	CA	90036-5730	84	C
2		NEYMAN, AFANASIY AND ALLA		3711 WESLIN AVE	SHERMAN OAKS	CA	91423-4732	356 N OGDEN DR	Los Angeles	CA	90036-2149	191	C
1		NOESIS CURSON 415 LLC	IGAL AZRAN	8383 WILSHIRE BLVD, STE 1034	BEVERLY HILLS	CA	90211	417 N CURSON AVE	Los Angeles	CA	90036-2372	34	N
1		NOESIS CURSON 429 LLC	IGAL AZRAN	8383 WILSHIRE BLVD, STE 1034	BEVERLY HILLS	CA	90211	431 N CURSON AVE	Los Angeles	CA	90036-2372	40	N
1		NOESIS GENESEE 361 LLC	IGAL AZRAN	8383 WILSHIRE BLVD, STE 1034	BEVERLY HILLS	CA	90211	363 N GENESEE AVE	Los Angeles	CA	90036-2210	123	N
1		NORTH GENESEE APARTMENTS LLC	SHELLEY HUMPHREY	1267 WILLIS ST, SUITE 200	REDDING	CA	96001	430 N GENESEE AVE	Los Angeles	CA	90036-2247	136	C
1	O	NORTH OGDEN PROPERTIES LLC	KAMYAR SHABANI	1801 CENTURY PARK E, STE 2100	LOS ANGELES	CA	90067	462-464 N OGDEN DR	Los Angeles	CA	90036-3121	221	N
1		NORTH STANLEY AVE LLC	MICHAEL S ORWITZ	1516 S BUNDY DR, STE 300	LOS ANGELES	CA	90025-2681	343 N STANLEY AVE	Los Angeles	CA	90036-2398	424	N
0		NORTH STANLEY AVENUE LLC	MICHAEL S ORWITZ	1516 S BUNDY DR, STE 300	LOS ANGELES	CA	90025-2681	349 N STANLEY AVE	Los Angeles	CA	90036-2315	426	N
1		NORTMAN, BETTY		5808 YOKOHAMA CT	SAN DIEGO	CA	92120-3964	444 N SIERRA BONITA AVE	Los Angeles	CA	90036-2432	313	C
1		OAKWOOD HOLDINGS LLC	ROBERT ASSIL	11752 SAN VICENTE BLVD, #2ND	LOS ANGELES	CA	90049	406 N GARDNER ST	Los Angeles	CA	90036-5738	78	C
0		OAKWOOD HOLDINGS LLC	ROBERT ASSIL	11752 SAN VICENTE BLVD, #2ND	LOS ANGELES	CA	90049	7465 W OAKWOOD AVE	Los Angeles	CA	90036-5738	170	C
1		OGDEN APARTMENTS LLC	DEAN A AVEDON	12121 WILSHIRE BLVD, STE 207	LOS ANGELES	CA	90025	458 N OGDEN DR	Los Angeles	CA	90036-3121	219	C
1		OGDEN EPIC LLC	AYALA PRICE	9331 SAWYER ST	LOS ANGELES	CA	90035	352 N OGDEN DR	Los Angeles	CA	90036-2148	190	C
1		OGUS, PAMELA		20354 HAYNES ST	CANOGA PARK	CA	91306-4254	431 N GARDNER ST	Los Angeles	CA	90036-5733	88	C
2		OKRENT, DEREK AND BAT		2139 HILLSBORO AVE	LOS ANGELES	CA	90034-1120	359 N GARDNER ST	Los Angeles	CA	90036-5722	72	C
1	O	ORANGE SPAUL LP	DAVID J. JACKSON	15643 SHERMAN WAY, #110	VAN NUYS	CA	91406	410 N SPAULDING AVE	Los Angeles	CA	90036-2284	347	C
1		PARADISE INVESTMENTS LLC	JAMES IMPERIALE	131 WEST FIR ST	SAN DIEGO	CA	92101	365 N SPAULDING AVE	Los Angeles	CA	90036-2221	342	C
1		PARK, JAMES K		353 1/2 N SPAULDING AVE	LOS ANGELES	CA	90036-2239	353 N SPAULDING AVE	Los Angeles	CA	90036-2239	338	C
2		PART, STEPHEN AND LORA		PO BOX 4186	ALBUQUERQUE	NM	87196-4186	328 N STANLEY AVE	Los Angeles	CA	90036-2329	419	C
2		PAUS, CHARLES AND VANKEULEN, PAULINE		546 N SPAULDING AVE	LOS ANGELES	CA	90036-1808	7664 W CLINTON ST	Los Angeles	CA	90036-1808	1	C
0		PAUS, CHARLES AND VANKEULEN, PAULINE		546 N SPAULDING AVE	LOS ANGELES	CA	90036-1808	546 N SPAULDING AVE	Los Angeles	CA	90036-1808	390	C
1		PAVKOVIC, CHRISTIANA AND PAVKOVIC TRUST	CHRISTIANA PAVKOVIC	2718 S CHERRY VALLEY RD	WOODSTOCK	IL	60098-8139	455 N ORANGE GROVE AVE	Los Angeles	CA	90036-1718	264	C
1	O	PFLUG, FRANCINE & PFLUG FAMILY TRUST	ANDREA PFLUG	10371 MONTE MAR DR	LOS ANGELES	CA	90064-3428	330-332 N GARDNER ST	Los Angeles	CA	90036-5752	60	C
1	O	PFLUG, HOWARD [&2ND UNNAMED FMLY TRST]	ANDREA PFLUG	10371 MONTE MAR DR	LOS ANGELES	CA	90064-3428	326-328 N GARDNER ST	Los Angeles	CA	90036-5705	59	C
1		PHILIPS, GEORGE		800 WILSHIRE BLVD, STE 1500	LOS ANGELES	CA	90017-2619	424-426 N GENESEE AVE	Los Angeles	CA	90036-2245	134	C
2		PINSON, NOCHUM AND BASSYA		313 N MANSFIELD AVE	LOS ANGELES	CA	90036	442 N GARDNER ST #3	Los Angeles	CA	90036-5764	93	N
1		PL NAPA/JC INVESTMENT PARTNERSHIP	PAUL H LUSBY	15332 ANTIOCH ST UNIT 106	PACIFIC PALISADES	CA	90272	314 N GENESEE AVE	Los Angeles	CA	90036-2255	105	C
1		PROPERTIES OF LIGHT LLC	MARTIN S REED, ESQ	1901 AVENUE OF THE STARS, SUITE 1100	LOS ANGELES	CA	90067	508 N SPAULDING AVE	Los Angeles	CA	90036-1842	374	C
1	O	RAPOPORT, SARALEE	LINDA ELLYN RAPOPORT	19551 LORNE ST	RESEDA	CA	91335-1024	425-427 N GENESEE AVE	Los Angeles	CA	90036-2246	135	C
1		REAVIS, SONIA		5831 SEAWALK DR, UNIT 141	PLAYA VISTA	CA	90094-3115	326 N SIERRA BONITA AVE	Los Angeles	CA	90036-2444	279	C
1		REMER, JACQUELINE		178 S DETROIT ST	LOS ANGELES	CA	90036-2914	464 N SIERRA BONITA AVE	Los Angeles	CA	90036-2408	321	C
1		RESNICK, MITCHEL		1305 GRANT ST	SANTA MONICA	CA	90405-1512	460 N GENESEE AVE	Los Angeles	CA	90036-2253	148	N
2		RHEINGOLD, MARC AND MARIA		643 HAVERFORD AVE	PACIFIC PALISADES	CA	90272-4311	352 N SPAULDING AVE	Los Angeles	CA	90036-2218	337	C
2		RIEGEL, TATIANA AND BOUEDO, VERONIQUE		7544 MULHOLLAND DR	LOS ANGELES	CA	90046-1239	419 N ORANGE GROVE AVE	Los Angeles	CA	90036-1736	250	C
2		RIM, ANTHONY AND VERONICA		1056 4TH AVE	LOS ANGELES	CA	90019-2017	329 N OGDEN DR	Los Angeles	CA	90036-2103	180	C
2		RING, SUSAN AND DENNIS		PO BOX 460765	SAN FRANCISCO	CA	94146-0765	431 N STANLEY AVE	Los Angeles	CA	90036-2391	445	C
1		RIVKA GARDNER LLC	STANLEY HOFFMAN	5141 VELOZ AVE	TARZANA	CA	91356-4123	331 N GARDNER ST	Los Angeles	CA	90036-5706	61	N

Beverly Fairfax Historic District

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
1		ROBBINS, JOANNE		8673 W OLYMPIC BLVD	LOS ANGELES	CA	90035-1915	362 N GARDNER ST	Los Angeles	CA	90035-1915	73	C
2		ROBISON, CASEY AND ROJAS, HEIDI		7660 ROSEWOOD AVE	LOS ANGELES	CA	90036-1707	7660 W ROSEWOOD AVE	Los Angeles	CA	90026-1707	272	N
1		ROGERS, PEARL		1910 NETTLEBROOK ST	WESTLAKE VILLAGE	CA	91361	450 N OGDEN DR	Los Angeles	CA	90036-3121	216	N
1	O	ROSEN, ASHLEY (BAZIBA TRUST)		PO BOX 480036	LOS ANGELES	CA	90048-1036	465 N STANLEY AVE	Los Angeles	CA	90036-2301	460	C
1		ROSENBLAT, ANNA		7714 CLINTON ST	LOS ANGELES	CA	90036-1818	7714 W CLINTON ST	Los Angeles	CA	90036-1818	2	C
1	O	ROSENKRANZ, FRANCES		PO BOX 3585	SANTA MONICA	CA	90408-3585	361 N CURSON AVE	Los Angeles	CA	90036-2369	26	C
1		ROSEWOOD HAMPTON PROPERTIES LLC	YISROEL JAEGER	5850 W 3RD ST, STE 142	LOS ANGELES	CA	90036-2888	317 N STANLEY AVE	Los Angeles	CA	90036-2328	415	C
1		ROSS, BERNICE		4712 ADMIRALTY WAY #300	MARINA DEL REY	CA	90292	464 N CURSON AVE	Los Angeles	CA	90036-6212	53	C
1	O	ROSS, JERRY LARRY, FAMILY TRUST	ERIC ROSS	121 N MARTEL AVE	LOS ANGELES	CA	90036-2715	448-452 N STANLEY AVE	Los Angeles	CA	90036-2395	454	C
2		ROSTOVSKY, IZZY AND COHEN, SARAH		120 SOPHIA MARIE CV	SANFORD	FL	32771	420 N ORANGE GROVE AVE	Los Angeles	CA	90036-1739	251	C
2		ROTBERGER, SAMUEL AND SOFIA		PO BOX 7750	MAMMOTH LAKES	CA	93546-7750	446 N GENESEE AVE	Los Angeles	CA	90036-2251	142	C
1		RUBIN, DAVID		411 N STANLEY AVE	LOS ANGELES	CA	90036-2385	413 N STANLEY AVE	Los Angeles	CA	90036-2385	437	C
2		RUCE, SAMUEL AND BRUCE, ULLA		328 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2410	328 N SIERRA BONITA AVE	Los Angeles	CA	90036-2410	280	C
1		RYAN, GAVIN		430 N GARDNER ST	LOS ANGELES	CA	90036-5707	430 N GARDNER ST	Los Angeles	CA	90036-5707	87	C
1		S & A REAL ESTATE RC LLC	STEVEN C FRIEDMAN	1455 EDRIS DR	LOS ANGELES	CA	90035-2902	338 N CURSON AVE	Los Angeles	CA	90036-2360	16	C
0		S & A REAL ESTATE RC LLC	STEVEN C FRIEDMAN	1455 EDRIS DR	LOS ANGELES	CA	90035-2902	342 N CURSON AVE	Los Angeles	CA	90036-2362	17	C
1		S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311	336 N GENESEE AVE	Los Angeles	CA	90036-2260	113	C
0		S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311	349 N GENESEE AVE	Los Angeles	CA	90036-2264	117	C
0		S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311	618 N GENESEE AVE	Los Angeles	CA	90036-1861	163	C
0		S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311	325 N ORANGE GROVE AVE	Los Angeles	CA	90036-2132	227	C
2	S	SACKS ZALMAN, SHARON & ROBERT SACKS	STAN ZALMAN	167 N GARDNER ST	LOS ANGELES	CA	90036-2179	408-410 N STANLEY AVE	Los Angeles	CA	90036-2384	436	C
1		SACKS, MILDRED		167 N GARDNER ST	LOS ANGELES	CA	90036-2179	431 N ORANGE GROVE AVE	Los Angeles	CA	90036-1708	255	C
2		SADECKI, BRIAN AND STEHMAN, NOELLE		7721 CLINTON ST	LOS ANGELES	CA	90036-1817	7721 W CLINTON ST	Los Angeles	CA	90036-1817	5	N
2		SAFRAN, ESTHER AND BENZION		362 N SPAULDING AVE	LOS ANGELES	CA	90036-2204	362 N SPAULDING AVE	Los Angeles	CA	90036-2204	341	C
0		SAFRAN, ESTHER AND BENZION		362 N SPAULDING AVE	LOS ANGELES	CA	90036-2204	437 N STANLEY AVE	Los Angeles	CA	90036-2393	447	C
2		SAMBER, MILTON AND ROSEMARY		449 N GARDNER ST	LOS ANGELES	CA	90036-5708	449 N GARDNER ST	Los Angeles	CA	90036-5708	95	C
2		SANTIAGO, DAVID AND RIVERA, LILLIAM		7718 CLINTON ST	LOS ANGELES	CA	90036-1818	7718 W CLINTON ST	Los Angeles	CA	90036-1818	3	N
2	S	SAUER, JOSEPH AND MIRTHA		621 N STANLEY AVE	LOS ANGELES	CA	90036-1801	534 N SPAULDING AVE	Los Angeles	CA	90036-1854	384	C
2		SCHEFRES, ABRAM AND BRACHA		2235 HILLSBORO AVE	LOS ANGELES	CA	90034-1132	436 N STANLEY AVE	Los Angeles	CA	90036-2392	446	C
1		SCHIFF SIGMUND AND EDITH D TRS	EDITH & SIGMUND SCHIFF	12626 LULL ST	NORTH HOLLYWOOD	CA	91605-2131	333 N SPAULDING AVE	Los Angeles	CA	90036-2233	330	N
1		SCHNUR, HAIM H		440 N LAS PALMAS AVE	LOS ANGELES	CA	90004	320 N STANLEY AVE	Los Angeles	CA	90036-2311	416	C
1		SCHRAGER, DAVID		16000 VENTURA BLVD, STE 1102	ENCINO	CA	91436-2767	633 N SPAULDING AVE	Los Angeles	CA	90036-1828	404	C
1		SHALAG PROPERTIES LLC	JACK BENJAMIN	2747 MCCONNELL DR	LOS ANGELES	CA	90064-3445	359 N GENESEE AVE	Los Angeles	CA	90036-2210	121	C
2		SHAPIRO, EVELYN AND LEONARD		7938 W 4TH ST	LOS ANGELES	CA	90048-4413	466 N ORANGE GROVE AVE	Los Angeles	CA	90036-1755	268	C
1		SHIFT 4 DATA SYSTEMS LLC	SHAWN SILVER	1740 MALCOLM AVE, #201	LOS ANGELES	CA	90024	7714 W ROSEWOOD AVE	Los Angeles	CA	90036-1760	273	C
0		SHIFT 4 DATA SYSTEMS LLC	SHAWN SILVER	1740 MALCOLM AVE, #201	LOS ANGELES	CA	90024	7728 W ROSEWOOD AVE	Los Angeles	CA	90036-1760	274	C
1	O	SHMARGAL FAMILY TRUST AND SHMARGAL, RINA		6152 HERITAGE DR	AGOURA HILLS	CA	91301-4122	414-416 N SIERRA BONITA AV	Los Angeles	CA	90036-2462	302	C
1		SHTEEP LLC	MARTIN A NEWMAN	1875 CENTURY PARK EAST, SUITE 1500	NEW ROCHELLE	NY	10804-1104	533 N SPAULDING AVE	Los Angeles	CA	90036-1853	383	C
1		SICHER, JOANNE		320 N GENESEE AVE	LOS ANGELES	CA	90036-2256	320 N GENESEE AVE	Los Angeles	CA	90036-2256	106	C
1		SIERRA PLAZA PROPERTIES LLC	OMID RAZI	8666 WILSHIRE BLVD	BEVERLY HILLS	CA	90211	336 N SIERRA BONITA AVE	Los Angeles	CA	90036-2447	283	C
2		SKIERSO, LEA AND NAFTALI		10129 VANALDEN AVE	NORTHRIDGE	CA	91324-1238	362 N GENESEE AVE	Los Angeles	CA	90036-2267	122	C
2		SKLAR, SAM AND NATHAN		4374 CANOGA AVE	WOODLAND HILLS	CA	91364	545 N SPAULDING AVE	Los Angeles	CA	90036-1858	389	C
2	OO	SLANKSY, JESSE AND FRIEDMAN, ADAM		351 N CURSON AVE	LOS ANGELES	CA	90036-2365	351 N CURSON AVE	Los Angeles	CA	90036-2365	22	C
1	O	SLOAN, MARY, FAMILY LTD PTNSHP	RACHELLE RUTH ICKOVICS	520 NARCISSUS	CORONA DEL MAR	CA	92625	606-608 N GENESEE AVE	Los Angeles	CA	90036-1886	161	C
0		SLOAN, MARY, FAMILY LTD PTNSHP	RACHELLE RUTH ICKOVICS	520 NARCISSUS	CORONA DEL MAR	CA	92625	347-349 N ORANGE GROVE A	Los Angeles	CA	90036-2139	236	C
1		SOFER, GEORGE		9000 CYNTHIA ST, APT 306	WEST HOLLYWOOD	CA	90069	358 N SIERRA BONITA AVE	Los Angeles	CA	90036-2453	291	C
2		SOLEIMANI, JONATHAN AND BRANDON		716 N WHITTIER DR	BEVERLY HILLS	CA	90210-3114	437 N ORANGE GROVE AVE	Los Angeles	CA	90036-1742	257	C
2	O	SOLOMON, GLENN AND LINDA		7561 STEWART AVE	LOS ANGELES	CA	90045-1049	336-338 N OGDEN DR	Los Angeles	CA	90036-2138	183	C
2		SOMMER, MICHAEL AND ERICA		208 S FORMOSA AVE	LOS ANGELES	CA	90036-2814	434-436 N SPAULDING AVE	Los Angeles	CA	90036-2202	358	N
1		SOTELO, JENNIFER		17 28TH AVE, APT 303	VENICE	CA	90291-4333	451 N SIERRA BONITA AVE	Los Angeles	CA	90036-2471	316	C
1		SPAULDING INVESTMENT GROUP LLC	JEFFREY LEONARD	6300 CANOGA AVE, SUITE 1500W	WOODLAND HILLS	CA	91367	369 N SPAULDING AVE	Los Angeles	CA	90036-2222	344	C
1	O	STANLEY ACQUISITION LLC	NATALIA GOLD	8549 WILSHIRE BLVD, #350	BEVERLY HILLS	CA	90211	453-455 N STANLEY AVE	Los Angeles	CA	90036-2301	455	N
1		STANLEY BONITA PROPERTIES	SHOSHANA PULDE	829 N VISTA ST	LOS ANGELES	CA	90046-7518	366 N STANLEY AVE	Los Angeles	CA	90036-2370	433	N
2		STOLZBERG, FELIX AND SIPORA		7508 ROSEWOOD AVE	LOS ANGELES	CA	90036-2417	7508 W ROSEWOOD AVE	Los Angeles	CA	90036-2417	270	C
1		SUH, MICHELE		9622 AUGUSTA CT	CYPRESS	CA	90630-2761	357 N OGDEN DR	Los Angeles	CA	90036-2160	192	N
1		SUNGULYAN, STEPHAN		PO BOX 93424	LOS ANGELES	CA	90093-0424	333 N SIERRA BONITA AVE	Los Angeles	CA	90036-2448	282	C
2		SWARTZ, ALLAN AND ROSLYN		PO BOX 241866	LOS ANGELES	CA	90024-9666	357 N ORANGE GROVE AVE	Los Angeles	CA	90036-2146	239	C
2		TALLER, YECHIEL AND FAY		334 N GARDNER ST	LOS ANGELES	CA	90036-5719	336 N GARDNER ST	Los Angeles	CA	90036-5719	63	C
1		TARSHIS, AMBER		215 W 6TH ST, #PH11	LOS ANGELES	CA	90014-1865	619 N SPAULDING AVE	Los Angeles	CA	90036-1862	399	C
1		TD PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311	612 N SPAULDING AVE	Los Angeles	CA	90036-1838	396	C
1		THIANKHAM, BUNKUA		1217 20TH ST, UNIT 204	SANTA MONICA	CA	90404-1312	424 N GARDNER ST	Los Angeles	CA	90036-5731	85	C

Beverly Fairfax Historic District

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
1		THOMAS, ELAINE H		1425 MARIPOSA AVE, #203	LOS ANGELES	CA	90006	503 N GARDNER ST	Los Angeles	CA	90036-5710	103	C
2		TOOBIAN, BIJAN AND HAYDEH		18938 PASADERO DR	TARZANA	CA	91356	456 N GENESEE AVE	Los Angeles	CA	90036-2252	147	C
1	S	TRANK, ANN		465 N GARDNER ST	LOS ANGELES	CA	90036-5708	467 N GARDNER ST	Los Angeles	CA	90036-5708	102	N
1	O	TRASK, PHILIP A., TRUST	PHILIP TRASK	647 VIA DE LA PAZ	PACIFIC PALISADES	CA	90272-4365	330-332 N SPAULDING AVE	Los Angeles	CA	90036-2232	329	C
0		TRASK, PHILIP A., TRUST	PHILIP TRASK	647 VIA DE LA PAZ	PACIFIC PALISADES	CA	90272-4365	606-608 N SPAULDING AVE	Los Angeles	CA	90036-1860	395	C
2		TULI, RICHARD AND ARCHNA		450 N MAPLE DR, APT 202	BEVERLY HILLS	CA	90210-3864	7722 W CLINTON ST	Los Angeles	CA	90036-1818	6	N
1		TXT PROPERTIES LLC	MAYA KLEIN	26500 AGOURA RD, #102-867	CALABASAS	CA	91302-1952	632 N GENESEE AVE	Los Angeles	CA	90036-1867	166	C
2		URMAN, ROBERT AND MICHAEL		361 N OGDEN DR	LOS ANGELES	CA	90036-2103	363 N OGDEN DR	Los Angeles	CA	90036-2103	194	N
2		VANETEK, ARTHUR AND DIANA		500 N SPAULDING AVE	LOS ANGELES	CA	90036-1808	464 N SPAULDING AVE	Los Angeles	CA	90036-2287	370	N
0		VANETEK, ARTHUR AND DIANA		500 N SPAULDING AVE	LOS ANGELES	CA	90036-1808	502 N SPAULDING AVE	Los Angeles	CA	90036-1808	373	C
1		VANOWEN REAL ESTATE PARTNERS AND ALLAN WOLF JR	ALLAN WOLF	10475 TENNESSEE AVE	LOS ANGELES	CA	90064-2329	329 N SIERRA BONITA AVE	Los Angeles	CA	90036-2446	281	N
1		VEA CAPITAL LLC	DENNIS DUBIN	4250 WILSHIRE BLVD	LOS ANGELES	CA	90010	409 N CURSON AVE	Los Angeles	CA	90036-2339	31	N
2		VICTORIA, SIMPLICIO AND ROWENA		459 N STANLEY AVE	LOS ANGELES	CA	90036-2379	457 N STANLEY AVE	Los Angeles	CA	90036-2379	457	C
1		VILLA STANLEY LLC	LARRY KELEMEN	818 15TH ST, #1	SANTA MONICA	CA	90403	339 N STANLEY AVE	Los Angeles	CA	90036-6205	422	N
2		VILLAND, JORGE AND BEOUGH, SEAN		PO BOX 48171	LOS ANGELES	CA	90048-0171	426 N ORANGE GROVE AVE	Los Angeles	CA	90036-1709	253	C
1		WANG, LIN		4122 ROUSSEAU LN	PALOS VERDES PENINSULA	CA	90274	343 N GARDNER ST	Los Angeles	CA	90036-5717	66	C
2		WANG, STEPHEN AND JASON		455 N CURSON AVE	LOS ANGELES	CA	90036-2372	455 N CURSON AVE	Los Angeles	CA	90036-2372	49	C
2		WEISMAN, LEONARD AND VIVIENNE		449 N VISTA ST	LOS ANGELES	CA	90036-5742	400 N STANLEY AVE	Los Angeles	CA	90036-2382	435	N
2		WEISS, EUGENE AND LINDA		17351 WEDDINGTON ST	ENCINO	CA	91316-2561	532 N GENESEE AVE	Los Angeles	CA	90036-1800	156	C
1		WEISS, MALVINA TR ET AL	MALVINA WEISS	5738 BUFFALO AVE	VAN NUYS	CA	91401-507	337 N CURSON AVE	Los Angeles	CA	90036-2361	15	C
1	O	WEST, IRENE		13464 STONE CANYON RD	POWAY	CA	92064-2136	361-363 N GARDNER ST	Los Angeles	CA	90036-5724	74	C
2		WETOVSKY, MARVIN AND STANLEY		3668 CALLE JAZMIN	CALABASAS	CA	91302-3074	456 N GARDNER ST	Los Angeles	CA	90036-5734	98	C
2		WILNER, BELLA AND LOUIS		3816 BROADLAWN DR	LOS ANGELES	CA	90068-1204	532 N SPAULDING AVE	Los Angeles	CA	90036-1852	382	C
1	O	WINDLER, ANN		1426 SELBY AVE	LOS ANGELES	CA	90024-5036	512-514 N SPAULDING AVE	Los Angeles	CA	90036-1844	376	C
0		WINDLER, ANN		1426 SELBY AVE	LOS ANGELES	CA	90036-1830	637 N SPAULDING AVE	Los Angeles	CA	90036-1830	405	C
0		WINDLER, ANN		1426 SELBY AVE	LOS ANGELES	CA	90024-5036	642-644 N SPAULDING AVE	Los Angeles	CA	90036-1870	409	C
1		WOLF, RUTH COHEN		P.O. BOX 802204	MIAMI	FL	33280	630 N SPAULDING AVE	Los Angeles	CA	90036-1866	403	C
1		WOLFF, WILLIAM		PO BOX 480166	LOS ANGELES	CA	90048-1166	348 1/2 N GARDNER ST	Los Angeles	CA	90036-5718	67	C
1	S	WOLKOWITZ FAMILY TRUST	CAROL THOMPSON, LAURIE FINKELS	13245 RIVERSIDE DR, STE 360	SHERMAN OAKS	CA	91423	336-338 N STANLEY AVE	Los Angeles	CA	90036-2331	421	C
1		WOLMAN, TOVA		434 N OGDEN DR	LOS ANGELES	CA	90036-3163	436 N OGDEN DR	Los Angeles	CA	90036-3163	209	C
1		WOOD GROVE PROPERTIES LLC	SIMON ZIO	18700 SHERMAN WAY, #107	RESEDA	CA	91335	456 N ORANGE GROVE AVE	Los Angeles	CA	90036-1750	265	C
1		YBS & I LLC	THOMAS E ELENBAAS	211 EAST IMPERIAL HWY, SUITE 100	FULLERTON	CA	92835	7552 W OAKWOOD AVE	Los Angeles	CA	90036-2429	172	C
0		YBS & I LLC	THOMAS E ELENBAAS	211 EAST IMPERIAL HWY, SUITE 100	FULLERTON	CA	92835	367 N SIERRA BONITA AVE	Los Angeles	CA	90036-2429	296	C
1		YE, YING		312 S CLARK DR	BEVERLY HILLS	CA	90211-3608	444 N ORANGE GROVE AVE	Los Angeles	CA	90036-1732	260	C
2		YEE, DARENA AND DEMEO, DENNIS		602 N GENESEE AVE	LOS ANGELES	CA	90036-1809	602 N GENESEE AVE	Los Angeles	CA	90036-1809	160	N
1		YOUNG MANSON, JILL		3231 LONGRIDGE AVE	SHERMAN OAKS	CA	91423-4909	322 N SPAULDING AVE	Los Angeles	CA	90036-2204	325	C
2		YU, YUNG AND LEE, LYNE		220 W PALM DR	ARCADIA	CA	91007-8237	410 N OGDEN DR	Los Angeles	CA	90036-1737	199	C
2	OO	ZADOK, SHERRIE; MATTI ROSEN		101 N. ALTA VISTA BOULEVARD	LOS ANGELES	CA	90036	465 N GENESEE AVE	Los Angeles	CA	90036-1759	150	C
2	S	ZAIMAN, FRED AND MARTIN		352 N GENESEE AVE	LOS ANGELES	CA	90036	352 N GENESEE AVE	Los Angeles	CA	90036-2283	118	C
0		ZAIMAN, FRED AND MARTIN		352 N GENESEE AVE	LOS ANGELES	CA	90036	356 N GENESEE AVE	Los Angeles	CA	90036-2266	120	C
2		ZARAKOWSKI, RYSZARD AND DANIELA		1100 S SIERRA BONITA AVE	LOS ANGELES	CA	90019-2573	638 N GENESEE AVE	Los Angeles	CA	90036-1868	167	C
1		ZNJ INC	JAMES FENTON	438 N SIERRA BONITA AVE, #4	LOS ANGELES	CA	90036	438 N SIERRA BONITA AVE	Los Angeles	CA	90036-2436	311	C
1		ZR INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311	407 N OGDEN DR	Los Angeles	CA	90036-1735	198	C
517		TOTAL OWNERS											
	S	GARNER, KAREN (TENANT)						SIERRA BONITA					
	S	LOWRY, SARA (NEIGHBOR)						HAYWORTH (OUTSIDE DISTRICT)					
	S	BALABAN, LINDA (MORFIS TENANT, 456)						454 N STANLEY					
	S	LEFLER, LINDSAY (TENANT/ NEIGHBOR?)						FAIRFAX VILLAGE					
	S	BUZZARD, JESSICA (TENANT, 254)						428 N ORANGE GROVE #202					
	S	BURGOS, ROBERT (TENANT, 453)						449-451 N STANLEY					
	S	WEAVER, CRAIG (TENANT?)						600 BLOCK OF SPAULDING AVE					
	S	DE LEON, ARIANNA (TENANT?)											
	S	SCHARF, PATRICIA (TENANT, 385)						535 1/4 N SPAULDING					
	S	MASONBERG, HAL (TENANT?)						338 1/2 N STANLEY					
	S	LEATHERER, LAUREN (TENANT)						451 N STANLEY					
	S	EISNER, LENORE (TENANT)						SPAULDING AVE					
	S	SCHULTE, SARA (TENANT)						NORTH CURSON AVENUE					
	S	OFFUTT, CHRISTINE (TENANT, 88)						431 N GARDNER					
	S	WYMAN, NORA (TENANT)						600 BLOCK N SPAULDING					

Beverly Fairfax Historic District

#	Ltr	Owner Name	Attn:	Owner Contact Address	City	State	Zip	Site Address	City	State	Zip	#	C/N
	S	NEWKIRK, DEE ANN (TENANT?)											
	S	LAWSON, JT (NEIGHBOR)						1735 N NORMANDIE AVE, 201					
	S	ROSE, JOE (FORMER TENANT)						FORMERLY 338 1/2 N GENESEE					
	S	HUMPHREY, JOHN (TENANT?)											
	S	SHECHMEISTER, TIM (TENANT)						N SIERRA BONITA AVE					
	S	ANNAN, MELANIE (TENANT, 210)						435 1/2 N OGDEN DRIVE					
	S	AGOPIAN, ELEEZA (TENANT, 358)						434 N SPAULDING					
	S	BRATTON, RYAN (TENANT, 29 [owner objected])						401 N CURSON					
	S	FOX, HEATHER (NEIGHBOR)						806 N EDINBURGH AVE #3 (BEVERLY GROVE)					
	S	COOPER, LEAH (TENANT, 254)						428 N ORANGE GROVE					
	S	HARRIS, BRIAN (NEIGHBOR)						JUST OUTSIDE DISTRICT					
	S	LOS ANGELES MUSEUM OF THE HOLOCAUST											
	S	MORRISON, GREG (TENANT, 347)						410 1/2 N SPAULDING					
	S	ARONSON, ROBYN						300 BLOCK N GENESEE					
	S	LOS ANGELES CONSERVANCY											
	S	BUNDY, KATHRYN (FORMER TENANT)						453 STANLEY 1997-2016					
	S	McKENZIE, KAROLYN (TENANT, 275)						314 N. SIERRA BONITA AVE					
	S	RUSSO, MORGAN (TENANT, 436)						408 N STANLEY AVE					
	S	KREFT, KELLY (TENANT)											
	S	LUFTMAN, STEVEN (OWNER?)											
	S	FRIEDLANDER, TIM (TENANT)											
	S	STERBENZ, LIZ (TENANT, 111)						331 N GENESEE					
	S	PREGILL, ELIZABETH (TENANT, 377)						515 N SPAULDING					
	S	KLEIN, EDWARD (TENANT/NEIGHBOR?)						7803 OAKWOOD AVE					
	S	CAMPBELL, MICHAEL (TENANT, 134)						424 N GENESEE					
	S	NORMAN, ANDY (TENANT)											
		JANET MORRIS (ATTORNEY)											
KEY		LETTERS OF SUPPORT (56)											
		LETTERS OF OBJECTION [NOTARIZED] (58)											



#	Notes
223	
323	6/28 Called, concerned re perceived limitations, may send letter
58	
179	
110	8/1 Letter of objection
231	
233	
235	
335	
125	7/16 Called, plans to send letter of support; 7/9 Called for Juli; Jay returned call (310) 963-1220
197	7/18 Letter of objection
300	
129	
128	
130	
299	
248	6/7 Re-mailed; RETURN TO SENDER/INSUFFICIENT ADDRESS/UNABLE TO FORWARD (9629 KIRKSIDE ROAD, LA 90035)
33	
35	
202	
252	8/1 Letter of objection
306	
308	
42	
94	8/1 Letter of objection
143	
314	8/1 Letter of objection
263	
146	
218	
368	
371	6/13 Letter of objection from Manager Bernard Hoffman; 6/5 Updated/re-mailed; FORWARD TIME EXP RTN TO SEND (9595 WILSHIRE BLVD, 201, BH 90212)
322	
379	
380	
158	8/1 Letter of objection
392	
394	
407	
408	
410	
411	
412	
413	
108	
324	8/2 Letter of objection
336	
57	
112	
204	8/1 Letter of objection
184	
277	6/11 Re-mailed using 6/7 address; RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (2140 WESTWOOD BLVD, STE 220, LA 90025)
381	6/7 Re-mailed; 6/5 RETURN TO SENDER/ATTEMPTED-NOT KNOWN/UNABLE TO FORWARD (368 SWARTHMORE AVE, PACIFIC PALISADES 90272)
23	
151	
14	
138	
304	8/1 Letter of objection
331	
294	
453	

#	Notes
70	
365	
4	
246	
367	
81	
366	
431	
89	
41	
287	
205	8/1 Letter of objection, Bernie identified as sole owner; Recorder identified BARRAD, BERNIE AND SHEILA
114	
13	
107	
206	
207	
327	
303	
93	
278	
451	8/1 Letter of objection, Moshe identified as partial owner
276	
398	
210	
400	
334	
139	6/5 Called, non-resident, lots of questions, no prior knowledge
438	8/1 Letter of objection
124	8/1 Letter of objection
174	
352	8/1 Letter of objection, Ofer identified as partial owner
354	
297	
449	
450	
452	
215	
254	
137	
208	
141	
259	7/23 Letter of support
133	7/27 Letter of objection for mailing address (outside district)
140	
271	
298	8/1 Letter of objection
442	
290	
328	8/1 Letter of objection, only Lonni signed and notarized
201	6/7 Re-mailed; 6/5 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (BROSS, VALERIE, 1944 GLENDON AVE, APT 208, LA 90025-4622)
20	
393	
90	
168	
441	
45	6/27 Called--why did she receive these letters? (too long to read)
92	6/27 Called--why did she receive these letters? (too long to read)
93	
317	

#	Notes
349	
463	7/5 Letter of support (personal); 6/12 Letter of support (LLC)
12	7/16 Letter of objection (not notarized) for mailing address (outside district)
46	
245	7/13 Letter of objection
448	
225	
312	
32	
52	
28	7/19 Letter of objection
320	6/14 Letter of objection (not notarized) for mailing address (outside district)
339	
237	7/9 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD; 6/15 Re-mailed; 6/14 RETURN TO SENDER/UNABLE TO FORWARD (1901 AVENUE OF THE STARS, SUITE 1200, LA 90067)
244	
211	
29	6/29 Letter of objection; Recorder identified (previous) owner as ROZDZIAL
54	6/29 Letter of objection; Recorder identified (previous) owner as ROZDZIAL
7	
19	
214	
262	7/9 Letter of support
319	
203	
356	
289	
266	6/15 Re-mailed; 6/8 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (WASSER REGINA TR ET AL WASSER R, ATTN REGINA WASSER, 364 N FORMOSA AVE, LA 90036-2527)
269	6/15 Re-mailed; 6/8 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (WASSER REGINA TR ET AL WASSER R, ATTN REGINA WASSER, 364 N FORMOSA AVE, LA 90036-2527)
425	7/26 Letter of objection; also partial owner of 37, 39, 75, 79, 82, 153, 345, 363
364	
229	6/25 Letter of support
397	
71	
315	
189	
76	
340	
385	
288	7/2 Bella Finkel called, asked if any further action required, corrected mailing address from 3950 ROCK HAMPTON DR
171	7/2 Bella Finkel confirmed mailing and property addresses
295	7/2 Bella Finkel confirmed mailing and property addresses
93	
188	
420	6/12 Mailed new letter; 6/11 RETURN TO SENDER/VACANT/UNABLE TO FORWARD (COHEN, SUSAN, 100 GOLDEN ISLES DR, APT 1213, HALLANDALE BEACH, FL 33009)
406	
378	
318	
18	
91	7/12 Letters of objection (2) from Benjamin and Gale Fried, each 50% owner
343	
115	
195	
377	7/2 Emailed letter of support; 6/29 left additional msg, happy about nomination; 6/5 Called; very excited, pleased; may send letter of support
462	8/1 Letter of objection (duplicate); 7/16 Joseph called for Juli, Jay returned call to (310) 866-9213; 7/9 Letter of objection
401	
68	
97	
24	8/1 Letter of objection; Boris identified as partial owner, only Boris signed and notarized
119	6/27 Called with questions, might object (323) 954-8900
375	

#	Notes
432	
416	6/15 Re-mailed, partial owner with SCHNUR, HAIM H; 6/12 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (320 N STANLEY, #A-D, LA 90036-2311)
27	
459	
414	
86	
258	
96	8/1 Letter of objection from Lark E. Gould, identified as sole owner; Recorder indicated GOULD, LARK AND NORMAN; 7/27 Bill Becker called, self-identified as owner, indicated he gave notarized letter of objection to Richard at meeting 7/11
301	
247	
169	
38	
333	
48	
359	
362	
173	
116	
11	
187	7/9 Letter of support; 6/6 called; very enthusiastic, may send letter of support
220	
212	
444	
83	
109	
240	
241	
243	
157	
200	
64	
429	
372	
47	6/27 Called--why did she receive these letters? (too long to read)
162	
387	7/27 hard copies received; 7/20 Harlan emailed objection package; 7/5 Harlan called, sending letter re classification, will likely also send letter of objection; 6/8 Jeff Harlan called on behalf of client, concerned about C status based on condition
104	6/20 called, concerned re limitations, may object, encouraged him to contact Save Beverly Fairfax; 6/7 Re-mailed; 6/5 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (2486 WALDEMAR DR, THOUSAND OAKS, 91361-5090)
182	
249	
461	7/6 RTS/NDAA/UTF; 6/27 Re-mailed; 6/26 RETURN TO SENDER/RTS/NDAA/UTF (1111 N FLORES ST #8, WEST HOLLYWOOD 90069); 6/15 Re-mailed; 6/8 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (7455 OAKWOOD AVE, LA 90036)
154	
155	
181	
159	
222	
458	
25	8/1 Letter of objection
77	
326	
132	
434	
149	8/1 Letter of objection
111	8/1 Letter of objection
226	8/1 Letter of objection
144	8/1 Letter of objection
261	8/1 Letter of objection
228	8/1 Letter of objection
230	8/1 Letter of objection
232	8/1 Letter of objection
234	8/1 Letter of objection
430	

#	Notes
285	7/9 Letter of support
286	(323) 633-1046
292	
145	
30	7/26 Letter of objection
65	7/26 Letter of objection
310	
386	
256	
99	
267	
10	
427	
186	
101	
55	
127	
402	7/2 Re-mailed; 6/29 RETURN TO SENDER/ATTEMPTED-NOT KNOWN/UNABLE TO FORWARD; 6/15 Re-sent to same street address, Los ANGELES; 6/15 RETURN TO SENDER/ATTEMPTED-NOT KNOWN/UNABLE TO FORWARD (600 WILSHIRE BLVD, SUITE 1450, LOS 90017, ATTN PATRICK GORMAN)
62	8/1 Letter of objection
37	7/26 Letter of objection
39	7/26 Letter of objection
75	7/26 Letter of objection
79	7/26 Letter of objection
82	7/26 Letter of objection
153	7/26 Letter of objection
345	7/26 Letter of objection
363	7/26 Letter of objection
417	7/26 Letter of objection
425	7/26 Letter of objection
428	7/26 Letter of objection
8	
9	
275	
391	
307	
80	
131	6/5 Re-mailed, FORWARD TIME EXP RTN TO SEND (13246 WHISTLER AVE, GRANADA HILLS 91344-1141)
242	
351	
353	
355	
418	
309	
21	
152	
223	
164	
284	8/1 Letter of support on behalf of property owners Roberta Blatt, Stacey Blatt, Elizabeth Blatt, Muriel Blatt, Gideon Letz, Anna Greenleaf, and Michael Blatt
126	
69	
193	6/5 Re-mailed, FORWARD TIME EXP RTN TO SEND (461 N VISTA ST, LA 90036-5742)
361	6/5 Re-mailed, FORWARD TIME EXP RTN TO SEND (461 N VISTA ST, LA 90036-5742)
440	
369	
56	7/11 Letter of objection; Recorder indicated LITWIN, PESLA; letter of objection named Pesla & Morris Litwin, only Seymour signed and notarized
332	
443	6/29 Re-mailed; 6/28 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/ATTEMPTED NOT KNOWN (10690 WILSHIRE BLVD, SUITE 1225, LA 90024, ATTN DONALD H JONES)
346	
348	
238	
388	

#	Notes
439	8/1 Letter of objection, Steven identified as partial owner
43	
305	7/16 Letter of objection (not notarized) for mailing address (outside district)
217	
50	6/12 Re-mailed; 6/11 RETURN TO SENDER/REFUSED/UNABLE TO FORWARD (4555 DENSMORE AVE, ENCINO 91436-2907)
44	6/22 Re-mailed, RETURN TO SENDER/ATTEMPTED-NOT KNOWN/UNABLE TO FORWARD (5850 CANOGA AVE STE 400, WOODLAND HILLS 91367), handwritten forwarding address
175	
177	
178	
176	
196	6/18 Letter of objection
360	8/1 Letter of objection; 7/11 letter of objection; 6/13 called for local govt jurisdct confirmation; 6/7 "Fritz" Friedman called Jay, pro-private property rights, in favor of development, intends ltr of obj
185	
100	
357	
36	
51	
456	6/25 Re-mailed; 6/20 emailed MiaSoper@gmail.com; 6/19 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (454 N STANLEY AVE, LA 90036-2378); 6/12 Re-mailed; 6/11 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (456 N STANLEY AVE, LA 90036-2378)
293	6/6 Called; pleased, sent followup email in support
350	
423	
165	
213	
84	
191	
34	
40	
123	
136	
221	8/1 Letter of objection, included additional addresses outside district boundary
424	
426	
313	6/5 Re-mailed, FORWARD TIME EXP RTN TO SEND (7868 WOODROW WILSON DR, LA 90046)
78	
170	
219	
190	
88	
72	
347	8/1 Letter of objection
342	
338	6/7 Re-mailed, RETURN TO SENDER/ATTEMPTED-NOT KNOWN/UNABLE TO FORWARD (PO BOX 63004, IRVINE 92602-6100)
419	
1	
390	
264	
60	6/21 Letter of objection; 6/11 Andrea [(310) 837-8615] called for more info, does not want anyone telling her what she can and cannot do w/property; Francine (deceased) was her aunt
59	7/18 received two addl letters from Paul Pflug, only one family trust identified; 6/21 Letter of objection; 6/11 Howard is Andrea's father
134	
93	
105	6/25 Re-mailed, RETURN TO SENDER/ATTEMPTED-NOT KNOWN/UNABLE TO FORWARD (2600 FOOTHILL BLVD #203, LA CRESCENTA 91214); 6/15 Re-mailed; 6/11 RETURN TO SENDER/INSUFFICIENT ADDRESS/UNABLE TO FORWARD (141 E WALNUT ST, C/O COOPER, KARDARAS & SCHARF, PASADENA 91103)
374	
135	8/1 Letter of objection; 7/19 Linda Rapoport emailed letter of objection, not notarized
279	
321	
148	
337	
250	
180	
445	
61	

#	Notes
73	
272	
216	
460	7/27 Letter of objection; additional letter of objection from SCHOENROCK, KAREN Trustee, originally identified as resident owner, not counted since Trust is owner
2	
26	8/1 Letter of objection
415	
53	
454	8/1 Letter of objection; additional letter of objection from Eric Ross not counted since Trust is owner
251	
142	
437	
280	
87	
16	
17	
113	
117	
163	
227	
436	7/5 Letter of support
255	
5	
341	
447	
95	
3	
384	8/2 Letter of support, indicates property at 417 N. Alta Vista Blvd
446	
330	
416	6/15 Mailed new letter, partial owner with GOLDENBERG, BERISH AND CHAYA
404	
121	
268	
273	
274	
302	8/1 Letter of objection
383	7/9 RETURN TO SENDER/NO SUCH NUMBER/UNABLE TO FORWARD
106	
283	
122	
389	
22	8/6 Hard copy received; 8/3 letter of objection received via email, hard copy to follow
161	8/1 Letter of objection
236	8/1 Letter of objection
291	
257	
183	8/1 Letter of objection
358	
316	
344	
455	8/1 Letter of objection
433	
270	
192	
282	
239	
63	
399	
396	
85	

#	Notes
103	
147	
102	7/26 Called with concerns, response clarified distinction between NR & HPOZ (310) 666-8183; 6/26 Letter of support
329	8/1 Letter of objection
395	8/1 Letter of objection
6	
166	
194	
370	
373	
281	
31	
457	
422	
253	
66	
49	
435	
156	
15	
74	8/1 Letter of objection
98	
382	
376	8/1 Letter of objection
405	8/1 Letter of objection
409	8/1 Letter of objection
403	6/15 Re-mailed; 6/11 RETURN TO SENDER/NOT DELIVERABLE AS ADDRESSED/UNABLE TO FORWARD (157 N POINSETTIA PL, LA 90036-2805)
67	
421	8/2 Letter of support
209	
265	
172	
296	
260	
160	
325	
199	
150	7/13 Letters of objection (2), Sherrie Zadok & Matti Rosen each 50% owner
118	7/5 Letter of support; 6/22 Re-mailed, consultant advised new address & requested new notification (previously sent to 1932 S CREST DR, LA 90034-1151)
120	7/5 Letter of support; 6/22 Re-mailed, consultant advised new address & requested new notification (previously sent to 5831 SEAWALK DR, UNIT 141, PLAYA VISTA, 90094-3115)
167	
311	
198	
	6/29 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	7/5 Letter of support
	8/2 Letter of support; 7/6 Letter of support
	7/6 Letter of support
	7/6 Letter of support
	8/2 Letter of support; 7/6 Letter of support
	7/9 Letter of support





Owner Name	Attn:	Owner Contact Address	City	State	Zip
314 N ORANGE GROVE LLC	RON A RAMESON	8150 BEVERLY BLVD, #100	LOS ANGELES	CA	90048-4513
315 SPAULDING LLC	JOHN J BARCAL	1301 EAST ROAD	LA HABRA HEIGHTS	CA	90631
319-323+1/2 N ORANGE GROVE AVE LLC	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019
325 NORTH GARDNER LLC	ALAN WEINER	2037 KENDRA CT	LOS ANGELES	CA	90068
326 N OGDEN DR LLC	ISABELLE VIRGINIE MARCH	2853 NICHOLS CANYON PL	LOS ANGELES	CA	90046-1307
326 N ORANGE GROVE AVENUE LLC	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019
330 NORTH GENESEE AVENUE LLC	YOSEF Y MANELA	6300 WILSHIRE BLVD., SUITE 2030	LOS ANGELES	CA	90048
335 ORANGE GROVE LLC	OPHIR STERN	5979 W 3RD ST, STE 202	LOS ANGELES	CA	90036-2834
339 ORANGE GROVE LLC	OPHIR STERN	5979 W 3RD ST, STE 202	LOS ANGELES	CA	90036-2834
344 348 N ORANGE GROVE	PAUL MAX KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019
346 N SPAULDING II LLC	GERBER & CO INC	101 S FORMOSA AVE	LOS ANGELES	CA	90036-2815
367 NORTH GENESEE INVESTORS LLC	STANLEY M STALFORD JR	9663 SANTA MONICA BLVD, #299	BEVERLY HILLS	CA	90210
408 SIERRA BONITA LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
408-410 N GENESEE LC	DONALD H JONES	10508 WYTON DR	LOS ANGELES	CA	90024-2530
409 N GENESEE LP	RICHARD A CORLETO	15760 VENTURA BLVD, SUITE 801	ENCINO	CA	91436-3018
409 N GENESEE LP	RICHARD A CORLETO	15760 VENTURA BLVD, SUITE 801	ENCINO	CA	91436-3018
409 NORTH SIERRA BONITA LLC	SAUL SIMCHA KAGAN	1632 S LA CIENEGA BLVD	LOS ANGELES	CA	90035
410 ORANGE GROVE LLC	ARNOLD SANDLOW	9629 KIRKSIDE ROAD	LOS ANGELES	CA	90035
414-418 N CURSON LP	RICHARD A CORLETO	15760 VENTURA BLVD, STE 801	ENCINO	CA	91436-3018
415 NORTH OGDEN DRIVE LLC	HILLEL ABRAMS	415 N OGDEN DR, APT 4	LOS ANGELES	CA	90036-1731
425 N SIERRA BONITA LLC	ARI STRIMOV	15512 ADAGIO CT	LOS ANGELES	CA	90077-1501
428 NORTH SIERRA BONITA LLC	ARI STRIMOV	15512 ADAGIO CT	LOS ANGELES	CA	90077-1501
435 NORTH CURSON LLC	FARAMARZ AKHAVAN	1940 CENTURY PARK E STE B100	LOS ANGELES	CA	90067
443 N GARDNER LLC	JEFFREY WEISS	16661 HUERTA RD	ENCINO	CA	91436-3546
445 N GENESEEE LLC	MICHAEL DANCYGER	430 N SALTAIR AVE	LOS ANGELES	CA	90049-2026
447 1/2 N SIERRA BONITA LLC	JEFFREY WEISS	16661 HUERTA RD	ENCINO	CA	91436-3546
449-451 N ORANGE GROVE LLC	DONALD H JONES	10508 WYTON DR	LOS ANGELES	CA	90024-2530
455 GENESEE INVESTMENTS LLC	AMIR HABER	8342-1/2 W 3RD ST, #A	LOS ANGELES	CA	90036-2275
455 N OGDEN	ARI STRIMOV	15512 ADAGIO CT	LOS ANGELES	CA	90077-1501
458 N SPAULDING AVENUE LLC	LAURIE SASSON	713 N RODEO DR	BEVERLY HILLS	CA	90210
465 NO SPAULDING LLC	MAURICE WAINER	9595 WILSHIRE BLVD, 201	BEVERLY HILLS	CA	90212
465 SIERRA BONITA LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
517 SPAULDING LLC	JACK RICHARDS	5401 SCOTTS VALLEY DRIVE	SCOTTS VALLEY	CA	95066
520 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
538 N GENESEE AVENUE LLC	THOMAS BALARSKY	6920 FAIR OAKS BLVD, STE 205	CARMICHAEL	CA	95608
601 SHARON LLC	STEVEN ZIPPERSTEIN	557 THE ALAMEDA	BERKELEY	CA	94707
607 STEVIE LLC	STEVEN ZIPPERSTEIN	557 THE ALAMEDA	BERKELEY	CA	94707
639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
639 SPAULDING LLC	ANN ROSENBERG	325 S ROXBURY DR	BEVERLY HILLS	CA	90212
646 SPAULDING LLC	YOSEF Y MANELA	6300 WILSHIRE BLVD, SUITE 2030	LOS ANGELES	CA	90048
8924 LINDBLADE LLC	TREVOR ABRAMSON	8924 LINDBLADE ST	CULVER CITY	CA	90232-2439
A & A INVESTMENT PARTNERS FUND	EBRAHIM KASHEFI	625 N WEST KNOLL DR	WEST HOLLYWOOD	CA	90069-5205
AGUILAR, GOODMAN		347 N SPAULDING AVE	LOS ANGELES	CA	90036-2237

AGUILAR, OLGA		320 N GARDNER ST	LOS ANGELES	CA	90036-5714
AKIBA, RUTH		8349 BLACKBURN AVE, APT 101	LOS ANGELES	CA	90048
AL KHALES, YASIN		8308 BLACKBURN AVE	LOS ANGELES	CA	90048-4218
ALBEK, AVRAHAM AND ALICIA		337 N OGDEN DR	LOS ANGELES	CA	90036-2103
ALBEK, ELI AND MENKES, ARIELA		2140 WESTWOOD BLVD, STE 220	LOS ANGELES	CA	90025
ALBEK, ELI AND MENKES, ARIELA		368 SWARTHMORE AVE	PACIFIC PALISADES	CA	90272
ALLENBY PROPERTIES LLC	JACK BENJAMIN COSGROVE	2747 MCCONNELL DR	LOS ANGELES	CA	90064-3445
ALSMAN, CAROL AND MILLAR, CATHERINE		PO BOX 48125	LOS ANGELES	CA	90048-0125
ALTMANN, SHEILA		23416 CANZONET ST	WOODLAND HILLS	CA	91367-6013
AMBROZ, JIRI AND RASMUS		432 N GENESEE AVE	LOS ANGELES	CA	90036-2209
AMIR PROPERTIES LLC	MINA AMIRPOUR	66 SYDNEY BAY	NEWPORT COAST	CA	92657
AMRON LP	MICHAEL AMRON	10338 EASTBORNE AVE	LOS ANGELES	CA	90024
AMRON, MICHAEL		10338 EASTBORNE AVE	LOS ANGELES	CA	90024
AMZALAG INVESTMENTS LLC	MICHAEL AMZALAG	150 N CARSON RD	BEVERLY HILLS	CA	90211-2111
ANANIGHIAN, ARTIN AND LOUISA		350 N MARTEL AVE	LOS ANGELES	CA	90036-2516
ANIEL, DAVID AND ELIZABETH		PO BOX 18163	BEVERLY HILLS	CA	90209-4163
APGAR, FREDERICK		7719 CLINTON ST	LOS ANGELES	CA	90036-1817
APTAKER FAMILY TRUST AND APTAKER, LAURIE	LAURIE APTAKER	458 EL CAMINO DR	BEVERLY HILLS	CA	90212
ARIDAN PROPERTIES LLC	ELI RICH	1148 N CLARK ST	WEST HOLLYWOOD	CA	90069
ARTENSTEIN, LILY AND THE ARTENSTEIN TRUST	LILY ARTENSTEIN	1520 SUNSET PLAZA DR	LOS ANGELES	CA	90069-1344
ARZY, HOSSEIN AND BAHAR, SARVENAZ		3001 HUTTON DR	BEVERLY HILLS	CA	90210-1106
ARZY, HOSSEIN AND BAHAR, SARVENAZ		3001 HUTTON DR	BEVERLY HILLS	CA	90210-1106
AZRAN, DAN AND CHETRIT, ANDREA		432 N GARDNER ST	LOS ANGELES	CA	90036-5707
B F X ASSOCIATES LLC	RICARDO OROZCO	1220 S ST, SUITE 150	SACRAMENTO	CA	95811
BABSCO LLC	MARK M BABIK	4518 ENSENADA DR	WOODLAND HILLS	CA	91364
BAHAR, FARHAD		6447 W 5TH ST	LOS ANGELES	CA	90048-4709
BARKIN MICHAEL E CO-TRUSTEE ET AL	MICHAEL BARKIN	1426 SELBY AVE	LOS ANGELES	CA	90036-1830
BARKIN MIRIAM H CO-TRUSTEE ET AL	MIRIAM BARKIN	1426 SELBY AVE	LOS ANGELES	CA	90024-5036
BARKIN MIRIAM H CO-TRUSTEE ET AL	MIRIAM BARKIN	1426 SELBY AVE	LOS ANGELES	CA	90024-5036
BARRAD, BERNIE AND SHEILA		16932 CORAL CAY LN	HUNTINGTON BEACH	CA	92649-2911
BARSHAP, LEAH AND KELLY DAME		344 S OAKHURST DR	BEVERLY HILLS	CA	90212-3506
BASEMAN, NAOMI		334 S DETROIT ST	LOS ANGELES	CA	90036-3469
BASTOMSKI, ASHER AND SHARON		826 SEWARD ST	LOS ANGELES	CA	90038-3602
BASTOMSKI, FRIEDA		425 N OGDEN DR	LOS ANGELES	CA	90036-1710
BASTOMSKI, FRIEDA		425 N OGDEN DR	LOS ANGELES	CA	90036-1710
BATTAT, URI AND RITA		21031 VENTURA BLVD, STE 702	WOODLAND HILLS	CA	91364
BELL, ARLENE AND LC TRUST OF 2012	KRISTIN BATTERSBY	420 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2408
BENAROUCHE, BENJAMIN AND AMANDA		442 N GARDNER ST, APT 101	LOS ANGELES	CA	90036-5764
BENJAMIN ZABARI CO-TRUSTEE; SAMUEL, BENJAMIN	SAMUEL BENJAMIN	351 N SIERRA BONITA AVE, APT 1	LOS ANGELES	CA	90036
BENPORAT, MOSHE AND RACHEL		444 N STANLEY AVE	LOS ANGELES	CA	90036-6218
BERCOVICI, RUBIN AND RICA		312 S MAPLE DR	BEVERLY HILLS	CA	90212-4610
BERENBAU V TRUST	V. BERENBAU	8121 LAUREL VIEW DR	LOS ANGELES	CA	90069-1615
BERGHER, MANUEL AND CAMILLE		224 S MAPLE DR	BEVERLY HILLS	CA	90212-4014
BERGMAN, BETH		8626 WONDERLAND AVE	LOS ANGELES	CA	90046-1453
BERGMAN, DENA		343 N SPAULDING AVE	LOS ANGELES	CA	90036-2203
BESNER, ANNETTE		6368 W 6TH ST	LOS ANGELES	CA	90048-4806
BIALER, MATTI		9297 BURTON WAY, APT 6	BEVERLY HILLS	CA	90210-3729

BIALER, MATTI		9297 BURTON WAY, APT 6	BEVERLY HILLS	CA	90210-3729
BICK, OFER AND ANTOINETTE		4329 SAINT CLAIR AVE	STUDIO CITY	CA	91604-1612
BIEDERMAN IRWIN TR ET AL	IRWIN & ADALINE BIEDERMAN	1708 BAYOU WAY	SEAL BEACH	CA	90740-5753
BLAICH INVESTMENTS-1 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004
BLAICH INVESTMENTS-2 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004
BLAICH INVESTMENTS-2 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004
BLAICH INVESTMENTS-2 LLC	JACOB BLAICH	100 N LAS PALMAS AVE	LOS ANGELES	CA	90004
BLENNER, SHIRLEY		449 N OGDEN DR	LOS ANGELES	CA	90036-1710
BLEVISS CARMIE TR ET AL; KATZEN, LILLIAN	AMNON COHEN	3837 SHERVIEW DR	SHERMAN OAKS	CA	91403
BLEVISS LEA W TR ET AL; KATZEN, LILLIAN	LEA BLEVISS & LILLIAN KATZEN	9106 MONTE MAR DR	LOS ANGELES	CA	90035
BLINDER, STEVEN		PO BOX 480365	LOS ANGELES	CA	90048-1365
BLOOMSTEIN, DAVID AND JUDITH		PO BOX 43	BROOKLINE	MA	02446-0001
BLUWAL, BETTYNA		5101 IRVINGTON TER	LOS ANGELES	CA	90042-2320
BODENSTEIN, JOSEPH AND MIRIAM		529 N FORMOSA AVE	LOS ANGELES	CA	90036-1944
BOM PROPERTIES, LLC	MAYA KLEIN	26500 AGOURA RD, STE 102	CALABASAS	CA	91302-3571
BONO, HELENE		167 S ORANGE DR	LOS ANGELES	CA	90036
BORENSTEIN ELIE AND FRANIA TRS	ELIE BORNSTEIN	3443 DANIELLA CT	CALABASAS	CA	91302-3087
BRICKER, NAOMI		500 N SPAULDING AVE	LOS ANGELES	CA	90036-1808
BRILL, EDWARD AND CATHERINE		556 N RIOS AVE	SOLANA BEACH	CA	92075-1246
BRILL, ZIL AND LONNI		6350 W 6TH ST	LOS ANGELES	CA	90048-4806
BROSS, VALERIE		1944 GLENDON AVE, APT 208	LOS ANGELES	CA	90025-4622
BUDIN, BRIAN		8928 ASHCROFT AVE	WEST HOLLYWOOD	CA	90048-2404
C K L W BLDG	ZALMAN & RACHEL MANELA	130 S MARTEL AVE	LOS ANGELES	CA	90036-2714
CANDLER, CHERI		15630 CALISTOGA AVE	BAKERSFIELD	CA	93314
CERF, PERCY AND YOLA		435 N GARDNER ST	LOS ANGELES	CA	90036-5708
CHEREMOYA GARDENS LLC	GIDEON ROSMAN	8281 MELROSE AVE, STE 305	LOS ANGELES	CA	90046-6891
CHINSKI, ANNA		421 N STANLEY AVE	LOS ANGELES	CA	90036-6224
CHOCOCHOW LLC	DARLENE HORVAT	350 N FULLER AVE	LOS ANGELES	CA	90046
CHOCOCHOW LLC	DARLENE HORVAT	350 N FULLER AVE	LOS ANGELES	CA	90046
CHOI, HELEN		442 N GARDNER ST, #4	LOS ANGELES	CA	90036-5764
CHU, ALBERT AND BETTY		5019 MERITA PL	LA CANADA	CA	91011-3643
CKJ PROPERTY LLC	JANICE MINSBERG	465 N VISTA ST	LOS ANGELES	CA	90036-5742
CLEARWAVE LLC	YUN-YI HUI	156 N. GARDNER ST	LOS ANGELES	CA	90036
CLYMORE REAL ESTATE COMPANY LLC	WILLIAMS ROUSE	1117 S ROBERSTON BLVD	LOS ANGELES	CA	90035-1403
COBANOV, SLAVKO		438 N STANLEY AVE	LOS ANGELES	CA	90036-2394
COBANOV, SLAVKO AND SLAVKO COBANOV TRUST	SLAVKO COBANOV	438 N STANLEY AVE	LOS ANGELES	CA	90036-2394
COHEN, HYMAN		439 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2407
COHEN, SUSAN		100 GOLDEN ISLES DR, APT 1213	HALLANDALE BEACH	FL	33009
CORAL GROUP LLC	STEPHEN M FELDMAN	21631 HEATHER LEE LN	CHATSWORTH	CA	91311
CURSON 4 LLC	DAVID GITMAN	1840 CENTURY PARK EAST, 17TH FLOOR	LOS ANGELES	CA	90067
CURSON REAL ESTATE GROUP LLC	YOSEF MANELA	6300 WILSHIRE BLVD, SUITE 2030	LOS ANGELES	CA	90036
DAMICO, RONALD AND FIBY		407 N MANSFIELD AVE	LOS ANGELES	CA	90036-2621
DAMICO, RONALD AND FIBY		407 N MANSFIELD AVE	LOS ANGELES	CA	90036-2621
DART GROVE LLC	DAVID HIRTH	1901 AVENUE OF THE STARS, SUITE 1200	LOS ANGELES	CA	90067
DART MEDIA PROPERTIES LLC	DAVID HIRTH	18700 SHERMAN WAY, #107	RESEDA	CA	91335
DAVIDOVICS, TIBOR		438 N OGDEN DR	LOS ANGELES	CA	90036-1769
DEERFIELD PARTNERSHIP	RON A RAMESON	3860 JALAMA RD	LOMPOC	CA	93436-9504

DEMPSTER, MARILYNN		7277 PONDERA CIRC	WEST HILLS	CA	91307-1330
DEREK AND JONATHAN LLC	DEREK PATAO	4221 WILSHIRE BLVD, STE 360	LOS ANGELES	CA	90010-3563
DERSH, STEVEN AND JENNIFER		16808 EDGAR ST	PACIFIC PALISADES	CA	90272-3227
DIFFIE, EDILIA		9151 FIG ST	ARVADA	CO	80005
DORYON JEREMIAH CO TR ET AL DORYN D	JEREMIAH DORYON	3350 BARHAM BLVD	HOLLYWOOD	CA	90068-1404
DOUEK, HELEN AND MAURICE		222 N CANON DR, STE 205	BEVERLY HILLS	CA	90210-5318
DUEL, DAVID		350 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2454
EISENSTEIN R CO-TRUSTEE ET AL	MICHAEL EISENSTEIN	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
EISENSTEIN, ESTHER		8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
EISENSTEIN, ROBERT AND ESTHER		8350 MELROSE AVE, STE 204	LOS ANGELES	CA	90069-6517
ENAYATI, PEDRAM AND NAIMI, NIKOO		505 16TH ST	SANTA MONICA	CA	90402-3001
FABER, MARILYN		8107 VARIEL AVE	CANOGA PARK	CA	91304-4307
FADER, JEFFREY AND INGRID		719 N FAIRFAX AVE, STE D	LOS ANGELES	CA	90046-7274
FADLON, ISACK		5670 WILSHIRE BLVD #1867	LOS ANGELES	CA	90036-5679
FENTON, JAMES		448 N SIERRA BONITA AVE, APT 14	LOS ANGELES	CA	90036
FENTON, PAMELA		351 N OGDEN DR	LOS ANGELES	CA	90036-2153
FERNANTINI LLC	MATTHEW MARZUCCO	2804 GATEWAY OAKS DR, #100	SACRAMENTO	CA	95833
FERNANTINI LLC	MATTHEW MARZUCCO	2804 GATEWAY OAKS DR, #100	SACRAMENTO	CA	95833
FERROUILLET, BEATRICE		6265 DAMASK AVE	LOS ANGELES	CA	90056-1732
FINKEL, BELLA AND MICHAEL		3950 ROCK HAMPTON DR	TARZANA	CA	91356-5718
FINKEL, DAVID AND SARRA		344 N MARTEL AVE	LOS ANGELES	CA	90036-2516
FINKEL, DAVID AND SARRA		344 N MARTEL AVE	LOS ANGELES	CA	90036-2516
FISCH, ELLIOT AND ROCHEL		442 N GARDNER ST, APT 102	LOS ANGELES	CA	90036-5764
FISHER, MICHAEL		2470 STEARNS ST, #360	SIMI VALLEY	CA	93063-2418
FORMAN, HARRY		5401 BEVIS AVE	SHERMAN OAKS	CA	91411-3743
FORMAN, RICHARD		252 S CANON DR	BEVERLY HILLS	CA	90212-4007
FRANKLIN, LAWRENCE AND MARILYN		454 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2408
FREDMAN, BERNALYN		9454 WILSHIRE BLVD	BEVERLY HILLS	CA	90212
FRIED BENJAMIN L CO-TRUSTEE	HYMAN & BARBARA SCHATNER	PO BOX 4433	VALLEY VILLAGE	CA	91617-0433
FROMER MORRIS TR ET AL	STEVEN A JACKSON	1527 N GENESEE AVE	LOS ANGELES	CA	90046-2718
FUCHS, ISAAC		341 N GENESEE AVE	LOS ANGELES	CA	90036-2262
FURMAN, ANNA		5455 WILSHIRE BLVD, STE 1108	LOS ANGELES	CA	90036
GALAUDET, AMY		6120 W 5TH ST	LOS ANGELES	CA	90048
GAMATY, RONNIE		6426 DREXEL AVE	LOS ANGELES	CA	90048
GARBER, ESTHER		PO BOX 7488	BEVERLY HILLS	CA	90212-7488
GARDNER STREET PROPERTIES LLC	BROOKS PALEY	3301 BARHAM BLVD, SUITE 402A	LOS ANGELES		90068
GARDNER UNITS LLC	EDWARD FLEISCHMANN	2351 WEST 3RD ST	LOS ANGELES	CA	90057
GEIGER, BORIS AND ERIC		2701 E MESQUITE AVE #D159	PALM SPRINGS	CA	92264
GENESIS REAL ESTATE HOLDINGS LLC	PEJAMAN PJ EBRAHIMI	8005 WEST 4TH ST	LOS ANGELES	CA	90048
GOLANT PROPERTIES LLC	JEFF UNGER	12121 WILSHIRE BLVD, SUITE 1201	LOS ANGELES	CA	90025
GOLD RAY HOLDINGS LLC	RAYMOND GOLDSTEIN	450 MCCADDEN PL	LOS ANGELES	CA	90004-1026
GOLDENBERG, BERISH AND CHAYA		320 N STANLEY, #A-D	LOS ANGELES	CA	90036-2311
GOLDSTEIN, DAVID		3400 COAST VIEW DR	MALIBU	CA	90265-4810
GOLDSTEIN, DAVID		3400 COAST VIEW DR	MALIBU	CA	90265-4810
GOLDSTEIN, GUS AND IDA		314 N STANLEY AVE	LOS ANGELES	CA	90036-2312
GONZALEZ, LUDIVINA		1014 S WESTLAKE BLVD, STE. 14	WESTLAKE VILLAGE	CA	91361
GONZALEZ, LUDIVINA		1014 S WESTLAKE BLVD, STE. 14	WESTLAKE VILLAGE	CA	91361

GOULD, LARK AND NORMAN		451 N GARDNER ST	LOS ANGELES	CA	90036-5708
GREENBURG, HELEN AND KROH, MARK		21 E HURON ST	CHICAGO	IL	60611-3925
GROSSMAN PETER CO TR	PETER GROSSMAN	425 N MCCADDEN PL	LOS ANGELES	CA	90004-1025
GTL ROBERTSON PROPERTIES LLC	LORI GORDON	6353 EL CAMINO REAL, SUITE J	CARLSBAD	CA	92009-1607
GUETTA, MARC		451 N MANSFIELD AVE	LOS ANGELES	CA	90036-2621
GUETTA, MARC AND VILLARREAL, ANGELICA		7701 MELROSE AVE	LOS ANGELES	CA	90046-7315
GUETTA, PATRICK		332 S CLARK DR	BEVERLY HILLS	CA	90211-3608
GUETTA, PATRICK		332 S CLARK DR	BEVERLY HILLS	CA	90211-3608
GUIDERY, WENDY		8709 W WEST KNOLL DR	WEST HOLLYWOOD	CA	90069
HAKIM, JULIET		338 N REXFORD DR	BEVERLY HILLS	CA	90210-4910
HALPERN, MICHAEL AND HALPERN SEGAL, JANICE		PO BOX 8585	SOUTH LAKE TAHOE	CA	96158-1585
HASSENBERG, MANNY		4221 NOBLE AVE	SHERMAN OAKS	CA	91403-4012
HASSON, AARON		422 S ALMONT DR	BEVERLY HILLS	CA	90211-3507
HELPER, DORIS		3108 HODLER DR	TOPANGA	CA	90290-4434
HELICAN REAL ESTATE LLC	AMANDA N LUFTMAN	222 N SEPULVEDA BLVD, SUITE 2222	EL SEGUNDO	CA	90245
HENDIFAR, YOUNESS AND MAHNAZ		419 N BUNDY DR	LOS ANGELES	CA	90049-2829
HENNEMAN, CAROL		500 VENADO VISTA DR	LA CANADA FLINTRIDGE	CA	91011
HENRY OPPENHEIM II LLC	GARY CLEFF	541 N LARCHMONT BLVD	LOS ANGELES	CA	90004-1305
HERSKOWITZ, HAROLD		1496 CEDAR ROW	LAKESWOOD	NJ	08701-1514
HERSKOWITZ, HAROLD		1496 CEDAR ROW	LAKESWOOD	NJ	08701-1514
HERSKOWITZ, HAROLD		1496 CEDAR ROW	LAKESWOOD	NJ	08701-1514
HILLER FANNY TR ET AL; ARTHUR, HILLER	ARTHUR HILLER & RITA BATTAT	21031 VENTURA BLVD, STE 702	WOODLAND HILLS	CA	91364
HIRSCH, LARRY AND HOCHMAN, MICHAEL		411 N OGDEN DR	LOS ANGELES	CA	90036-1710
HOLENDER, MIRIAM		4313 VAN NUYS BLVD, APT 103	SHERMAN OAKS	CA	91403
HOLETS, DANIEL AND DOLORES		998 FOURTH GREEN DR	INCLINE VILLAGE	NV	89451-8959
HOLLYWOOD INVESTMENT PROPERTIES	AARON TORBATI	301 N CANON DR, #210	BEVERLY HILLS	CA	90210
HORVAT, DARLENE		PO BOX 481223	LOS ANGELES	CA	90048-9722
HU ACQUISITIONS LCC	ALEXANDRE IAN CORNELIUS	1299 OCEAN AVE, SUITE 450	SANTA MONICA	CA	90401
HWG ENTERPRISES INC	DUSTIN HERMAN	10891 BUSINESS DR	FONTANA	CA	92337-8235
ICKOVITZ, SOL AND DOROTHY		2486 WALDEMAR DR	THOUSAND OAKS	CA	91361-5090
ISEROVICH, SAMYON AND RAISA		331 N OGDEN DR	LOS ANGELES	CA	90036-2137
ISEROVICH, SAMYON AND RAISA		331 N OGDEN DR	LOS ANGELES	CA	90036-2137
ISRAELI, ZIV		7455 OAKWOOD AVE	LOS ANGELES	CA	90036
ITKIN, GENIA		8012 BLACKBURN AVE	LOS ANGELES	CA	90048-4420
ITKIN, GENIA		8012 BLACKBURN AVE	LOS ANGELES	CA	90048-4420
ITKIN, GENIA AND GREG		8012 BLACKBURN AVE	LOS ANGELES	CCA	90048-4420
ITKIN, GREG		8012 BLACKBURN AVE	LOS ANGELES	CA	90048-4420
J N S B INC	DIKLA SOFFER	8075 WEST 3RD ST, 403	LOS ANGELES	CA	90048
JAEGER, NATHAN		5850 W 3RD ST, STE 142	LOS ANGELES	CA	90036-2888
JAEGER, NATHAN AND SOLOMON		5850 W 3RD ST, STE 142	LOS ANGELES	CA	90036-2888
JAKOBOVICH, INGA		17527 CORINTHIAN DR	ENCINO	CA	91316-2810
JENKINS, SIDNEY S & A JENKINS TRUST	SIDNEY JENKINS	6322 MATILJA AVE	VAN NUYS	CA	91401-2306
JERRY LARRY ROSS FAMILY TRUST	ERIC ROSS	121 N MARTEL AVE	LOS ANGELES	CA	90036-2715
JNSB INC	DIKLA SOFFER	8075 WEST 3RD ST, 403	LOS ANGELES	CA	90048
KACHAN, JASON AND TANYA		367 N STANLEY AVE	LOS ANGELES	CA	90036-2338
KALT MARCO CORNELIA TR	SEAN INESTA	PO BOX 48702	LOS ANGELES	CA	90048-0702
KALT PAUL M ET AL TRS	PAUL KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019

KALT PAUL M ET AL TRS	PAUL KALT	1213 S LA BREA AVE	LOS ANGELES	CA	90019
KALT, MICHELE		236 S MAPLE DR	BEVERLY HILLS	CA	90212-4014
KALT, MICHELE		PO BOX 48702	LOS ANGELES	CA	90048-0702
KALT, PAUL AND CORNELIA MARCO		1213 S LA BREA AVE	LOS ANGELES	CA	90019
KATZ, RAFAEL AND ESTHER		2351 W 3RD ST	LOS ANGELES	CA	90057-1905
KENDALL, DALE		355 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2409
KENDALL, DALE		355 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2409
KENDALL, DALE		355 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2409
KENNETH, BISHOP H. AND KANEKO O		5868 OVERLAKE AVE	SAN DIEGO	CA	92120-3914
KES PROPERTY LLC	ESTHER EISENSTEIN	8350 MELROSE AVE, STE 204	LOS ANGELES	CA	90069-6517
KES PROPERTY LLC	ESTHER EISENSTEIN	8350 MELROSE AVE, STE 204	LOS ANGELES	CA	90069-6517
KESHET, SHLOMO		PO BOX 480143	LOS ANGELES	CA	90048-1143
KESHET, SHLOMO		PO BOX 480143	LOS ANGELES	CA	90048-1143
KESLER, MICHAEL AND KIMBERLY		PO BOX 461398	LOS ANGELES	CA	90046-9398
KESSLER, FRED AND HELEN		658 N HARPER AVE	LOS ANGELES	CA	90048-2225
KESSLER, FRED AND HELEN		658 N HARPER AVE	LOS ANGELES	CA	90048
KISHINEFF, SHELDON AND BRENDA		108 S ALTA VISTA BLVD	LOS ANGELES	CA	90036-2824
KLEIN, LUDWIG AND OLGA		12945 VALLEYHEART DR	STUDIO CITY	CA	91604-1903
KOHAN, EVA		8901 BURTON WAY, APT 201	LOS ANGELES	CA	90048-3786
KOHEN JERRY CO-TRUSTEE	JERRY & ORIT KOHEN	806 N CRESCENT DR	BEVERLY HILLS	CA	90210-2918
KOLLEL LOS ANGELES		223 S FORMOSA AVE	LOS ANGELES	CA	90036-2813
KOSMAN MICHAEL CO-TRUSTEE ET AL, WEINER J	CATHY FERRARO	433 N CAMDEN DR, #400	BEVERLY HILLS	CA	90210
KPL HOLDINGS LLC	PATRICK GORMAN	600 WILSHIRE BLVD, SUITE 1450	LOS	CA	90017
KRAIM, JERRY AND ADINA		11437 ETIWANDA AVE	NORTHRIDGE	CA	91326-2038
KRAMER MARSHALL AND HANNA TRS	HANNAH & MARSHALL KRAMER	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
KRAMER MARSHALL F CO-TRUSTEE ET AL	HANNAH & MARSHALL KRAMER	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
KRAMER MARSHALL F CO-TRUSTEE ET AL	HANNAH & MARSHALL KRAMER	8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
KRAMER, HANNAH		8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
KRAMER, HANNAH		8721 SANTA MONICA BLVD, #1495	WEST HOLLYWOOD	CA	90069
KRAMER, MARSHALL AND HANNAH		8350 MELROSE AVE, STE 202	LOS ANGELES	CA	90069-6517
KRAMER, MARSHALL AND HANNAH		22020 CLARENDON ST, STE 303	WOODLAND HILLS	CA	91367
KRAMER, MARSHALL AND HANNAH		8350 MELROSE AVE, STE 204	LOS ANGELES	CA	90069-6517
KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212
KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212
KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212
KRATER FAMILY LP	CHARLES A LARSON	9100 WILSHIRE BLVD, SUITE 850, E TOWER	BEVERLY HILLS	CA	90212
KRICH, HERSHIE AND ROCHELLE		425 N HIGHLAND AVE	LOS ANGELES	CA	90036-2627
KRISCHER, DAVID		900 S HUDSON AVE	LOS ANGELES	CA	90019-1813
CITY OF LOS ANGELES	MELODY MCCORMICK	DEPT OF GENERAL SERVICES, REAL ESTATE DIVISION 111 E. FIRST ST. RM. 201	LOS ANGELES	CA	90012
LACHMAN, GARY AND JEANETTE		13246 WHISTLER AVE	GRANADA HILLS	CA	91344-1141
LEADER 359 INC	ROSLYN HOLT SWARTZ	PO BOX 241866	LOS ANGELES	CA	90024-9666
LEE, KWAN AND SONGJA		758 N MANSFIELD AVE	LOS ANGELES	CA	90038-3406
LEE, KWAN AND SONGJA		758 N MANSFIELD AVE	LOS ANGELES	CA	90038-3406
LEE, KWAN AND SONGJA		758 N MANSFIELD AVE	LOS ANGELES	CA	90038-3406
LEE, SING AND MINAKO		7902 COSTEBELLE WAY	LA JOLLA	CA	92037-3515
LEFTON, CARY AND MARLA		15206 VENTURA BLVD, STE 306	SHERMAN OAKS	CA	91403

LEGACZ, FRANIA		352 N CURSON AVE	LOS ANGELES	CA	90036-2307
LEIBOVIC, BARBARA		1204 S CAMDEN DR	LOS ANGELES	CA	90035-1112
LEMAT LLC	PETER LEVINE	900 LINDA FLORA DR	LOS ANGELES	CA	90049-1631
LEN 2016 REVOCABLE TRUST; LEN, CHANA	MICHAEL & CHANA LEN	2116 KERWOOD AVE	LOS ANGELES	CA	90025-6009
LETZ, GIDEON		337 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2449
LEV, GAIL		8218 W 4TH ST	LOS ANGELES	CA	90048-4402
LEVIN, KALMAN AND DIANE		5387 PASEO DEL LAGO W, UNIT B	LAGUNA WOODS	CA	92637
LEVY, JUDITH		461 N VISTA ST	LOS ANGELES	CA	90036-5742
LEVY, JUDITH		461 N VISTA ST	LOS ANGELES	CA	90036-5742
LEWINGER, PAUL		418 N STANLEY AVE	LOS ANGELES	CA	90036-2387
LEWKOWICZ, FRANK		461 N SPAULDING AVE	LOS ANGELES	CA	90036-2201
LITWIN, PESLA		317 N GARDNER ST	LOS ANGELES	CA	90036-5713
LOEWY, AGNES		133 S CANON DR	BEVERLY HILLS	CA	90212-3104
LOLA GROSS PROPERTIES LLC	DONALD H JONES	10690 WILSHIRE BLVD, SUITE 1225	LOS ANGELES	CA	90024
LUGARNO PROPERTIES LLC	PETER FOGLIANO	PO BOX 29444	LOS ANGELES	CA	90029-0444
M GROUP INVESTMENTS LLC	JOSEPH MARELA	158 N HIGHLAND AVE	LOS ANGELES	CA	90036
MANDEL, CALVIN AND LOIS		27123 HIGHLANDS LN	VALENCIA	CA	91354-2100
MANELA LIVING TRUST AND MANELA, RACHEL	RACHEL MANELA	130 S MARTEL AVE	LOS ANGELES	CA	90036-2714
MANELA, AARON AND STEVEN		130 S MARTEL AVE	LOS ANGELES	CA	90036-2714
MANELA, SAMUEL AND AARON		130 S MARTEL AVE	LOS ANGELES	CA	90036-2344
MANELA, ZALMAN AND RACHEL		130 S MARTEL AVE	LOS ANGELES	CA	90036-2714
MARCO, CORNELIA		PO BOX 48702	LOS ANGELES	CA	90048-0702
MARFIELD, JOEL		1433 ALLENFORD AVE	LOS ANGELES	CA	90049-3613
MARGOLIN, ELYSE AND LEVIN, LIONEL		4555 DENSMORE AVE	ENCINO	CA	91436-2907
MARY SLOAN FAMILY LTD PTNSHP	MARY SLOAN	520 NARCISSUS	CORONA DEL MAR	CA	92625
MARY SLOAN FAMILY LTD PTNSHP	MARY SLOAN	520 NARCISSUS	CORONA DEL MAR	CA	92625
MASHIAH, ORA		5850 CANOGA AVE STE 400	WOODLAND HILLS	CA	91367
MATYAS INCORPORATED	VERONIQUE MATYAS	10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829
MATYAS INCORPORATED	VERONIQUE MATYAS	10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829
MATYAS INCORPORATED	VERONIQUE MATYAS	10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829
MATYAS, ERWIN AND VERONIQUE		10110 EMPYREAN WAY #304	LOS ANGELES	CA	90067-3829
MATYAS, MIREL		321 N FULLER AVE	LOS ANGELES	CA	90036-2522
MAZEL INVESTMENTS LLC	ANA ZUCKER	16161 VENTURA BLVD, #435	ENCINO	CA	91436-2522
MEINHARDT, ERNEST AND MARCIA		6222 TAMARIND ST	OAK PARK	CA	91377-1144
MELROSE PROPERTIES INC	PAMELA OGUS	20354 HAYNES ST	WINNETKA	CA	91306-4254
MESROP AND SYLVIA, MESROP		7608 CLINTON ST	LOS ANGELES	CA	90036-1820
MICHAELS, ALLAN		2540 PENINSULA RD	OXNARD	CA	93035-2923
MIEDZINSKI, SANJEN AND HENIA		541 N LARCHMONT BLVD	LOS ANGELES	CA	9004-1305
MORFIS, KOSTAS		456 N STANLEY AVE	LOS ANGELES	CA	90036-2378
MORSE, STEPHEN AND ROSALIE		2151 MICHELSON DR, STE 160	IRVINE	CA	92612-1377
MOSCOVITZ, SHIFRA		415 N SPAULDING AVE, APT B	LOS ANGELES	CA	90036-2286
MOSCOVITZ, SHIFRA		415 N SPAULDING AVE, APT B	LOS ANGELES	CA	90036-2286
MOTEK LLC	JENNIFER SHNEIDERMAN	6606 W 5TH ST	LOS ANGELES	CA	90048-4602
MYUNG, FRANK		442 S OGDEN DR	LOS ANGELES	CA	90036-3121
NAOR FAMILY TRUST AND AYALA NAOR	MORDECHAI & AYALA NAOR	1905 S CREST DR	LOS ANGELES	CA	90034-1152
NEYMAN, AFANASIY AND ALLA		3711 WESLIN AVE	SHERMAN OAKS	CA	91423-4732
NOESIS CURSON 415 LLC	IGAL AZRAN	8383 WILSHIRE BLVD, STE 1034	BEVERLY HILLS	CA	90211



NOESIS CURSON 429 LLC	IGAL AZRAN	8383 WILSHIRE BLVD, STE 1034	BEVERLY HILLS	CA	90211
NOESIS GENESEE 361 LLC	IGAL AZRAN	8383 WILSHIRE BLVD, STE 1034	BEVERLY HILLS	CA	90211
NORTH GENESEE APARTMENTS LLC	SHELLEY HUMPHREY	1267 WILLIS ST, SUITE 200	REDDING	CA	96001
NORTH OGDEN PROPERTIES LLC	KAMYAR SHABANI	1801 CENTURY PARK E, STE 2100	LOS ANGELES	CA	90067
NORTH STANLEY AVE LLC	MICHAEL S ORWITZ	1516 S BUNDY DR, STE 300	LOS ANGELES	CA	90025-2681
NORTH STANLEY AVENUE LLC	MICHAEL S ORWITZ	1516 S BUNDY DR, STE 300	LOS ANGELES	CA	90025-2681
NORTMAN, BETTY		7868 WOODROW WILSON DR	LOS ANGELES	CA	90046
OAKWOOD HOLDINGS LLC	ROBERT ASSIL	11752 SAN VICENTE BLVD, #2ND	LOS ANGELES	CA	90049
OAKWOOD HOLDINGS LLC	ROBERT ASSIL	11752 SAN VICENTE BLVD, #2ND	LOS ANGELES	CA	90049
OGDEN APARTMENTS LLC	DEAN A AVEDON	12121 WILSHIRE BLVD, STE 207	LOS ANGELES	CA	90025
OGDEN EPIC LLC	AYALA PRICE	9331 SAWYER ST	LOS ANGELES	CA	90035
OGDEN GEN REAL ESTATE GROUP LLC	YOSEF MANELA	6300 WILSHIRE BLVD, SUITE 2030	LOS ANGELES	CA	90036
OGUS, PAMELA		20354 HAYNES ST	CANOGA PARK	CA	91306-4254
OKRENT, DEREK AND BAT		2139 HILLSBORO AVE	LOS ANGELES	CA	90034-1120
ORANGE SPAUL LP	HAROLD SIMON	15643 SHERMAN WAY, #110	VAN NUYS	CA	91406
PARADISE INVESTMENTS LLC	JAMES IMPERIALE	131 WEST FIR ST	SAN DIEGO	CA	92101
PARK, JAMES		PO BOX 63004	IRVINE	CA	92602-6100
PART, STEPHEN AND LORA		PO BOX 4186	ALBUQUERQUE	NM	87196-4186
PAUS, CHARLES AND VANKEULEN, PAULINE		546 N SPAULDING AVE	LOS ANGELES	CA	90036-1808
PAUS, CHARLES AND VANKEULEN, PAULINE		546 N SPAULDING AVE	LOS ANGELES	CA	90036-1808
PAVKOVIC, CHRISTIANA AND PAVKOVIC TRUST	CHRISTIANA PAVKOVIC	2718 S CHERRY VALLEY RD	WOODSTOCK	IL	60098-8139
PFLUG, FRANCINE & PFLUG FAMILY TRUST	FRANCINE PFLUG	10371 MONTE MAR DR	LOS ANGELES	CA	90064-3428
PFLUG, HOWARD		10371 MONTE MAR DR	LOS ANGELES	CA	90064-3428
PHILIPS, GEORGE		800 WILSHIRE BLVD, STE 1500	LOS ANGELES	CA	90017-2619
PINSON, NOCHUM AND BASSYA		313 N MANSFIELD AVE	LOS ANGELES	CA	90036
PL NAPA/JC INVESTMENT PARTNERSHIP	PAUL H. LUSBY, ESQ.	141 E WALNUT ST, C/O COOPER, KARDARAS & SCHARF	PASADENA	CA	91103
PROPERTIES OF LIGHT LLC	MARTIN S REED, ESQ	1901 AVENUE OF THE STARS, SUITE 1100	LOS ANGELES	CA	90067
RAPOPORT, SARALEE		19551 LORNE ST	RESEDA	CA	91335-1024
REAVIS, SONIA		5831 SEAWALK DR, UNIT 141	PLAYA VISTA	CA	90094-3115
REMER, JACQUELINE		178 S DETROIT ST	LOS ANGELES	CA	90036-2914
RESNICK, MITCHEL		1305 GRANT ST	SANTA MONICA	CA	90405-1512
RHEINGOLD, MARC AND MARIA		643 HAVERFORD AVE	PACIFIC PALISADES	CA	90272-4311
RIEGEL, TATIANA AND BOUEDO, VERONIQUE		7544 MULHOLLAND DR	LOS ANGELES	CA	90046-1239
RIM, ANTHONY AND VERONICA		1056 4TH AVE	LOS ANGELES	CA	90019-2017
RING, SUSAN AND DENNIS		PO BOX 460765	SAN FRANCISCO	CA	94146-0765
RIVKA GARDNER LLC	STANLEY HOFFMAN	5141 VELOZ AVE	TARZANA	CA	91356-4123
ROBBINS, JOANNE		8673 W OLYMPIC BLVD	LOS ANGELES	CA	90035-1915
ROBISON, CASEY AND ROJAS, HEIDI		7660 ROSEWOOD AVE	LOS ANGELES	CA	90036-1707
ROGERS, PEARL		1910 NETTLEBROOK ST	WESTLAKE VILLAGE	CA	91361
ROSENBLAT, ANNA		7714 CLINTON ST	LOS ANGELES	CA	90036-1818
ROSENKRANZ, FRANCES		PO BOX 3585	SANTA MONICA	CA	90408-3585
ROSEWOOD HAMPTON PROPERTIES LLC	YISROEL JAEGER	5850 W 3RD ST, STE 142	LOS ANGELES	CA	90036-2888
ROSS, BERNICE		4712 ADMIRALTY WAY #300	MARINA DEL REY	CA	90292
ROSTOVSKY, IZZY AND COHEN, SARAH		120 SOPHIA MARIE CV	SANFORD	FL	32771
ROTBERGER, SAMUEL AND SOFIA		PO BOX 7750	MAMMOTH LAKES	CA	93546-7750
ROZDZIAL, LUCY		316 N KILKEA DR	LOS ANGELES	CA	90048-2227

ROZDZIAL, SAMUEL AND LUCY TRS	SAMUEL & LUCY ROZDZIOL	316 N KILKEA DR	LOS ANGELES	CA	90048-2227
RUBIN, DAVID		411 N STANLEY AVE	LOS ANGELES	CA	90036-2385
RUCE, SAMUEL AND BRUCE, ULLA		328 N SIERRA BONITA AVE	LOS ANGELES	CA	90036-2410
RYAN, GAVIN		430 N GARDNER ST	LOS ANGELES	CA	90036-5707
S & A REAL ESTATE RC LLC	STEVEN C FRIEDMAN	1455 EDRIS DR	LOS ANGELES	CA	90035-2902
S & A REAL ESTATE RC LLC	STEVEN C FRIEDMAN	1455 EDRIS DR	LOS ANGELES	CA	90035-2902
S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311
S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311
S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311
S & F PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311
SACKS, MILDRED		167 N GARDNER ST	LOS ANGELES	CA	90036-2719
SACKS, MILDRED		167 N GARDNER ST	LOS ANGELES	CA	90036-2179
SADECKI, BRIAN AND STEHMAN, NOELLE		7721 CLINTON ST	LOS ANGELES	CA	90036-1817
SAFRAN, ESTHER AND BENZION		362 N SPAULDING AVE	LOS ANGELES	CA	90036-2204
SAFRAN, ESTHER AND BENZION		362 N SPAULDING AVE	LOS ANGELES	CA	90036-2204
SAMBER, MILTON AND ROSEMARY		449 N GARDNER ST	LOS ANGELES	CA	90036-5708
SANTIAGO, DAVID AND RIVERA, LILLIAM		7718 CLINTON ST	LOS ANGELES	CA	90036-1818
SAUER, JOSEPH AND MIRTHA		621 N STANLEY AVE	LOS ANGELES	CA	90036-1801
SCHEFRES, ABRAM AND BRACHA		2235 HILLSBORO AVE	LOS ANGELES	CA	90034-1132
SCHIFF SIGMUND AND EDITH D TRS	EDITH & SIGMUND SCHIFF	12626 LULL ST	NORTH HOLLYWOOD	CA	91605-2131
SCHOENROCK, KAREN		465 N STANLEY AVE	LOS ANGELES	CA	90036-2301
SCHRAGER, DAVID		16000 VENTURA BLVD, STE 1102	ENCINO	CA	91436-2767
SHALAG PROPERTIES LLC	JACK BENJAMIN	2747 MCCONNELL DR	LOS ANGELES	CA	90064-3445
SHAPIRO, EVELYN AND LEONARD		7938 W 4TH ST	LOS ANGELES	CA	90048-4413
SHIFT 4 DATA SYSTEMS LLC	SHAWN SILVER	1740 MALCOLM AVE, #201	LOS ANGELES	CA	90024
SHIFT 4 DATA SYSTEMS LLC	SHAWN SILVER	1740 MALCOLM AVE, #201	LOS ANGELES	CA	90024
SHMARGAL FAMILY TRUST AND SHMARGAL, RINA	RINA SHMARGAL	6152 HERITAGE DR	AGOURA HILLS	CA	91301-4122
SHTEEP LLC	MARTIN A NEWMAN	1875 CENTURY PARK EAST, SUITE 1500	NEW ROCHELLE	NY	10804-1104
SICHER, JOANNE		320 N GENESEE AVE	LOS ANGELES	CA	90036-2256
SIERRA PLAZA PROPERTIES LLC	OMID RAZI	8666 WILSHIRE BLVD	BEVERLY HILLS	CA	90211
SKIERSO, LEA AND NAFTALI		10129 VANALDEN AVE	NORTHRIDGE	CA	91324-1238
SKLAR, SAM AND NATHAN		4374 CANOGA AVE	WOODLAND HILLS	CA	91364
SLANKSY, JESSE AND FRIEDMAN, ADAM		351 N CURSON AVE	LOS ANGELES	CA	90036-2365
SOFER, GEORGE		9000 CYNTHIA ST, APT 306	WEST HOLLYWOOD	CA	90069
SOLEIMANI, JONATHAN AND BRANDON		716 N WHITTIER DR	BEVERLY HILLS	CA	90210-3114
SOLOMON, GLENN AND LINDA		7561 STEWART AVE	LOS ANGELES	CA	90045-1049
SOMMER, MICHAEL AND ERICA		208 S FORMOSA AVE	LOS ANGELES	CA	90036-2814
SOTELO, JENNIFER		17 28TH AVE, APT 303	VENICE	CA	90291-4333
SPAULDING INVESTMENT GROUP LLC	JEFFREY LEONARD	6300 CANOGA AVE, SUITE 1500W	WOODLAND HILLS	CA	91367
STANLEY ACQUISITION LLC	ERIC SOLOMON	8549 WILSHIRE BLVD, #350	BEVERLY HILLS	CA	90211
STANLEY BONITA PROPERTIES	SHOSHANA PULDE	829 N VISTA ST	LOS ANGELES	CA	90046-7518
STOLZBERG, FELIX AND SIPORA		7508 ROSEWOOD AVE	LOS ANGELES	CA	90036-2417
SUH, MICHELE		9622 AUGUSTA CT	CYPRESS	CA	90630-2761
SUNGULYAN, STEPHAN		PO BOX 93424	LOS ANGELES	CA	90093-0424
SWARTZ, ALLAN AND ROSLYN		PO BOX 241866	LOS ANGELES	CA	90024-9666
TALLER, YECHIEL AND FAY		334 N GARDNER ST	LOS ANGELES	CA	90036-5719
TARSHIS, AMBER		215 W 6TH ST, #PH11	LOS ANGELES	CA	90014-1865

TD PROPERTY INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311
THIANKHAM, BUNKUA		1217 20TH ST, UNIT 204	SANTA MONICA	CA	90404-1312
THOMAS, ELAINE H		1425 MARIPOSA AVE, #203	LOS ANGELES	CA	90006
TOOBIAN, BIJAN AND HAYDEH		18938 PASADERO DR	TARZANA	CA	91356
TRANK, ANN		465 N GARDNER ST	LOS ANGELES	CA	90036-5708
TRASK, PHILIP		647 VIA DE LA PAZ	PACIFIC PALISADES	CA	90272-4365
TRASK, PHILIP AND THE PHILIP ALAN TRASK TRUST	PHILIP TRASK	647 VIA DE LA PAZ	PACIFIC PALISADES	CA	90272-4365
TULI, RICHARD AND ARCHNA		450 N MAPLE DR, APT 202	BEVERLY HILLS	CA	90210-3864
TXT PROPERTIES LLC	MAYA KLEIN	26500 AGOURA RD, #102-867	CALABASAS	CA	91302-1952
URMAN, ROBERT AND MICHAEL		361 N OGDEN DR	LOS ANGELES	CA	90036-2103
VANETEK, ARTHUR AND DIANA		500 N SPAULDING AVE	LOS ANGELES	CA	90036-1808
VANETEK, ARTHUR AND DIANA		500 N SPAULDING AVE	LOS ANGELES	CA	90036-1808
VANOWEN REAL ESTATE PARTNERS AND ALLAN WOLF JR	ALLAN WOLF	10475 TENNESSEE AVE	LOS ANGELES	CA	90064-2329
VEA CAPITAL LLC	DENNIS DUBIN	4250 WILSHIRE BLVD	LOS ANGELES	CA	90010
VICTORIA, SIMPLICIO AND ROWENA		459 N STANLEY AVE	LOS ANGELES	CA	90036-2379
VILLA STANLEY LLC	LARRY KELEMEN	818 15TH ST, #1	SANTA MONICA	CA	90403
VILLAND, JORGE AND BEOUGHER, SEAN		PO BOX 48171	LOS ANGELES	CA	90048-0171
WANG, LIN		4122 ROUSSEAU LN	PALOS VERDES PENINSULA	CA	90274
WANG, STEPHEN AND JASON		455 N CURSON AVE	LOS ANGELES	CA	90036-2372
WASSER REGINA TR ET AL WASSER R	REGINA WASSER	364 N FORMOSA AVE	LOS ANGELES	CA	90036-2527
WASSER REGINA TR ET AL WASSER R	REGINA WASSER	364 N FORMOSA AVE	LOS ANGELES	CA	90036-2527
WEISMAN, LEONARD AND VIVIENNE		449 N VISTA ST	LOS ANGELES	CA	90036-5742
WEISS, EUGENE AND LINDA		17351 WEDDINGTON ST	ENCINO	CA	91316-2561
WEISS, MALVINA TR ET AL	MALVINA WEISS	5738 BUFFALO AVE	VAN NUYS	CA	91401-507
WEST, IRENE		13464 STONE CANYON RD	POWAY	CA	92064-2136
WETOVSKY, MARVIN AND STANLEY		3668 CALLE JAZMIN	CALABASAS	CA	91302-3074
WILNER, BELLA AND LOUIS		3816 BROADLAWN DR	LOS ANGELES	CA	90068-1204
WOLF, RUTH		157 N POINSETTIA PL	LOS ANGELES	CA	90036-2805
WOLFF, WILLIAM		PO BOX 480166	LOS ANGELES	CA	90048-1166
WOLKOWITZ, RHEA		13245 RIVERSIDE DR, STE 360	SHERMAN OAKS	CA	91423
WOLMAN, TOVA		434 N OGDEN DR	LOS ANGELES	CA	90036-3163
WOOD GROVE PROPERTIES LLC	SIMON ZIO	18700 SHERMAN WAY, #107	RESEDA	CA	91335
YAMIN, ALI AND KASHANI, PARIVASH		10525 TENNESSEE AVE	LOS ANGELES	CA	90064-2327
YBS & I LLC	THOMAS E ELENBAAS	211 EAST IMPERIAL HWY, SUITE 100	FULLERTON	CA	92835
YBS & I LLC	THOMAS E ELENBAAS	211 EAST IMPERIAL HWY, SUITE 100	FULLERTON	CA	92835
YE, YING		312 S CLARK DR	BEVERLY HILLS	CA	90211-3608
YEE, DARENA AND DEMEO, DENNIS		602 N GENESEE AVE	LOS ANGELES	CA	90036-1809
YOUNG MANSON, JILL		3231 LONGRIDGE AVE	SHERMAN OAKS	CA	91423-4909
YU, YUNG AND LEE, LYNE		220 W PALM DR	ARCADIA	CA	91007-8237
ZADOK, SHERRIE		21411 DUMETZ RD	WOODLAND HILLS	CA	91364
ZADOK, SHERRIE		21411 DUMETZ RD	WOODLAND HILLS	CA	91364
ZAIDMAN, FRED AND MARTIN		1932 S CREST DR	LOS ANGELES	CA	90034-1151
ZAIDMAN, FRED AND MARTIN		5831 SEAWALK DR, UNIT 141	PLAYA VISTA	CA	90094-3115
ZARAKOWSKI, RYSZARD AND DANIELA		1100 S SIERRA BONITA AVE	LOS ANGELES	CA	90019-2573
ZNJ INC	JAMES FENTON	438 n SIERRA BONITA AVE, #4	LOS ANGELES	CA	90036
ZR INVESTMENTS LLC	AMIR HABER	8342 W 3RD ST, #A	LOS ANGELES	CA	90048-4311

EMail - 20180910\_Fwd\_ [EXTERNAL] Beverly Fairfax - seven additional letters



Joeckel, Jeffery <jeff\_joeckel@nps.gov>

**Fwd: [EXTERNAL] Beverly Fairfax - seven additional letters**

1 message

Lusignan, Paul <paul\_lusignan@nps.gov>  
To: "Joeckel, Jeffery" <jeff\_joeckel@nps.gov>

Fri, Sep 7, 2018 at 4:10 F

Jeff,

Please add these to the file for the following nomination.

<b>SG100002993</b>	Type of Request: <b>Single</b>	Current Status: <b>Sent to pending</b>
Normal Comment Period (15 days)		
Name of Property:	<b>Beverly Fairfax Historic District</b>	

Paul R. Lusignan  
Historian, National Register of Historic Places  
National Park Service  
1849 C St., NW - Mail Stop 7228  
Washington, DC 20240  
202-354-2229

----- Forwarded message -----

From: **Crain, Amy@Parks** <Amy.Crain@parks.ca.gov>  
Date: Fri, Sep 7, 2018 at 2:26 PM  
Subject: [EXTERNAL] Beverly Fairfax - seven additional letters  
To: Paul Lusignan <Paul\_Lusignan@nps.gov>

Hi Paul,

This week OHP received seven additional letters of objection, attached here for the Keeper's files. Letters 1 and 2, itemized identically, are differentiated by signature: Letter 1—David, Letter 2—Elizabeth.

This does not significantly change the percentage of owners objecting to the nomination (13% including these letters), and the documentation remains a nomination submitted for the Keeper's review.

Thank you,  
Amy

Amy H. Crain  
State Historian II  
Registration Unit  
California Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100  
(916) 445-7009  
Amy.Crain@parks.ca.gov  
www.ohp.parks.ca.gov

CA\_Los Angeles County\_Beverly Fairfax Historic District\_Object\_Post NPS Submittal\_Seven Recd Sep 4.pdf  
374K

Objection to National Register Listing for Beverly Fairfax

List of Objection Letters that are enclosed in this package:

1. 448 N. Spaulding Avenue – Owner – David & Elizabeth Aniel – Sole Owner
2. 448 N. Spaulding Avenue – Owner – David & Elizabeth Aniel – Sole Owner
3. 454-456 Genesee Avenue – Owner – Bijan Toobian – Partial Owner
4. 444 N. Sierra Bonita Avenue – Owner – Betty Nortman – Partial Owner
5. 313 N. Genesee Avenue – Owner – Sol Ickovitz – Partial Owner
6. 337 N. Ogden Drive – Owner – Alicia Albek - Sole Owner
7. 331-333 ½ N. Curson Drive – Owner – Sheila Altmann - Sole Owner

RECEIVED

SEP 04 2010

Date: 2-7-18

Owner (name on title): DAVID ANIEL, ELIZABETH ANIEL (Sole) Partial (Circle One)

Owned Property Address: 448N. SPAULDING AVE, LOS ANGELES, CA

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register.**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/31/2018, before me,

MICHAEL A. SHARPE

Personally appeared DAVID ANIEL

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael A. Sharpe



Date: 7/31/18

Owner (name on title): DAVID ANIEL, ELIZABETH ANIEL Sole / Partial (Circle One)

Owned Property Address: 448 N. SPAULDING AVE, LOS ANGELES

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register.**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Elizabeth A. Aniel  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 07/31/2018, before me,

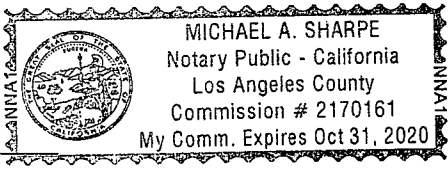
Michael A. Sharpe

Personally appeared Elizabeth A. Aniel

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael A. Sharpe





Date: 7-31-18

Owner (name on title): BIJAN TOOBIAN Sole (Partial) (Circle One)


Owned Property Address: 454, 456 GENESEE AV. LOS ANGELES, CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 31, 2018, before me,

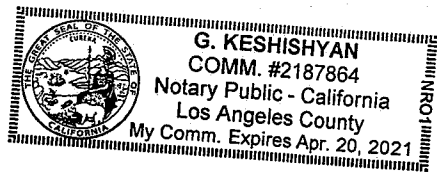
G. KESHISHYAN, Notary Public

Personally appeared BIJAN TOOBIAN

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) authorized capacity(ies), and that by (his) (her) (their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature G. Keshishyan, Notary Public



Date: 8/8/18

Owner (name on title): BETTY NORTMAN Sole Partial (Circle One)

Owned Property Address: 444 N. SIERRA BONITA AVE

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Betty Nortman  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On AUGUST 8, 2018, before me,

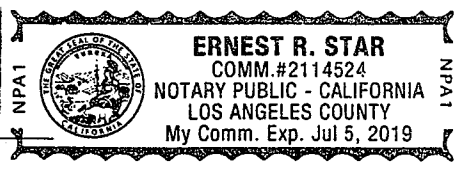
ERNEST R. STAR, NOTARY PUBLIC

Personally appeared BETTY NORTMAN

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Date: 8/17/18

Owner (name on title): Sal Ickovitz Sole / Partial (Circle One)

Owned Property Address: 313 N. Geessee Los Angeles, CALIF.

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Sal Ickovitz  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Ventura

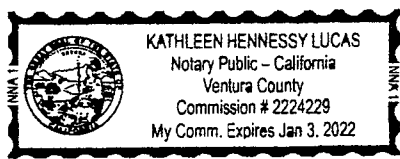
On August 17, 2018, before me,  
Kathleen Hennessy Lucas, Notary Public

Personally appeared Sal Ickovitz

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathleen Hennessy Lucas



Date: 8/14/18

Owner (name on title): Alicia Albek Sole / Partial (Circle One)

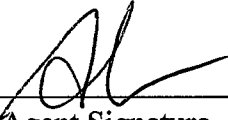
Owned Property Address: 337 N. Ogden Dr. Los Angeles CA 90032

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 8-15-2018 before me,

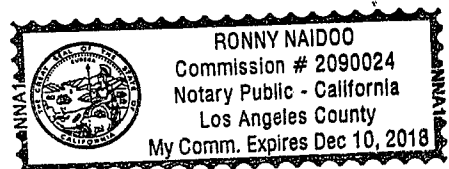
RONNY NAIDOO

Personally appeared ALICIA ALBEK

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature R Naidoo



Date: August 13, 2018

Owner (name on title): Sheila Altmann + Jack Sierad  Sole  Partial (Circle One)

Owned Property Address: 331, 331 1/2, 333 + 333 1/2 N. Curson Ave.  
Los Angeles CA 90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,

Sheila Altmann  
Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 08-15-18, before me,

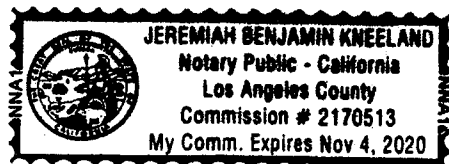
Jeremiah Benjamin Kneeland, notary public

Personally appeared Sheila Altmann

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeremiah Benjamin Kneeland



email-20180921\_Fwd\_[EXTERNAL] Beverly Fairfax - additional letters



Joeckel, Jeffery &lt;jeff\_joeckel@nps.gov&gt;

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**Fwd: [EXTERNAL] Beverly Fairfax - additional letters**

1 message

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**Lusignan, Paul** <paul\_lusignan@nps.gov>  
To: "Joeckel, Jeffery" <jeff\_joeckel@nps.gov>

Thu, Sep 20, 2018 at 4:30 PM

More correspondence to add to digital files for pending Beverly Fairfax Historic District  
Paul R. Lusignan  
Historian, National Register of Historic Places  
National Park Service  
1849 C St., NW - Mail Stop 7228  
Washington, DC 20240  
202-354-2229

----- Forwarded message -----

From: **Crain, Amy@Parks** <Amy.Crain@parks.ca.gov>  
Date: Thu, Sep 20, 2018 at 1:12 PM  
Subject: [EXTERNAL] Beverly Fairfax - additional letters  
To: Paul Lusignan <Paul\_Lusignan@nps.gov>

Hi Paul,

For the Beverly Fairfax Historic District pending nomination, please find attached an additional letter of support and an additional notarized letter of objection.

Thank you,

Amy

Amy H. Crain

State Historian II

Registration Unit

California Office of Historic Preservation

1725 23<sup>rd</sup> Street, Suite 100

Sacramento, CA 95816-7100

(916) 445-7009

[Amy.Crain@parks.ca.gov](mailto:Amy.Crain@parks.ca.gov)[www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

**2 attachments**



**CA\_Los Angeles County\_Beverly Fairfax Historic District\_Support\_Post NPS Submittal\_Pfister.pdf**  
14K



**CA\_Los Angeles County\_Beverly Fairfax Historic District\_Object\_Post NPS Submittal\_Lungarno Properties.pdf**  
42K



**From:** Heather Pfister  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Aviv.Kleinman@lacity.org](mailto:Aviv.Kleinman@lacity.org); [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)  
**Subject:** Beverly Fairfax Historic District's nomination  
**Date:** Wednesday, September 19, 2018 7:26:18 PM

---

To the State Historic Preservation Officer:

I am a resident on North Orange Grove Avenue and I am in support of the Beverly Fairfax Historic District's nomination to be listed on the National Register of Historic Places.

Thank you,

**Heather Pfister**

T: 716.310.9235

Date: 9/14/2018

Owner (name on title): LUNGARNO PROPERTIES, LLC (Sole / Partial (Circle One))

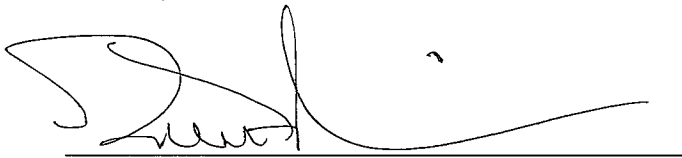
Owned Property Address: 405 N. SPAULDING AVE., LOS ANGELES, CA  
90036

State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Objection to the Listing of the Beverly Fairfax Historic District in the National Register**

I formally object to the listing of the Beverly Fairfax Historic District in the National Register of Historic Places. My property is located within the district.

Sincerely,



Owner or Agent Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Monterey

On September 14, 2018, before me,

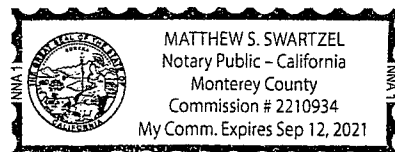
Matthew S. Swartzel, Notary Public

Personally appeared Peter Fogliano

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies); and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Matthew S. Swartzel



email-20180921-B- Fwd\_ [EXTERNAL] Beverly Fairfax - additional letters



Joeckel, Jeffery &lt;jeff\_joeckel@nps.gov&gt;

---

**Fwd: [EXTERNAL] Beverly Fairfax - additional letters**

1 message

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**Lusignan, Paul** <paul\_lusignan@nps.gov>  
To: "Joeckel, Jeffery" <jeff\_joeckel@nps.gov>

Thu, Sep 20, 2018 at 4:53 PM

And more for the correspondence file.

Paul R. Lusignan  
Historian, National Register of Historic Places  
National Park Service  
1849 C St., NW - Mail Stop 7228  
Washington, DC 20240  
202-354-2229

----- Forwarded message -----

From: **Crain, Amy@Parks** <Amy.Crain@parks.ca.gov>  
Date: Fri, Sep 14, 2018 at 8:24 PM  
Subject: [EXTERNAL] Beverly Fairfax - additional letters  
To: Paul Lusignan <Paul\_Lusignan@nps.gov>

Hi Paul,

For the Beverly Fairfax Historic District pending nomination, please find attached an additional letter of support and an additional letter of objection—not counted as it not notarized.

Thank you,

Amy

Amy H. Crain

State Historian II

Registration Unit

California Office of Historic Preservation

1725 23<sup>rd</sup> Street, Suite 100

Sacramento, CA 95816-7100

(916) 445-7009

[Amy.Crain@parks.ca.gov](mailto:Amy.Crain@parks.ca.gov)[www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

---

**2 attachments**

 **CA\_Los Angeles County\_Beverly Fairfax Historic District\_Support\_Post NPS Submittal\_Apgar.pdf**  
21K

 **CA\_Los Angeles County\_Beverly Fairfax Historic District\_Object\_Post NPS Submittal\_Ebrahimi\_NOT  
NOTARIZED.pdf**  
65K

Clayton and Kate Apgar  
7719 Clinton Street  
Los Angeles, CA 90036

To the State Historic Preservation Officer,

We write in enthusiastic support of the Beverly Fairfax Historic District's nomination to the National Register of Historic Places.

We have lived in the District for five and a half years, first as renters in an early twentieth century 4-unit building, more recently as owners' of a 1924 home on Clinton Street.

The District's historic building stock, scale and context, and the character of place they create, are special within LA.

Thanks for your time.

All the best.

Clayton and Kate Apgar

**From:** Pejman Ebrahimi  
**To:** [Crain, Amy@Parks](mailto:Crain.Amy@Parks); [Ken.Bernstein@lacity.org](mailto:Ken.Bernstein@lacity.org)  
**Cc:** [Pejman Ebrahimi](mailto:Pejman Ebrahimi)  
**Subject:** WE ARE AGAINST THE BEVERLY FAIRFAX NATIONAL REGISTER NOMINATION  
**Date:** Wednesday, September 12, 2018 3:54:58 PM

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Dear Amy and Ken,

We are in receipt of a letter from SAVE BEVERLY FAIRFAX team and are highly opposed to and against THE BEVERLY FAIRFAX NATIONAL REGISTER NOMINATION and hereby request that our 4 unit property located at 351 North Genesee Avenue be exempt from this designation. Please call me with your questions and comments. Thank you.

**Sincerely,**

**PJ Ebrahimi**  
**EBCO Properties & Management, Inc.**  
**6380 Wilshire Blvd., Suite 1006**  
**Los Angeles, CA 90048**  
**Office: (323) 658-6500 Ext. 350**  
**Fax: (323) 329-9300**  
**Cell: (310) 901-5500**  
**E-mail: [PJ@Ebcopm.com](mailto:PJ@Ebcopm.com)**

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OBJECTION\_100002993\_ervin-cohen-jessup



# ERVIN COHEN & JESSUP<sup>LLP</sup>

9401 Wilshire Blvd., 9<sup>th</sup> Floor  
Beverly Hills, CA 90212-2974  
jharlan@ecjlaw.com  
PH: 310.281.6364  
FX: 310.859.2325  
File 16478.1

September 27, 2018

## VIA DELIVERY

National Register of Historic Places  
National Park Service  
c/o Ms. Julie Ernstein, Acting Chief and Deputy Keeper  
1849 C St. NW  
MS 7228  
Washington, DC 20240



Re: **Objection to National Register Nomination of Proposed Beverly Fairfax Historic District (SG 100002993) re: 539-541 N. Spaulding Avenue**

Dear Ms. Ernstein:

On behalf of Dustin and Mel Herman, owners of the real property at 539-541 N. Spaulding Avenue in Los Angeles, California ("Property" or "Subject Site"), we submit the following objections to the inclusion of the Property as a Contributor to the proposed Beverly Fairfax Historic District ("Historic District") under the pending National Register Nomination ("Pending Nomination"). As you are aware, on August 3, 2018, the California State Historic Resources Commission found the Historic District was eligible for inclusion in the National Register.

Prior to the State Historic Resources Commission's hearing, the Property owners retained at their own expense ESA, a professional historic resources consultant, to evaluate the individual Subject Site as a potential historic resource. As detailed in its final report, **ESA has determined that the Property is not individually significant under the applicable criteria and should not be considered a contributing property to the Pending Nomination.** (See, Exhibit 1 – Historic Resources Assessment, 539-541 North Spaulding Avenue, Los Angeles, California, August 2018). In fact, the Property—an ordinary, dilapidated, and vacant two-story duplex—has been altered so significantly since its construction in 1926 that it can no longer convey its historical or architectural associations, as identified in the Pending Nomination. Moreover, the alterations of the Property are consistent with those done to buildings identified as Non-Contributors within the proposed Historic District.

Therefore, we request the Federal Keeper properly identify the Property as a Non-Contributor to the Pending Nomination. And as explained in more detail below, we believe the Property should be removed from the Pending Nomination entirely as the two-block boundary designed to include the Property is arbitrary and unjustified.

**1. The individual Property is not a historic resource and should not be identified as a Contributor to the Pending Nomination.**

The Pending Nomination offers only a brief, six-sentence summary of the Property, concluding that it is a Contributor. (See, Exhibit 2 – Pending Nomination Property Summary). Yet the short paragraph offers no explanation as to why the Property merits this seemingly arbitrary designation.

ESA's careful and comprehensive analysis of the Property, however, revealed the following:

- The Property is neither identified as a historic resource by local or state agencies, nor listed on any historical registers. Despite the current nomination, the Property has not been determined to be eligible for listing in any historical registers, including the Los Angeles Historic-Cultural Monuments Register and any local Historic Preservation Overlay Zone. Also, the Property is not a potential historic resource based on the City of Los Angeles' Historic Places LA website or Survey LA, the citywide survey of Los Angeles.
- The Property presents a low level of historical integrity due to its present state and loss and/or alteration of character-defining architectural features. Over the course of several decades, the physical condition of the building has deteriorated to the point that its historical and architectural value is inconsequential. Moreover, the Property has been significantly altered, thereby compromising its historical integrity. These significant alterations include: inappropriate window replacements (from wood, double-hung to modern aluminum jalousie windows), addition of metal grilles at windows, inappropriate door replacement, inappropriate alteration of the front entrance and incongruous addition of modern brick walls at the entry and metal awning, removal of historical details and ornamentation (e.g., replacement of original clay tile with new asphalt shingles), change of color in the finishing stucco surfaces, and others. (See, Exhibit 1, P. 29-31).
- The Property does not display any of the hallmark features of the Mediterranean Revival style. Although a simplified version of the architectural style, exhibiting only a stucco exterior with clay tile roof detailing, the Property fails to demonstrate common,

character-defining features, such as a symmetrical façade, grand accentuated entrance, rectangular footprint, dominant first story, arched entryways and window openings, and decorative wrought iron elements. (See, Exhibit 1, P. 34). Unlike other, clear examples of the Mediterranean Revival style within the proposed Historic District, the Property is unequivocally unremarkable and heavily altered.

- The Property exhibits similar alterations to properties identified as Non-Contributors in the Pending Nomination. Compared to several other properties that were classified as Non-Contributors, the Subject Site demonstrates less architectural and historical integrity. (See, Exhibit 1, P. 36; Appendix G).

In sum, the Property fails to meet sufficient criteria necessary for a historic property to convey historical significance, and therefore it does not qualify as a contributing property to the Pending Nomination. Unquestionably, the Property should be correctly characterized as a Non-Contributor.

**2. The Pending Nomination boundaries are arbitrarily drawn to include the Property, and should be revised to reflect only the original tract.**

It is important to note that although the Pending Nomination makes no actual mention of its sponsor, Save Beverly Fairfax, the document has been proposed by this neighborhood organization for the sole purpose of precluding any development of private property within the area regardless of the buildings' physical condition or presumed historic value. The context here is important because, while the organization may have a legitimate desire to preserve historic resources, its effort to capture relevant historic resources has certainly overreached.

For instance, the proposed Historic District boundaries do not reflect a clear historical pattern of development, but rather illustrate an obvious gerrymander to grab outlying properties that may be redeveloped, like our client's Property. In fact, the boundary justification offered by the applicant fails to provide any evidence that the proposed boundaries should be anything other than the original housing tract's borders (See, Exhibit 1 - Appendix B, Tract 6568), which aligns with the potential Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District identified in the 2015 Survey LA study. (See, Exhibit 1, P. 23, Figure 10 – Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District Map). The Pending Nomination offers no evidentiary support for its claim that "the developer reserved the western portions of the two tracts for multi-family residences," which presumably justifies the inclusion of the two blocks of North Spaulding Avenue (and the eastern portion of North Genesee Avenue) between Rosewood Avenue and the alley behind Melrose Avenue. (See, Exhibit 1, P. 23, Figure 11 – Proposed Beverly Fairfax Historic District Map). This baseless

conclusion does not warrant augmenting the well-defined Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District boundaries.

Accordingly, we urge the Federal Keeper to modify the Pending Nomination boundaries to reflect those of the proposed Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District, which appropriately mirrors the original housing tract (Tract 6568).

**Conclusion**

We recognize that the Pending Nomination reflects a broad, qualitative survey of a residential area containing several quality examples of Los Angeles' historic architecture of 1920s-1940s. The Subject Site, however, is clearly not one of them. Over its 92-year history, the individual Property has been significantly altered and its architectural integrity so irrevocably compromised that it no longer can convey its historical association as identified in the Pending Nomination. Based on the thorough and careful analysis of our historical resources expert, the Property unequivocally does not qualify as either a historic resource or a Contributor to the Pending Nomination. It would be improper to maintain this designation, and the Federal Keeper should make the necessary correction and characterize the Subject Site as a Non-Contributor.

Thank you for your consideration of this matter.

Sincerely,



Jeffrey T. Harlan

Enclosures

cc: Dustin Herman and Mel Herman, Michael Stone,  
HWG Enterprises, Inc.

JTH:jth

## **EXHIBIT 1**

Historic Resources Assessment  
539-41 North Spaulding Avenue  
Los Angeles, CA  
(August 2018)

# 539-541 NORTH SPAULDING AVENUE, LOS ANGELES, CALIFORNIA

Historic Resources Assessment

August 2018



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# EXECUTIVE SUMMARY

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## 539-541 North Spaulding Avenue - Historic Resources Assessment Report

The purpose of this Historic Resources Assessment Report (Report) is to identify and evaluate potential historical resources located at 539-541 North Spaulding Avenue, City of Los Angeles (City), Los Angeles County, California on assessor parcel number (APN) 5527-024-003 (subject property). This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, and the identification and evaluation of the subject property.

The subject property is located at 539-541 North Spaulding Avenue, on lot 698 within Tract No. 6143 (Tract). The subject property is bounded to the north by a multi-family residential unit built in 1926; to the south by a multi-family residential unit built in 1939; to and to the west by North Spaulding Avenue. Across the street is a multi-family residential unit built in 1924. The subject property is improved with a duplex (residence), designed by L. Gentry and constructed by B. H. O'Neil in 1926 and articulated in the Mediterranean Revival style.

The subject property was not evaluated during the SurveyLA survey of the Wilshire survey, done in 2016. It is, however, included in the pending Beverly Fairfax National Register Historic District nomination. In the form, it is listed as “a two-story duplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and pent, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. The subject property exhibits signs of significant alterations, including front porch modifications, a roof replaced with incompatible materials, security door(s) added, security window bars installed, some windows replaced, awnings added, and porch rail replaced.” Despite these alterations, the Beverly Fairfax National Register Historic District nomination lists the property as a contributor to the proposed historic district.<sup>1</sup>

ESA evaluated the subject property against the following SurveyLA context and themes: Period Revival Multi-Family Residential Neighborhoods, 1918-1942; Multi-Family Residential 1910-

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<sup>1</sup> “Beverly Fairfax Historic District,” *National Register of Historic Places Registration Form*, pg. 7.

1980; Ethnic Enclaves, 1880-1980; Duplex property type, and Mediterranean Revival style 1887-1942.

Based on our analysis presented in this Report including the subject property's historical association, architectural style, and property type, ESA's has concluded that the subject property appears not to be individually significant under the applicable federal, state, and local criteria. However, as part of the proposed Beverly Fairfax Historic District, the subject property appears to meet one criterion of significance for its association to significant events in the history of the City of Los Angeles, namely the association of the neighborhood as a Jewish enclave from the westward migration of the city's Jewish population. However, due to multiple alterations as documented in this Report, the subject property no longer is able to convey its historical or architectural associations as identified in the National Register District nomination. Furthermore, many of the alterations of the subject property are similar to the alterations done to non-contributing buildings identified by Architectural Resources Group in the National Register nomination. In conclusion, the subject property should not be considered a contributing property to the potential Beverly Fairfax Historic District. ESA recommends the following California Historic Resource Status Code: 6Z, found ineligible for NR, CR, or Local designation through survey evaluation.

# 539-541 North Spaulding Avenue

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## Historic Resources Assessment Report

### Introduction

Environmental Science Associates (ESA) has been retained by HWG Enterprises Inc. (“Client”), to conduct a Historic Resources Assessment (HRA) for 539-541 North Spaulding, in the Fairfax neighborhood of the City of Los Angeles (City). The purpose of this Report is to identify and evaluate potential historical resources located at 539-541 North Spaulding, Los Angeles, Los Angeles County, California on assessor parcel number (APN) 5527-024-003. This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, and the identification and evaluation of the subject property.

ESA personnel involved in the preparation of this report are as follows: Margarita Jerabek, Ph.D., Director of Historical Resources, Joel Levanetz, M.A., AICP, Historic Resources Manager; Ashley Brown, M.A., Senior Architectural Historian, Hanna Winzenried, M.S.C., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

### Current Setting

The subject property is located at 539-541 North Spaulding in the neighborhood of Fairfax in the City of Los Angeles (City), California, on Assessor Parcel Number (APN) 5527-024-003 (“539-541 North Spaulding,” or “subject property”) **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, the subject property is improved with a single-family residence (residence), constructed in 1923 and articulated in the Mediterranean Revival style. The subject property is bounded to the north by a multi-family residential unit built in 1926; to the south by a multi-family residential unit built in 1939; to and to the west by North Spaulding Avenue. Across the street is multi-family residential unit built in 1924. The project will demolish the current improvements on the subject property.

**Figure 1      Regional and Subject Property Vicinity Map**

**Figure 2      Aerial Photograph of Subject Property and Vicinity**

## Research and Field Methodology

ESA's qualified architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources; Joel Levanetz, M.A., AICP, Historic Resources Manager; Ashley Brown, M.A., Senior Architectural Historian; and Hanna Winzenried, M.S.C., Associate Architectural Historian, completed this study, all of whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. The investigations were conducted under the direction of Margarita Jerabek, Ph.D., who directed the study; Joel Levanetz, M.A., R.P.A., reviewer; Ashley Brown, M.A., surveyor, researcher, and author; Hanna Winzenried M.S.C., researcher and author. Professional qualifications are provided in **Appendix A**.

The following tasks were performed by ESA's architectural historians for the study:

- A pedestrian survey and digital photography was undertaken by Ashley Brown on July 5, 2018 to document the existing conditions of the subject property. A multi-family residence and garage were documented on the subject property.
- Site-specific research on the property was conducted utilizing building permits, assessor's records and map books, Sanborn Fire Insurance maps (Sanborn maps), historical *Los Angeles Times*, Ancestry.com, Newspapers.com, and other published sources. ESA staff conducted research at the City Department of Building and Safety (LADBS), and the City Department of Planning.
- ESA staff reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- ESA staff completed a historic resource assessment of the potential historic resource based upon criteria used by the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and City of Los Angeles Zoning Code.

## Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

## Federal Eligibility Criteria and Integrity Aspects

### National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural

resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>2</sup> The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.<sup>3</sup>

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria *and* retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.<sup>4</sup>

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

*Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such

<sup>2</sup> 36 CFR Section 60.2.

<sup>3</sup> “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

<sup>4</sup> National Register Bulletin 15, p. 19.



considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

*Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

*Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.<sup>5</sup>

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>6</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>7</sup> For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its

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<sup>5</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

<sup>6</sup> The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, [http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_appendix\\_IV.htm](http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm), accessed June 1, 2013.

<sup>7</sup> National Register Bulletin 15, p. 44.

association with the important event, historical pattern, or person(s).”<sup>8</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>9</sup>

## State Register and Eligibility Criteria

### California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>10</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>11</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;<sup>12</sup>
- California Registered Historical Landmarks from No. 770 onward;

<sup>8</sup> “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

<sup>9</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

<sup>10</sup> PRC Section 5024.1(a).

<sup>11</sup> PRC Section 5024.1(b).

<sup>12</sup> PRC Section 5024.1(d).

- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>13</sup>

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.<sup>14</sup>

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>15</sup>

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<sup>13</sup> PRC Section 5024.1(d).

<sup>14</sup> PRC Section 5024.1(e)

<sup>15</sup> Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

## California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource (CHR) Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, California Register, or Local designation through survey evaluation."<sup>16</sup>

## Local Cultural Heritage Ordinance and Eligibility Criteria

### City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These

<sup>16</sup> California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c)

Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

### ***Los Angeles Cultural Heritage Ordinance Eligibility Criteria***

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City, including historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
- Which is identified with historic personages or with important events in the main currents of national, State or local history; or
- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- Which is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

### ***Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria***

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.<sup>17</sup> An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either "contributing" or "non-contributing" to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.<sup>18</sup>

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

<sup>17</sup> "Citywide HPOZ Ordinance," City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

<sup>18</sup> "How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.<sup>19</sup>

### **SurveyLA Eligibility Standards**

SurveyLA was a citywide survey that identified and documented significant historic resources representing important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program was managed by the OHR, which maintains a website for SurveyLA.<sup>20</sup> The field surveys covered the period from approximately 1850 to 1980 and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase). Significant resources reflected important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA met state and federal professional standards for survey work.

Los Angeles' citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources surveys in the city of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provided a consistent framework for evaluating historic resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.<sup>21</sup> The HCS used Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

<sup>19</sup> "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

<sup>20</sup> SurveyLA: Los Angeles Historic Resources Survey, <http://preservation.lacity.org/survey>, accessed January 5, 2017.

<sup>21</sup> Guide for Professionals Using the Historic Context Statement for Property Evaluations, [http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement\\_Jan%202016\\_0.pdf](http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf), accessed January 5, 2017.

## Environmental Setting

The subject property is located on lot 698 within Tract No. 6243 (Tract), which was subdivided in 1923 by G. Allan Hancock by the Title Insurance and Trust Company. The Tract is bordered by Rosewood Avenue to the south, Melrose to the north, Genesee to the west, and Highland Avenue to the east. There are multi-family residences from the 1920s and 1930s along Spaulding Avenue and the east side of Genesee Avenue. The remaining lots within the Tract east of Stanley Avenue are improved with single-family lots and infill development. The subject property is improved with a two-story Mediterranean Revival duplex designed by L. Gentry and built by B.H. O'Neil in 1926.

## Historic Context

The historic context developed below presents the background necessary to evaluate the historic and architectural significance of the subject property, including the construction, alterations, and occupancy history. Survey LA historical and architectural themes identified that are associated with the subject property include the Period Revival Multi-Family Residential Neighborhoods, 1918-1942; Multi-Family Residential 1910-1980; Ethnic Enclaves, 1880-1980; Duplex property type, and Mediterranean Revival style 1887-1942.

### Ethnic Enclaves, 1880-1980

#### *Beverly-Fairfax Neighborhood*

The subject property is located within the Beverly-Fairfax Neighborhood. The neighborhood is bounded by La Brea Avenue, Wilshire Boulevard, the eastern boundary of the City of Beverly Hills, and the southern boundary of the City of West Hollywood, and Melrose Avenue.<sup>22</sup> The area was developed from Rancho La Brea, which contained the Salt Lake Oil Field that was developed with thousands of oil derricks and wells. Following the oil boom in Los Angeles, land was piecemealed and sold off for development of single and multi-family residential neighborhoods, including Tracts No. 6143 and 6568. The two companies responsible for developing the neighborhood were the Hancock Family and A.F. Gilmore Company. In 1923, Tracts 6143 and 6568 were simultaneously developed by G. Allen Hancock of the Title Insurance and Trust Company beginning in 1923.

The Beverly Fairfax neighborhood became developed with predominately Period Revival style single and multi-family residences. These residences were built, owned, and rented by many persons of Jewish ethnicity.<sup>23</sup> Many of the residents living in the neighborhood were recent immigrants from outside the U.S., the East Coast, and former residents of Boyle Heights.<sup>24</sup> It is presumed that this neighborhood within Los Angeles was not subjected to restrictive housing

<sup>22</sup> Architectural Resources Group, "Historic Resources Survey Report Wilshire Community Plan Area," Prepared for the City of Los Angeles, January 2015, 7.

<sup>23</sup> In 2015, SurveyLA identified the potential Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District (HPOZ), which is Tract No. 6143. The potential HPOZ is located one block south of the subject property and was identified as a significant enclave for the Los Angeles Jewish population in the 1920s.

<sup>24</sup> Architectural Resources Group, "Historic Resources Survey Report Wilshire Community Plan Area," Prepared for the City of Los Angeles, January 2015, 19.

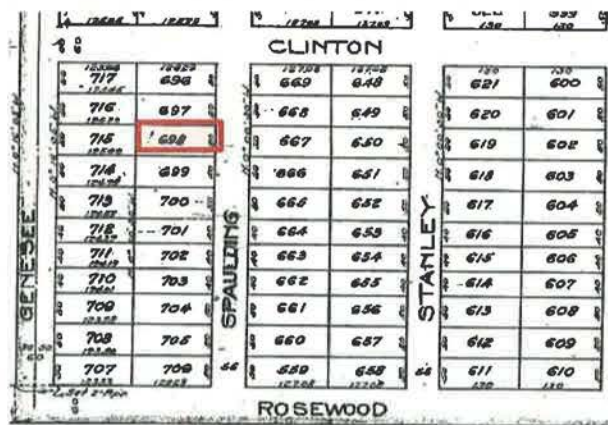
covenants or realtor influence like other areas within the City which limited persons based on this race or ethnicity. With the influx of the Jewish population, the area north of Fairfax Avenue became a predominate Jewish commercial district with synagogues, kosher delis, restaurants, and bakeries.<sup>25</sup>

## Period Revival Multi-Family Residential Neighborhoods, 1918-1942

### Development of Tract No. 6243

As mentioned above, Tract No. 6243 (Tract) was subdivided in 1923 by G. Allan Hancock by the Title Insurance and Trust Company. The Tract is bordered by Rosewood Avenue to the south and Melrose to the north, Genesee to the west and Highland Avenue to the east. The Tract is bordered by Rosewood Avenue to the south, Melrose to the north, Genesee to the west, and Highland Avenue to the east. There are Period Revival style multi-family residences from the 1920s and 1930s along Spaulding Avenue and the east side of Genesee Avenue. The remaining lots within the Tract east of Stanley Avenue are improved with single-family lots and infill development. The houses located on the east-to-west streets within the Tract occupy single deep lots that run from the street to the alley. All of the lots are roughly rectangular in shape (Figure 3). A full Tract Map is available in Appendix B.

The block where the subject property is located had very similar development as the proposed Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District to the south. It was developed in the 1920s and 1930s as a multi-family residential neighborhood. Most of the original buildings on the surrounding block remain intact. No advertisements of the tract from the time of its subdivision was found.



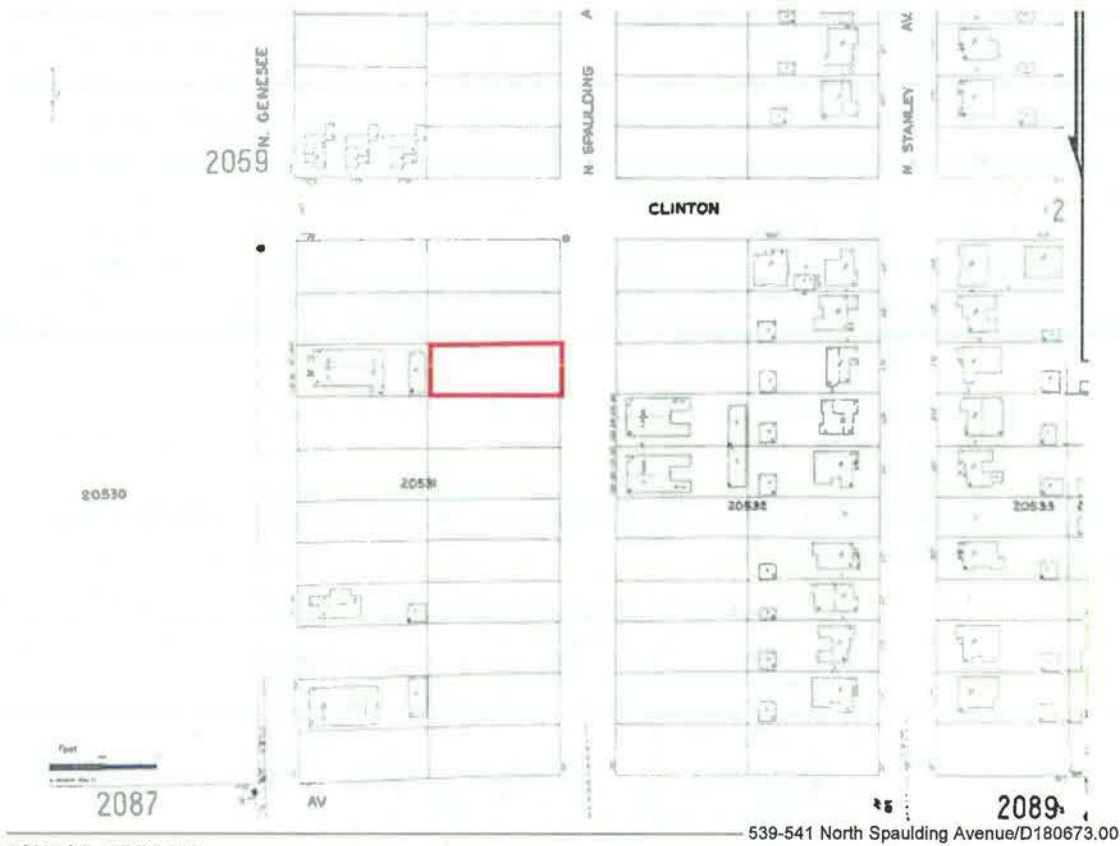
SOURCE: Department of Public Works Land Records

539-541 North Spaulding Avenue/D180673.00  
**Figure 3**  
 Excerpt of Tract No. 6143: Lot 698 highlighted in red

<sup>25</sup> Architectural Resources Group, "Historic Resources Survey Report Wilshire Community Plan Area," Prepared for the City of Los Angeles, January 2015, 18-19.



Sanborn Maps show that since 1950 very little of the surrounding neighborhood of the subject property has changed. Sanborn maps are available in **Appendix C**. Aerial maps show that once the property was built in 1926, much of the surrounding land, specifically to the south, remained undeveloped until sometime between 1938 and 1948 (Aerials are available in **Appendix D**). There was also a large addition on the building three properties south between 1952 and 1964. Aside from that, most of the properties on the block surrounding the subject property have remained intact.



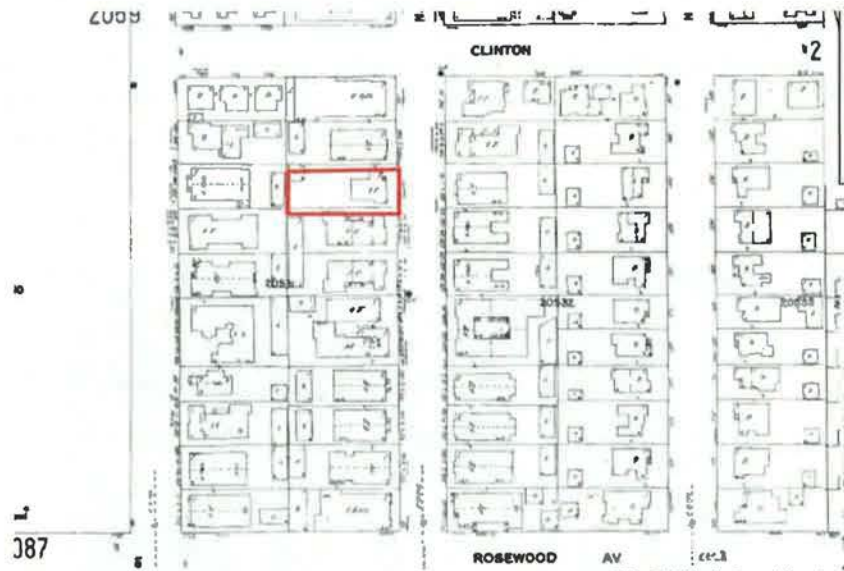
**Figure 4**  
1926 Sanborn



539-541 North Spaulding Avenue/D180673.00

SOURCE: EDR 2018

**Figure 5**  
1950 Sanborn



539-541 North Spaulding Avenue/D180673.00

SOURCE: EDR 2018

**Figure 6**  
1969 Sanborn

## Property Type

### *Duplex*

Duplexes are a common multi-family residential building type in Los Angeles, with multiple types found throughout the city. Variations on the duplex include the: “double bungalow,” a one-story residence with two adjacent units; “double house,” a two-story variation of adjoined townhouses; and “two-flat” duplex, which includes separate living units on each floor. The Duplex on the subject property characterizes the double bungalow variation. The Los Angeles Building Department classified duplexes as a separate dwelling type up until the 1920s. Duplexes are designed on the same scale as a large single-family residence.<sup>26</sup> As with four-flats and bungalow courts, duplexes were constructed to be visually similar to single-family homes on the exterior. This aspect of duplex design allowed for higher density residential development while maintaining the appearance of a single-family residential neighborhood.<sup>27</sup> Duplexes provided a compromise between communal apartment life and the highly desirable suburban single-family home.<sup>28</sup>

## Architectural Style

### *Mediterranean Revival Style, 1887-1942*

Mediterranean Revival architecture (sometimes called Italian Renaissance) is a style that was used in early 20<sup>th</sup> century residential architecture across the United States, especially after World War I. The style emerged in the late 19<sup>th</sup> century when it was primarily used for high-style residences designed by professional architects for wealthy clients. The well-known architecture firm of McKim, Mead & White is credited with sparking the revival with the Villard Houses in New York (Figure 7).



SOURCE: *Library of Congress*

**Figure 7**  
The west façade of the Villard Houses at 451-457  
Madison Avenue in New York City

<sup>26</sup> Todd Douglas Gish, “Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936,” A Dissertation Presented to the Faculty of the Graduate School, University of Southern California, In Partial Fulfillment of the Requirements of the Degree, Doctor of Philosophy (Planning), August 2007, 89-91.

<sup>27</sup> *Ibid.*, 126

<sup>28</sup> *Ibid.*, 283

As opposed to its predecessor, the Italianate style, the Mediterranean Revival or Italian Renaissance style more closely evoked examples of Italian domestic architecture. This was primarily due to the fact that increased mobility between America and Europe had allowed many architects and their clients to visit Italy, giving them firsthand knowledge of the country's architecture. Additionally, advances in masonry veneering in the early 20<sup>th</sup> century allowed for better imitation of the stone and stucco that typically clad the original Italian buildings that inspired the American designs. These new techniques also helped the style to spread to more vernacular uses as the style came within the financial means of the middle-class in the 1920s. The style began to decline in the 1930s and had virtually disappeared from use by World War II.



SOURCE: McAlester, *Field Guide to American Houses*, 501

**Figure 8**  
Example of Mediterranean Revival built circa 1920 in  
Shelbyville, KY



SOURCE: McAlester, *Field Guide to American Houses*, 505

**Figure 9**  
Example of Mediterranean Revival built circa 1920s in  
Durham, NC

The typical character-defining feature of this style are a low-pitched hipped roof, wide overhanging eaves with decorative brackets, ceramic tile roof, smaller and less elaborate upper story windows, round arches above doors or first story windows, entrance accented by classical columns or pilasters, and a symmetrical façade. The exterior walls are typically clad in stone, stucco, or brick. Common decorative details include quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt courses.<sup>29</sup>

## Construction and Occupancy History of 539-541 North Spaulding Avenue

### Construction History

The subject property’s construction history which was compiled from City of Los Angeles Building & Safety permits and Los Angeles County Assessor Records is summarized in **Table 1** below. A permit was issued for a new dwelling on October 11, 1926, described as a 37 by 49 foot, 23 feet tall building that was two stories in height with concrete foundation, wood studs and posts, and stucco finish siding valued at \$7,000. On the same date, a permit was issued for an 18 by 20-foot garage valued at \$500. Both permits were issued to R. H. Bentley, owner, and the architect was listed as L. Gentry.<sup>30</sup> Since then, only one permit was issued for electrical work on July 26, 1988. **Unpermitted alterations include the creation of a new stoop with brick walls fronting the Spaulding Drive façade, the replacement of all of the original wood windows to aluminum jalousie (Miami) windows, a roof replacement with period-inappropriate materials and the addition of an entrance on the second story of the rear façade of the structure sometime between 1952 and 1964.** Building Permits are available in **Appendix E**, and Assessor Records are available in **Appendix F**.

**TABLE 1**  
**539-541 NORTH SPAULDING AVENUE**  
**LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS<sup>31</sup>**

Date	Permit/ Assessor #	Owner	Architect (A) and/or Contractor (C)	Valuation (\$)	Description
10/11/1926	29527	R. H. Bentley	L. Gentry (A) (?), B. H. O'Neil (C)	\$7,000	The building of a 37x49 square foot dwelling that will be 23 feet tall and two stories in height. It will have a concrete foundation and stucco siding.
10/11/1928	29528	R. H. Bentley	L. Gentry (A) (?), B. H. O'Neil (C)	\$500	The construction of a garage that is to be 18x18 feet, 18 feet tall, one story high
01/26/1988	3046156	-	-	-	Electrical permit

<sup>29</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 496-508.

<sup>30</sup> No information was available on L. Gentry’s life or his career as an architect.

<sup>31</sup> Documentation exists for all permits and certificates of occupancy listed in this table.

### **Unpermitted Alterations**

In addition to the permitted changes to the residence, ESA's architectural historians noted the following unpermitted alterations: the replacement of original wood double-hung windows with new aluminum louvered windows on all facades of the building, the replacement of original clay roof tiles with asphalt shingles on decorative Spanish Revival pitched roofs around the main volume and the secondary building entrance, and the re-stuccoing of the entire residence. The first-floor windows and some of the second floor windows have security bars added. On the primary (west) façade, there is a new entrance stoop, railing, and brick walls as well as new metal awnings over the entrances. There is a security bar over the main entrance. On the east (rear) elevation, there are new stairways and metal awnings over the second story entrance way.

Non-contributing buildings with similar alterations as the subject property include 644 N. Genesee, 464 N. Ogden Dr., 415 N. Spaulding Ave, 415 N. Spaulding Ave, 363 N. Stanley Ave, 366 N. Stanley Ave, and 400 N. Stanley Ave. Like the subject property, these buildings do not have altered window openings, but instead have altered porches, cladding, and new windows with window security bars.

### **Occupancy and Ownership History**

City directories, building permits on file with the City's Building Division, as well as the County Assessor, U. S. Census, newspapers, and other records, were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. The property demonstrated a high turnover of occupancy as could be expected with a rental property. **Table 2** below summarizes the occupancy and ownership history of 539-541 North Spaulding Avenue.

The first known occupant of the subject property is George W Masters, his wife Callie, and their daughter Naomi in 1929. George was born in Tennessee in 1867 and Callie was born in Tennessee in 1877. They had two children, Eules and Naomi, although it appears that Eules did not live with them while they lived on the subject property. George worked as a laborer.<sup>32</sup> Callie passed away in April of 1952.<sup>33</sup> Following them, Lawrence J. Mengula and his wife, Sylvia lived on the subject property in 1933. Mangula is sometimes spelled Manzula. Lawrence was born in California in 1910 and Sylvia was born in Canada in 1910. The 1940 census lists Lawrence's job as a checker. Following the Mangulas, Jewel Austin and her son, Don W. Austin, daughter Sharyl A. Austin, and her father, Peter Skanse lived on the subject property until around 1947. Jewel was born in Washington in 1891 and was divorced by 1940. She worked as a secretary. Donald was born in Canada in 1914 and at the time of his residence at the subject property, he worked as a restaurant worker. Sheryl was also born in Canada and was a clerk in 1937 and worked as a clothing designer in 1942.<sup>34</sup> Peter Askance was born in Sweden in 1864 and was retired.<sup>35</sup>

<sup>32</sup> 1930 United States Federal Census

<sup>33</sup> "Vital Records," *The Los Angeles Times* (Los Angeles, CA), April 21, 1952, pg. 40.

<sup>34</sup> Los Angeles Directory Co.

<sup>35</sup> 1930 United States Federal Census

While the Austins lived at 539 N Spaulding, the Smith couple lived at 541 N Spaulding. Herbert Smith was born in Arizona in 1910 and was married to Marion who was born in Indiana in 1911. They would go on to have a daughter in 1939.<sup>36</sup> Herbert worked as a clerk. In 1938, Ralph W. Nelson lived at 541 N Spaulding. He was born in 1912 in South Dakota and worked as a sales clerk.<sup>37</sup> In 1940, Adelaide Vis lived at 541 N Spaulding. She was a 67-year-old widow who lived alone. In 1946, Samuel and Sarah Cohen lived at the property. Samuel was born in 1882 in Poland and married Sarah, born in 1885 also in Poland. Samuel worked as a proprietor.<sup>38</sup> In 1948, William Cyril lived in 541 N Spaulding.<sup>39</sup>

In 1951, Sylvia Hammerman lived on the subject property. No information is found about Hammerman, however, Hammerman is a Polish and Russian last name. Newspapers from the early to mid-1950s indicate that the resident of that time Mrs. Hammerman was active with the RS Helpers, Mt. Sinai Hospital and Clinic club. She held entertainment for the club at the subject property in 1953, and 1951, and served as the Membership Chairman in 1950.<sup>40</sup> Hammerman's involvement with the Jewish club associates her with the large Jewish community in the neighborhood at that time. The Mt. Sinai Hospital was established in 1925 in East Los Angeles and was relocated in 1933 to a larger facility on Beverly Blvd. It merged with Cedars of Lebanon in 1961 to become Cedars-Sinai Hospital.<sup>41</sup>

Sally Levine was living in the other portion of the duplex in 1951. Levine was born in 1918 in New York and worked as a dental assistant.<sup>42</sup> In 1958, Jack Martin Frabl and Leon Frabl lived on the subject property.<sup>43</sup> In 1976, Bernard Sturm lived at 539 and Henrick Szajer lived at 541 N Spaulding Ave.<sup>44</sup> Szajer was born in 1904 in Poland. He moved to the United States in 1963.<sup>45</sup> Following them, J. Joseph lived on the property in 1981, and David Forman in 2000. The Formans had owned the subject property for a number of years as the Abraham H Forman Trust. Abraham Forman was born in 1923 in Pennsylvania and was the brother of David Forman. It is likely that David or Abraham was the father of Darlene Goldman, who sold the property to its current owners in 2018.

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<sup>36</sup> 1940 United States Federal Census

<sup>37</sup> 1940 United States Federal Census

<sup>38</sup> 1940 United States Federal Census

<sup>39</sup> No other information was found on William Cyril.

<sup>40</sup> "R-X Helpers Will Have Tea," *The Los Angeles Times* (Los Angeles, CA), September 21, 1950, pg. 61; "Clubs Today," *The Los Angeles Times* (Los Angeles, CA), August 29, 1953, pg. 91; "Hebrew Academy PTA," *The Los Angeles Times* (Los Angeles, CA), August 23, 1951, pg. 52.

<sup>41</sup> SurveyLA, "Jewish History," *Los Angeles Citywide Historic Context Statement*, pg. 85.

<sup>42</sup> 1940 United States Federal Census

<sup>43</sup> No further information was found on the Frabls

<sup>44</sup> No further information was found on Bernard Sturm

<sup>45</sup> Ancestry.com. *California, Federal Naturalization Records, 1843-1999* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

**TABLE 2**  
**539-541 NORTH SPAULDING AVENUE, LOS ANGELES OCCUPANCY HISTORY**

Address	Year	Source	Occupant	Occupation
539 N Spaulding Ave	1929	Los Angeles Directory Co.	Geo W. Masters Callie Masters Naomi S. Masters	Laborer
539 N Spaulding Ave	1933	Los Angeles Directory Co.	Lawrence J. Mengula Sylvia Mengula	Checker
539 N Spaulding Ave	1937-1947	Los Angeles Directory Co.	Don W Austin  Jewel S. Austin  Sheryl A. Austin	Restaurant Worker Widow of attorney Clerk, clothes designer
541 N Spaulding Ave	1937	Los Angeles Directory Co.	Herbert Smith Marion Smith	Clerk -
541 N Spaulding Ave	1938	California Voter Registration	Ralph W. Nelson	Clerk
541 N Spaulding Ave	1940	US Federal Census	Adelaide Vis	-
541 N Spaulding Ave	1946	California Voter Registration	Samuel Cohen Sarah Cohen	Proprietor -
539 N Spaulding Ave	1947	Los Angeles Directory Co.	Jewel S. Austin  Sharyl A Austin  Peter Skanse	Priv sac City Atty Clothes designer
541 N Spaulding Ave	1948	California Voter Registration	William Cyril	-
539 N Spaulding Ave	1951	Pacific Telephone & Telegraph Co.	Sylvia Hammerman	-
541 N Spaulding Ave	1951	Pacific Telephone & Telegraph Co.	Sally Levine	Dental Assistant
541 N Spaulding Ave	1958	Pacific Telephone	Jack Martin Frabl Leon Frabl	- -
539 N Spaulding Ave	1976	Pacific Telephone	Bernard Sturm	-
541 N Spaulding Ave	1976	Pacific Telephone	Henrick Szajer	-
539 N Spaulding Ave	1981	Pacific Telephone	J. Joseph	-
539 N Spaulding Ave	2000	Haines & Company	David Forman	-



## Evaluation

### Previous Evaluations

#### Historical Resources in the Project Vicinity

One historic age resource was identified on the subject property, a two-story duplex articulated in the Mediterranean style and constructed in 1926. The records search for cultural resources within the project vicinity (approximately a one-block radius) involved review of previous survey records including the Los Angeles Historic Resources Inventory from the South Central Coastal Information Center (SCCIC), ESA's in-house files, National Register, California Register, and SurveyLA data, including the Hollywood Community Plan Area and the Wilshire Community Plan Area<sup>46</sup>. One individually-eligible property was identified, and two potential historic districts were identified:

- 633 Spaulding Avenue, Spanish Colonial Revival style multi-family residence built in 1929; identified under Criterion C/3/3 (3S; 3CS; 5S3)
- Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District; identified as potentially eligible under Criterion A/1/1 and C/3/3
- The Potential Beverly-Fairfax National Register Historic District, (identified, but not yet approved). Also identified as potentially eligible under Criterion A/1/1 and C/3/3

#### ***Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District***

In the 2015, SurveyLA identified a potential historic district—the Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District—in part because of the high degree of 1920s and 1940s period revival multi-family residences, and because it was also part of an early Jewish enclave representing the earliest movement of the Los Angeles Jewish community westward from areas such as Boyle Heights in the 1920s and 1930s.<sup>47</sup> The subject property is located one block north of this potential historic district. (**Figure 10**).

<sup>46</sup> Historic Resources Group. "Historic Resources Survey Report Hollywood Community Plan Area," Prepared for the City of Los Angeles, November 2015; and Architectural Resources Group, "Historic Resources Survey Report Wilshire Community Plan Area," Prepared for the City of Los Angeles, January 2015.

<sup>47</sup> SurveyLA, "Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District," *Wilshire Historic Districts, Planning Districts and Multi-Property Resources*, January 26, 2015.



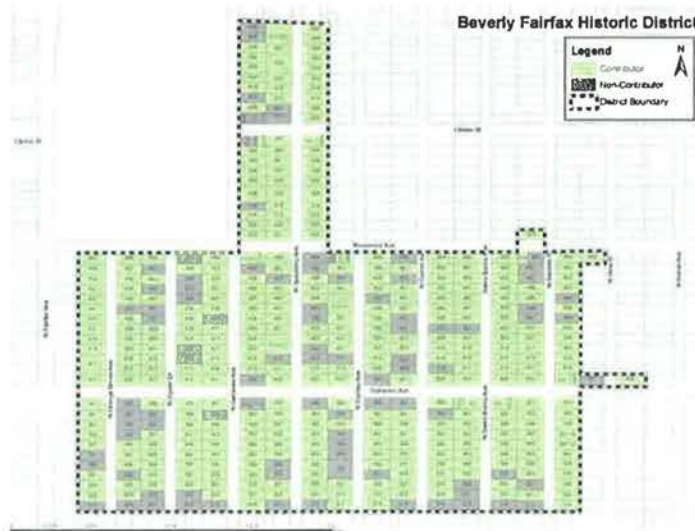
SOURCE: SurveyLA, 2015

539-541 North Spaulding Avenue/D180673.00

**Figure 10**  
SurveyLA Potential Historic District

### ***Beverly Fairfax Historic District***

In 2018, the preservation advocacy group “Save Beverly Fairfax” identified the Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District and two additional blocks to the north, where the subject property is located, as a potential National Register Historic District called the Beverly Fairfax Historic District (**Figure 11**). The pending nomination is scheduled to be considered by the State Historical Resources Commission for evaluation on Friday August 3, 2018.<sup>48</sup>



SOURCE: Save Beverly Fairfax

539-541 North Spaulding Avenue/D180673.00

**Figure 11**  
Beverly Fairfax Historic District

<sup>48</sup> “National Register,” *Save Beverly Fairfax*, accessed July 6, 2018, <http://www.savebeverlyfairfax.com/national-register/>.

The National Register nomination includes two tracts—primarily Tract No. 6568 and a small portion of Tract 6143. Tract No. 6568 is located between Rosewood Avenue to the north and Beverly Boulevard to the south. The statement of significance for the potential Historic District is:

The Beverly Fairfax Historic District is eligible at the local level of significance under Criterion A in the areas of Ethnic Heritage: Jewish and Social History for its association with Los Angeles' Jewish community starting in the 1920s. The district is also eligible under Criterion C in the area of Architecture as an excellent collection of Period Revival architecture, mostly in the form of multi-family residences. The district contains a high percentage of contributing buildings within its borders and retains sufficient integrity to convey its significance despite some alterations to individual buildings and a small amount of infill. Its period of significance is 1924 to 1949, during which time the district coalesced as a Jewish residential enclave and physically developed as a distinctive neighborhood of Period Revival multi-family buildings.<sup>49</sup>

The nomination also states that the historic district contains 366 contributing buildings, and 95 non-contributing buildings, and two non-contributing sites.

## Previous Evaluations of the Subject Property

SurveyLA completed a historic resources survey of the Hollywood Community Plan area in August of 2011 and revised in November 2015. At that time, the subject property was not identified as an individually eligible historic resource, nor as a contributor to any potential historic district.<sup>50</sup> However, in 2018 the subject property was identified as a contributor within the potential Beverly Fairfax Historic District National Register nomination prepared by Architectural Resources Group in April 2018. The nomination describes the subject property as:

A two-story duplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and pent, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include porch altered or enclosed, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, awnings added, and porch rail replaced.<sup>51</sup>

<sup>49</sup> "National Register," *Save Beverly Fairfax*, accessed July 6, 2018, <http://www.savebeverlyfairfax.com/national-register/>.

<sup>50</sup> Historic Resources Group. "Historic Resources Survey Report Hollywood Community Plan Area," Prepared for the City of Los Angeles, November 2015; and Architectural Resources Group, "Historic Resources Survey Report Wilshire Community Plan Area," Prepared for the City of Los Angeles, January 2015.

<sup>51</sup> "National Register," *Save Beverly Fairfax*, accessed July 6, 2018, <http://www.savebeverlyfairfax.com/national-register/>.

## Evaluation of Potential Historical Resources within the Subject Property

### ***SurveyLA Registration Requirements and Eligibility Standards***

Based upon the historical and architectural themes developed in Environmental Setting Chapter and in the Los Angeles Historic Context Statement, there are four significant SurveyLA themes associated with the subject property: Period Revival Multi-Family Residential Neighborhoods, 1918-1942; Multi-Family Residential 1910-1980; Ethnic Enclaves, 1880-1980; and Mediterranean Revival style 1887-1942. The following is the Context Summary Tables developed by the OHR that defines the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with the aforementioned themes. These standards were utilized in the evaluation of the improvement on the subject property that follows below.

### **SurveyLA Eligibility Criteria**

Context: Architecture and Engineering, 1850-1980: Mediterranean and Indigenous Revival Architecture, 1887-1952

<b>Sub Theme:</b>	Mediterranean and Indigenous Revival Architecture, 1887-1952
<b>PROPERTY TYPE:</b>	Residential
<b>PROPERTY SUB TYPE:</b>	No subtype
<b>GEOGRAPHIC LOCATION</b>	Citywide
<b>AREA OF SIGNIFICANCE</b>	Architecture
<b>CRITERIA</b>	C/3/3
<b>PERIOD OF SIGNIFICANCE</b>	1887-1952
<b>ELIGIBILITY STANDARDS:</b>	Exemplifies the character-defining features of the Mediterranean Revival through an eclectic combination of features or a non-specific reference to the region Is an excellent example of its type
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	Arched openings, including arched focal windows  Eclectic combination of stylistic features from several countries of the Mediterranean Stucco exterior
<b>INTEGRITY CONSIDERATIONS:</b>	Limited window replacement may be acceptable on secondary elevations, if opening is not resized and surround is maintained Roof tile replacement should duplicate original in materials, color, texture, dimension, and installation pattern Security bars may have been added, but should not obscure significant openings or be visually prominent Stucco repair or replacement must duplicate the original in texture and appearance

Context: Residential Development and Suburbanization: Multi-family Residential Development, 1910-1980

<b>PROPERTY TYPE:</b>	Residential
<b>PROPERTY SUB TYPE:</b>	Duplex
<b>GEOGRAPHIC LOCATION</b>	Citywide; concentrations may be found in Silver Lake, Echo Park, Mid-Wilshire (Miracle Mile/Carthay Circle), Hancock Park, Beverly-Fairfax, Westwood, Leimert Park, South Los Angeles
<b>AREA OF SIGNIFICANCE</b>	Architecture; Community Planning & Development
<b>CRITERIA</b>	C/3/3
<b>PERIOD OF SIGNIFICANCE</b>	1910-1980
<b>ELIGIBILITY STANDARDS:</b>	Is an excellent example of the type Was constructed during the period of significance Was originally constructed as a duplex
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	Associated architectural styles: Craftsman, Mission Revival, Spanish Colonial Revival, Mediterranean, American Colonial Revival, Tudor Revival, French Revival, Streamline Moderne Composed of two units, arranged horizontally (one story) or vertically (two stories) For the National Register, property must possess exceptional importance if less than 50 years of age May also be a good example of an architectural style from its period and/or the work of a significant architect or builder Retains most of the essential character-defining features from the period of significance Typically occupies a single residential lot
<b>INTEGRITY CONSIDERATIONS:</b>	If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable Replacement of some windows may be acceptable if the openings have not been changed or resized Security bars may have been added Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a Multi-Family Residential District. A grouping may be composed of a single property type or a variety of types
<b>REASON:</b>	Excellent example of a 1920s-1950s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses.

Context: Residential Development and Suburbanization, 1850-1980

<b>THEME:</b>	Ethnic Enclaves, 1880-1980
<b>SUB THEME:</b>	No Sub Theme
<b>PROPERTY TYPE:</b>	Residential Neighborhood
<b>PROPERTY SUB TYPE:</b>	No Sub-Type
<b>GEOGRAPHIC LOCATION</b>	Citywide
<b>AREA OF SIGNIFICANCE</b>	Ethnic Heritage
<b>CRITERIA</b>	A/1/1
<b>PERIOD OF SIGNIFICANCE</b>	1880 - 1980
<b>ELIGIBILITY STANDARDS:</b>	A residential neighborhood strongly associated with the settlement and/or migration of one or more ethnic/cultural groups over time
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	As a whole, retains the essential physical and character-defining features from the period of significance
	Is important for its association with numerous historic personages who lived in the neighborhood for the cumulative importance of those individuals to the community
	May also include properties significant for individual contributions to ethnic/cultural history and evaluated under criterion B/2/2
	May include individual buildings and resources which strongly represent the contributions of ethnic/cultural groups over time such as schools, religious institutions, social halls, commercial and retail businesses and landscape features
	May represent a significant event or movement in the social history of Los Angeles
	May represent issues relating to deed restriction and segregation
<b>INTEGRITY CONSIDERATIONS:</b>	Should retain integrity of Location, Feeling, Design and Association
<b>REASON</b>	Significant as an early Jewish residential neighborhood in the area, reflecting the community's movement westward from areas such as Boyle Heights. Its association with the Jewish community began in the 1920s and 1930s and continues into the present.

Context: Architecture and Engineering, 1850-1980

<b>THEME:</b>	Housing the Masses, 1880-1975
<b>SUB THEME:</b>	Period Revival Multi-Family Residential Neighborhoods, 1918-1942
<b>PROPERTY TYPE:</b>	Residential-Multi Family
<b>PROPERTY SUB TYPE:</b>	Multi-Family District
<b>GEOGRAPHIC LOCATION</b>	Citywide in some areas of the City developed during the 1920s and 1930s, concentrations in Koreatown, Wilshire, Hollywood, Miracle Mile, Hancock Park
<b>AREA OF SIGNIFICANCE</b>	Architecture
<b>CRITERIA</b>	C/3/3
<b>PERIOD OF SIGNIFICANCE</b>	1918 - 1942
<b>ELIGIBILITY STANDARDS:</b>	<p>Conveys a strong visual sense of overall historic environment from the period of significance</p> <p>Majority of buildings are substantially intact and contribute to the integrity of the neighborhood</p> <p>May include one or a full range of Period Revival styles</p> <p>Must retain the majority of the original planning features including street patterns, buildings setbacks, landscape or street features</p> <p>Unified entity comprised of a significant concentration of multi-family residential types</p> <p>Was developed during the period of significance</p>
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	<p>Combination of gabled, hipped, and flat roofs with parapets, depending on styles</p> <p>Consistent setbacks or lack of setbacks</p> <p>Detached garages located in the rears of the properties or garages integrated into the buildings</p> <p>If neighborhood is Spanish in character, clay tile roofs are prominent</p> <p>May also be evaluated under the Multi-Family Residential Development and Suburbanization themes</p> <p>May also include Art Deco, Streamline Moderne and Minimal Traditional styles of the 1930s</p> <p>Mostly consistent exterior building materials (predominantly stucco, brick, concrete)</p> <p>Multi-family buildings of two or more stories</p>
<b>INTEGRITY CONSIDERATIONS:</b>	<p>Alterations to individual buildings should be allowable under the eligibility standards for the particular style</p> <p>Buildings with overwhelming new additions or with new attached garages along the street frontage may be considered non-contributing</p> <p>District as a whole should retain integrity of Location, Setting, Design, Workmanship, Feeling, and Materials</p> <p>Most front setbacks should exhibit the original intention (i.e., lawn or landscaped area for most, circular driveway in some of the higher-end areas)</p> <p>Plant screens are permissible</p> <p>Some intrusions of new buildings may be allowable, but wholesale assembly of parcels to create large block apartment buildings should be limited in number</p> <p>There should not be wholesale paving of front yards or installation of intrusive fencing</p> <p>Within districts, the threshold of integrity for contributing properties is defined as the ability of a particular building to reflect the architectural style and form that it would have possessed at the time of construction</p>
<b>REASON:</b>	Excellent example of a Period Revival-style multi-family residential neighborhood in the area. Prominent styles include Spanish Colonial Revival, Mediterranean Revival, Minimal Traditional and French Revival.

## Architectural Description

The subject property occupies a parcel on the west side of North Spaulding Avenue and is between Clinton Street and Rosewood Avenue. It is improved with a two-story Mediterranean Revival multi-family residence. The subject property is surrounded by other period-revival style two-story multi-family residences in the neighborhood.

### **Residence**

The residence is slightly set back from the parkway. Access to the current front door (alteration) from the sidewalk is provided by poured-in-place concrete steps. A driveway leads from Spaulding Avenue to the rear yard garage along the north property line. There is a lawn with some mature shrubs by the front façade of the house and a mature tree in the parkway (**Figure 12**). The residence is roughly rectangular in shape with an eastward oriented building with horizontal massing. It has a tan color stucco finish (alteration), a flat roof, a parapet wall with clay tile coping, and decorative pitched roof on brackets around the perimeter of the front volume as well as over the secondary residence entrance. Original clay tile on this bracketed roof has been replaced with asphalt shingles (alteration). There is an entrance porch under a metal awning (alteration) that has brick railing with concrete block details (alteration). To the south of the entrance is a central aluminum jalousie windows with a side aluminum jalousie window on either side (alteration). The stair tower to the north has a long narrow wood window with true-divided-lites, and north of that is a secondary entrance facing north with a modern stoop handrail (alteration), and an aluminum jalousie window underneath a metal awning (alteration). On the second story to the south is an aluminum jalousie window with an aluminum jalousie window on either side (alteration). At the stair tower there is a long narrow wood window with true-divided-lites, and north of that is an aluminum jalousie window (alteration) (**Figure 13**).



539-541 North Spaulding Avenue/D180673.00

SOURCE: ESA 2018

**Figure 12**  
The primary (east) facade, view west





539-541 North Spaulding Avenue/D180673.00

SOURCE: ESA 2018

**Figure 13**  
The primary (east) facade, view west

The south (side) elevation is slightly obscured by a narrow lawn. To the east there are two large jalousie windows(alteration) on each floor, and to the west there are three smaller aluminum windows on each floor. The decorative pitched roof on brackets under the parapet only covers the east half of the façade. There are security bars over the windows on the first floor (alteration) (Figure 14).



539-541 North Spaulding Avenue/D180673.00

SOURCE: ESA 2018

**Figure 14**  
The south (side) elevation, view facing northwest

The north (side) elevation is also partially obscured by a narrow side yard. On the eastern side are two aluminum jalousie windows, one on each story. On the west façade of the wing, there are two small wood casement windows. West of that, here are two aluminum jalousie windows on the first and second story. Further west are two larger aluminum jalousie windows (alteration). There

are security bars on the windows on the first floor (alteration) on the first floor (alteration) (Figure 15).



SOURCE: ESA 2018

**Figure 15**  
View of the north (side) elevation, view facing southeast

The west (rear) elevation remains intact except for the awning over the second-story entrance added sometime between 1952 and 1964 (alteration). There is a door and a sliding aluminum jalousie window on the first story that have been covered in security bars (alteration). A staircase with wood mesh siding leads to an entrance on the second story with an aluminum awning (alteration). To the north, there is an aluminum jalousie window covered in security bars (alteration) (Figure 16).



SOURCE: ESA 2018

**Figure 16**  
West (rear) elevation view facing east

## Significance Evaluation

ESA reviewed the Residence located on the subject property for significance under the federal, state, and local criteria. The subject property was evaluated under the following historical themes: Period Revival Multi-Family Residential Neighborhoods, 1918-1942; Multi-Family Residential 1910-1980; Ethnic Enclaves, 1880-1980; Duplex property type, and Mediterranean Revival style 1887-1942. No evidence suggesting the residence played a significant role in events associated with national, state, or local history were uncovered while researching the property and its surroundings. Furthermore, no residents were found to be historically significant during the course of this assessment. Finally, the residence does not appear to be an exceptional example of its type or style nor does it appear to be the work of a notable architect or builder. Therefore, the residence does not appear individually eligible at the national, state, or local levels based on the criteria discussed below.

### ***National Register, California Register, Los Angeles Historic-Cultural Monument***

#### **Broad Patterns of History**

With regard to broad patterns of history, the following are the relevant criteria:

**National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.

**California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

**Los Angeles Historic Cultural Monument Criterion 1:** The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

The subject property lies in a tract that played a key role in the westward expansion of the Jewish community of Los Angeles, starting in the 1920s. Mostly comprised of multi-family residences without racially restrictive covenants, the area provided home ownership opportunities to people living in the older Jewish neighborhoods on the east side of the city, and made it one of the first areas in the western suburbs to see a Jewish influx during a period of massive urban growth. At least two-thirds of the area's population were Jewish in 1940, and in subsequent years the area was firmly established as the residential anchor of Jewish Angelenos. The area remains associated with the Jewish community to this day. The historical migration west proved crucial in the creation of Fairfax Avenue at Beverly Boulevard as a viable and important Jewish commercial and institutional hub. While the residence is associated with this historic association, individually its associations are not significant enough to warrant individual eligibility for contributions to broad patterns of history, specifically for its Jewish associations. However, it has recently identified the Bungalow as a contributor to the potential Beverly Fairfax Historic District. Based upon its location and construction date, it does appear eligible as a contributor to the potential District, identified under criteria A/1/1. **Therefore, while the subject property does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register as an individual resource, it does appear to be a contributor to the potential Beverly-Fairfax Historic District within these criteria.**

## Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

**National Register Criterion B:** Is associated with the lives of persons significant in our past.

**California Register Criterion 2:** Is associated with the lives of persons important in our past.

**Los Angeles Historic Cultural Monument Criterion 2:** The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.

The subject property is developed with a duplex. Since its construction, the subject property has been used as a rental property, and has had a high rate of turnover. Residents included Geo, Callie, and Naomi Masters (1929), Lawrence and Sylvia Mengula (1933), Jewel, Don, and Sheryl Austin (1937-1947), Herbert and Marrion Smith (1937), Ralph W. Nelson (1938), Adelaide Vis (1940), Samuel and Sarah Cohen (1946), William Cyril (1948), Sylvia Hammerman (1951), Sally Levine (1951), Jack Martin and Leon Frabl (1958), Bernard Strum (1976), Henrick Szair (1976), J. Joseph (1981), and David Forman (2000). The longest-tenured residents were the Austin family, who lived there for at least ten years. Only one resident was potentially notable, Sylvia Hammerman who only lived there for approximately four years. Hammerman, like many women of her era, was involved in many social groups. Newspaper articles note that Hammerman was involved with the RS Helpers, Mt. Sinai Hospital and Clinic Club. She held a couple of events for the club at the subject property. Hammerman though notable, does not appear to be a significant person within the larger Jewish community. The current owners bought the property from Darlene and Larry Goldman. Darlene said that she had lived on the property and that her sister lived there. Darlene's maiden name is likely Forman. While they had owned the property for a long time, they rented it to the other occupants listed above. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or LAHCM Criterion 2 for eligibility related to a historic personage.**

## Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

**National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

**California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**Los Angeles Historic Cultural Monument Criterion 3:** The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The subject property was constructed as a Mediterranean Revival style duplex. The Mediterranean Revival style was identified as the second most common style within the potential Beverly Fairfax Historic District. SurveyLA Registration Requirements note that to be eligible under this theme, the property must exemplify the character-defining features of its style. The National Register nomination states that common character-defining features of Mediterranean Revival buildings include a symmetrical façade, grand accentuated entrances, rectangular footprints, rectilinear massing, a dominant first story, low pitched clay tile hipped roofs with boxed and/or bracketed eaves, stucco exteriors, arched entryways and window openings, and decorative wrought iron elements. The subject property is a simplified version of the architectural style and only has a stucco exterior with clay tile roof detailing, but otherwise does not display any of the other character-defining features of the style. Further, the windows were changed into aluminum framed-jalousie windows, which do not fit the historic architectural style. Furthermore, to be eligible as a duplex under the theme of “Residential Development and Suburbanization: Multi-family Residential Development,” the residence must be an excellent example of the type, constructed during the period of significance, and originally constructed as a duplex. While the duplex was originally constructed a duplex within the period of significance, it is not an excellent example of its type, as it is poorly designed and was not the first duplex within the neighborhood. There are many other buildings in the potential Beverly Fairfax Historic District that are better examples of the architectural style and property type. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, LAHCM Criterion 3.**

#### Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The residence does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion D and California Register Criterion 4. Furthermore, it does not appear to be a contributor to the potential Beverly-Fairfax Historic District within these criteria.**

## Integrity Analysis

To retain historic integrity, a property will always possess most of the aspects and, depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>52</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>53</sup> For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (“National Register Bulletin 15”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”<sup>54</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, National Register Bulletin 15 states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>55</sup> The subject property was identified as potentially significant under the SurveyLA context of Ethnic Enclaves, 1880-1980, as it applies to residential neighborhoods. As such, the subject property will need to meet the following criteria, as set forth in the SurveyLA Registration Requirements. The subject property’s integrity is summarized in **Table 3**.

**TABLE 3**  
**539-541 NORTH SPAULDING AVENUE INTEGRITY MATRIX**

Aspect of Integrity	Retains	Partially Retains	Does Not Retain	SurveyLA Requirement : Ethnic Enclave
Location	X			Yes
Design			X	Yes
Setting	X			No
Materials			X	No
Workmanship			X	No
Feeling			X	Yes
Association	X			Yes

<sup>52</sup> The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic District, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, [http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_appendix\\_IV.htm](http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm), accessed June 1, 2013.

<sup>53</sup> National Register Bulletin 15, p. 44.

<sup>54</sup> “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

<sup>55</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

The subject property presents a low level of historical integrity as it fails to meet four (design, materials, workmanship, and feeling) of the criteria necessary for a historic property to convey historical significance due to its present state and the loss and/or alteration to character-defining features. As shown above, it only meets two of the four SurveyLA requirements in relationship to the theme of Ethnic Enclaves, location and association. The inappropriate window replacements of all of the wood double-hung windows to modern aluminum jalousie (Miami) windows; the addition of metal grilles at windows; inappropriate door replacement; the incompatible alterations of the front entrance and incongruous addition of modern brick walls at the entry and metal awning; the addition of a staircase and metal awning at the rear façade; the removal of historical details or ornamentation i.e., the replacement of original clay tile with new asphalt shingle on the decorative Mediterranean Revival pitched roofs; the change of color in the finishing stucco surfaces; as well as other incompatible alterations comprise the loss of historical integrity in terms of design, materials, workmanship, and feeling. Many of these alterations, such as new window types and new roofing materials make it so that the subject property is not indicative of the Mediterranean Revival style. In total, these changes undermine the property's architectural style and historical associations, and should disqualify it from being a contributing property.

Further, many other non-contributors in the identified Beverly Fairfax Historic District have similar alterations including 642 N Genesee, 464 N Ogden Dr, 415 N Spaulding, 415 N Spaulding, 363 N Stanley Ave, 366 N Stanley Ave, and 400 N Stanley Ave (a list of non-contributors is available for review in **Appendix G**). Like the subject property, these have alterations like balcony alterations/enclosures, security window bars added, window replacement, roofing replacements, and cladding replacements. Since these non-contributors have similar alterations as the subject property, the subject property should also be considered a non-contributor. Additionally, many non-contributors are better examples of their architectural styles than the subject property. **As such, the subject property no longer retains enough integrity to convey its historic associations.**

## Conclusion

Based on our analysis presented in this Report including the subject property's historical association, architectural style, and property type, ESA's has concluded that the subject property appears not to be individually significant under the applicable federal, state, and local criteria. However, as part of the proposed Beverly Fairfax Historic District, the subject property appears to meet one criterion of significance for its association to significant events in the history of the City of Los Angeles, namely the association of the neighborhood as a Jewish enclave from the westward migration of the city's Jewish population. However, **due to multiple alterations as documented in this Report, the subject property no longer is able to convey its historical or architectural associations as identified in the National Register District nomination.** Furthermore, many of the alterations of the subject property are similar to the alterations done to non-contributing buildings, which were identified by Architectural Resources Group in the National Register nomination. **In conclusion, the subject property should not be considered a contributing property to the potential Beverly Fairfax Historic District. ESA recommends the following California Historic Resource Status Code: 6Z, found ineligible for NR, CR, or Local designation through survey evaluation.**

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Appendix A  
**Professional Qualifications**





# Margarita Jerabek, PhD

## Historic Resources Director

### EDUCATION

Ph.D., Art History,  
University of California,  
Los Angeles

M.A., Architectural  
History, School of  
Architecture, University  
of Virginia

Certificate of Historic  
Preservation, School of  
Architecture, University  
of Virginia

B.A., Art History,  
Oberlin College

### 30 YEARS EXPERIENCE

### AWARDS

2014 Preservation  
Award, The Dunbar  
Hotel, L.A. Conservancy

2014 Westside Prize,  
The Dunbar Hotel,  
Westside Urban Forum

2014 Design Award:  
Tongva Park & Ken  
Genser Square,  
Westside Urban Forum

Preservation Design  
Awards, RMS Queen  
Mary Conservation Plan  
2012; and Restoration  
and Exhibit Design for  
Home Savings,  
Montebello, 2016,  
California Preservation  
Foundation

### PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica  
Conservancy

Society of Architectural  
Historians, Life Member

American Institute of  
Architects (AIA),  
National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

### Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.



# JOEL LEVANETZ, M.A., AICP, RPA

## Senior Architectural Historian/Cultural Resources Specialist

### EDUCATION

M.A., Public History  
and Teaching,  
University of San  
Diego, 2008

B.S., Anthropology  
and Archaeology,  
University of  
Wisconsin-Madison,  
2004

### 15 YEARS EXPERIENCE

### CERTIFICATIONS/ REGISTRATION/ EDUCATION

Registered  
Professional  
Archaeologist

### PROFESSIONAL AFFILIATIONS

American Institute of  
Certified Planners

American Planning  
Association

National Trust for  
Historic Preservation

California  
Preservation  
Foundation

### AWARDS

[insert text]

Mr. Levantetz is a Secretary of Interior Professional Qualified Archaeologist, Historian and Architectural Historian. Mr. Levantetz has 15 years of experience specializing in projects involving cultural and historic resource assessments, Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation, and DPR 523 series form preparation.

Mr. Levantetz has overseen projects that range in scale and complexity. As project manager, Mr. Levantetz has coordinated surveys, supervised staff and subcontractors, provided quality control for data collection and technical report writing, interacted with regulatory agency personnel, maintained client communications, tracked budgets, met crucial project deadlines and established strong networks through business development.

Mr. Levantetz has a detailed understanding of relevant regulations and ordinances that affect cultural resources and historic properties, such as Sections 106 and 110 of National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), the California Environmental Quality Act (CEQA), and the Secretary of Interior Standards for the Treatment of Historic Properties. He has completed numerous impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Among the agencies served by Mr. Levantetz are the California Department of Transportation (Caltrans), Federal Rail Administration (FRA), California High Speed Rail Authority, Federal Highway Administration, Department of Defense (DOD), Federal Emergency Management Agency (FEMA), Bureau of Land Management (BLM), National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), Federal Aviation Administration (FAA), Department of Housing and Urban Development (HUD) and the General Services Administration (GSA)



# Ashley Brown

## Senior Architectural Historian

### EDUCATION

M.A. Public History:  
Historic Preservation,  
Middle Tennessee  
State University

B.A. History,  
California University  
of Pennsylvania

### 5 YEARS EXPERIENCE

### RECOGNITIONS

Minong, Traditional  
Cultural Property  
National Register  
Nomination – Agency:  
Grand Portage Band  
of Lake Superior  
Chippewa

Grand Portage CCC  
Indian Division Bridge  
– Agency: National  
Park Service and  
Grand Portage Band  
of Lake Superior  
Chippewa

Ashley Brown is a senior architectural historian with more than five years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Ashley also has experience contributing to California Environmental Quality Act CEQA-level documents. She is adept at developing and implementing historic resources surveys to address architectural, building, and cemetery condition assessments utilizing such programs ArcGIS and Survey123. She has worked closely with individuals, preservation groups, Native American tribes, small and large communities, and state legislators to preserve their heritage. Ashley continues to expand her knowledge of Southern California history by conducting primary source research and developing historic contexts.

## Relevant Experience

### *Historic Resources Assessments*

#### City of Los Angeles

**Sportsmen's Lodge Hotel Phase I Historic Resources Assessment Report, Studio City, Los Angeles, CA.** *Project Manager and Report Author.* Ms. Brown evaluated the Sportsmen's Lodge Hotel, which was identified by SurveyLA as part of the Sportsmen's Lodge Historic District for historic and architectural significance at the local, state, federal levels. The hotel was designed in the Mid-Century Modern style by James D. Barrington and was identified for its historical associations with the Sportsmen's Lodge.

**3600 Wilshire Boulevard Historic Resource Assessment and Impacts Analysis Report, Los Angeles, CA.** *Project Manager and Report Author.* Ms. Brown evaluated 3600 Wilshire Boulevard, a Modern style office building designed by master architect Robert Tyler, of Welton Becket and Associates for significance at the local, state, federal levels. Included in this report was CEQA Impacts Analysis. This CEQA document was used to support a MND.

**633 Palms Boulevard Phase I Historic Resource Assessment Report, Venice, Los Angeles, CA.** *Report Author.* Phase 1 Historic Resource Assessment for the property located at 633 Palms Blvd. The site includes four buildings, three of which appear to be bungalows constructed in 1924. The fourth at the street front is a significantly altered bungalow. Ms. Brown evaluated the property as a bungalow court for significance at the local, state, federal levels.

**1101 Amalfi Avenue Historic Resource Assessment, Pacific Palisades, CA.** *Co-report Author and Architectural Historian.* ESA is prepared a Phased HRA for 1101 Amalfi Avenue, Pacific Palisades. This residence designed by Allen Siple, and first owned by Will Rogers, Jr. was assessed for its architectural and historic significance at the local, state, and federal levels.



# Hanna Winzenried

## Architectural Historian

### EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

### 2 YEARS EXPERIENCE

### PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

Hanna is an architectural historian intern with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. She has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

### Relevant Experience

#### **9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA.**

*Contributor.* ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna is performing research and assisting in the preparation of the reports.

**3325 Monterey Road Historic Resources Assessment for 3325 Monterey Road, San Marino, CA.** *Contributor.* ESA prepared a Historic Resources Assessment for the Moderne residence at 3325 Monterey road. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1927 as a retirement residence for William F. Tempel, a real estate broker from Chicago. It was designed by Frederick Hust, an architect from Salt Lake City who would go on to design the new China Town in Los Angeles. The homeowners are looking for a way to expand square footage of the residence. Hanna is performing research and assisting in the preparation of the report.

#### **Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA.**

*Contributor.* ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna is performing research and assisting in the preparation of the report.

Appendix B  
**Tract Maps**





# PLAT OF TRACT No 6143

PARTLY IN THE CITY OF LOS ANGELES.

Being a Subdivision of Portions of Lots 234 and 6, of Tract No 215, as recorded in Book 4 pages 427-45 of Maps, Records of Los Angeles County, California. Also a Portion of Highland Avenue as vacated by order of the Board of Supervisors as per official Record Book 124 Page 260 Scale 1 in. = 150 Ft. February, 1923. Geo. A. Wright C.E.:

Note - Basis of Bearings is Mojave Avenue as per Tract No. 4608, P.B. 43-64.

Geo. A. Wright, hereby certifies that I am a Licensed Surveyor of the State of California, and that this map, consisting of two sheets correctly represents a survey made under my supervision in February 1923 and that all of the measurements shown herein, actually exist and their positions are correctly shown.

*Geo. A. Wright*

I hereby certify that I am the owner of, or am interested in the land included within the subdivision shown on the enclosed map within the colored border lines, and that I am the only person whose consent is necessary to pass a clear title to said land, and I agree to the making of said map and subdivision and hereto dedicate to the public use, all of the Streets, Place, Drives, Boulevards, Drive and Alleys shown on said map within, and subscribe to:

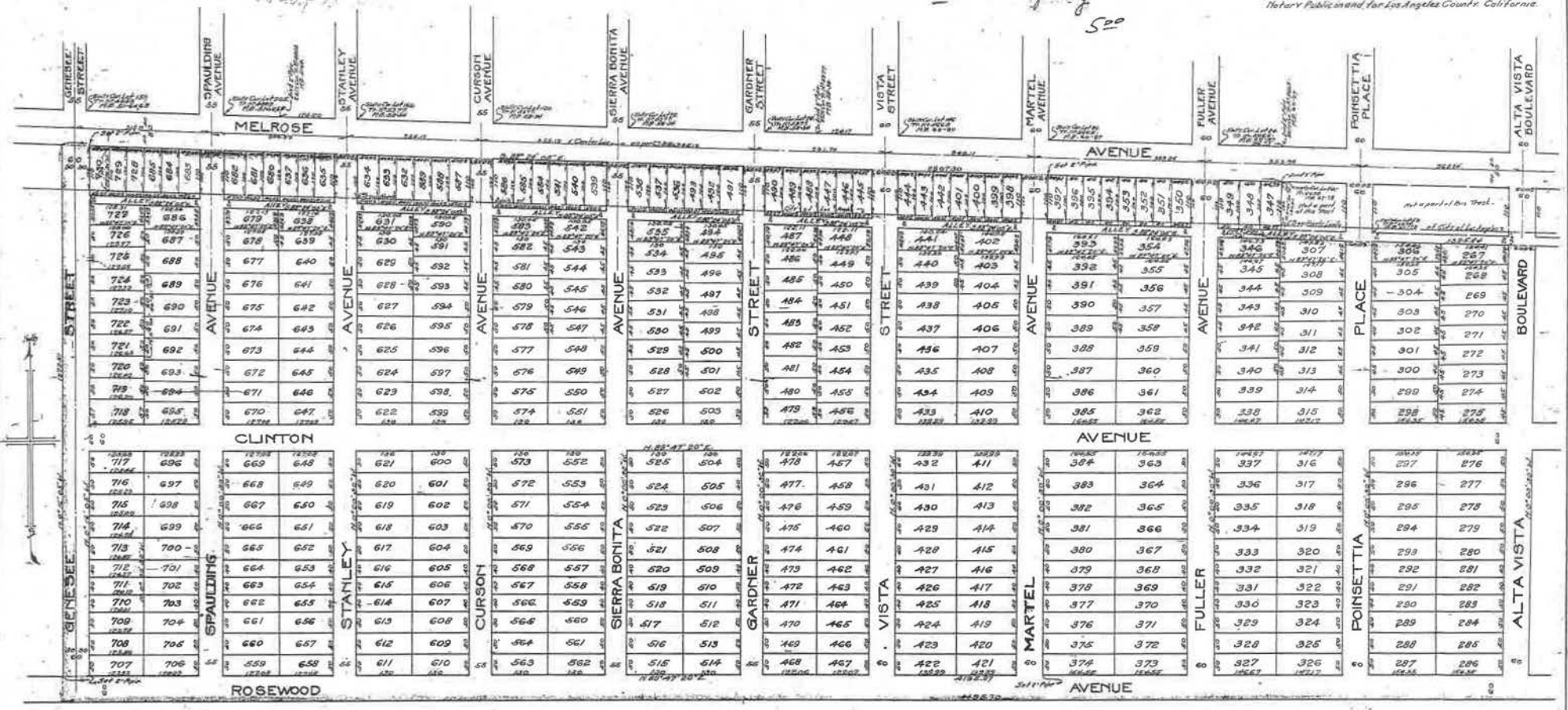
*W. Allan Hancock*  
by *Albert M. Stephens*  
and *Marie W. Stephens*  
his attorneys in fact.

STATE OF CALIFORNIA, ss.  
County of Los Angeles, ss.  
On this 9th day of March, in the year A.D. 1923, before me, Florence W. Sampson, a Notary Public in and for said County, duly commissioned and sworn, personally appeared Albert M. Stephens and Marie W. Stephens, known to me to be the persons whose names are subscribed to the within instrument as Owners in fact of the land hereinafter described, and the said Albert M. Stephens and Marie W. Stephens duly acknowledged to me that they subscribed the name of W. Allan Hancock therein as principal, and that their names as Owners in fact.  
In witness whereof, I have hereunto set my hand and official seal of office, and seal the day and year in this certificate first above written.

MAY 15 1923  
2 P.M.  
68  
9P  
MRPS

By *J. B. Roberts*  
Sgt.

S 20



PLAT OF  
**TRACT No 6143.**  
PARTLY IN THE CITY OF LOS ANGELES

Tract No 6143 (Sheet 1 & 2)  
Tract No. 6143 (Sheet 1 & 2)  
14,000.00

*Hogwood*

*Robt Dominguez*

May 9-1923

Title Insurance and Trust Company  
656250 APRIL 27 23

G. Allan Hancock

John A. Griffin

J. B. France

*Robt Dominguez*

TRACT No 6143 Shts 1 & 2

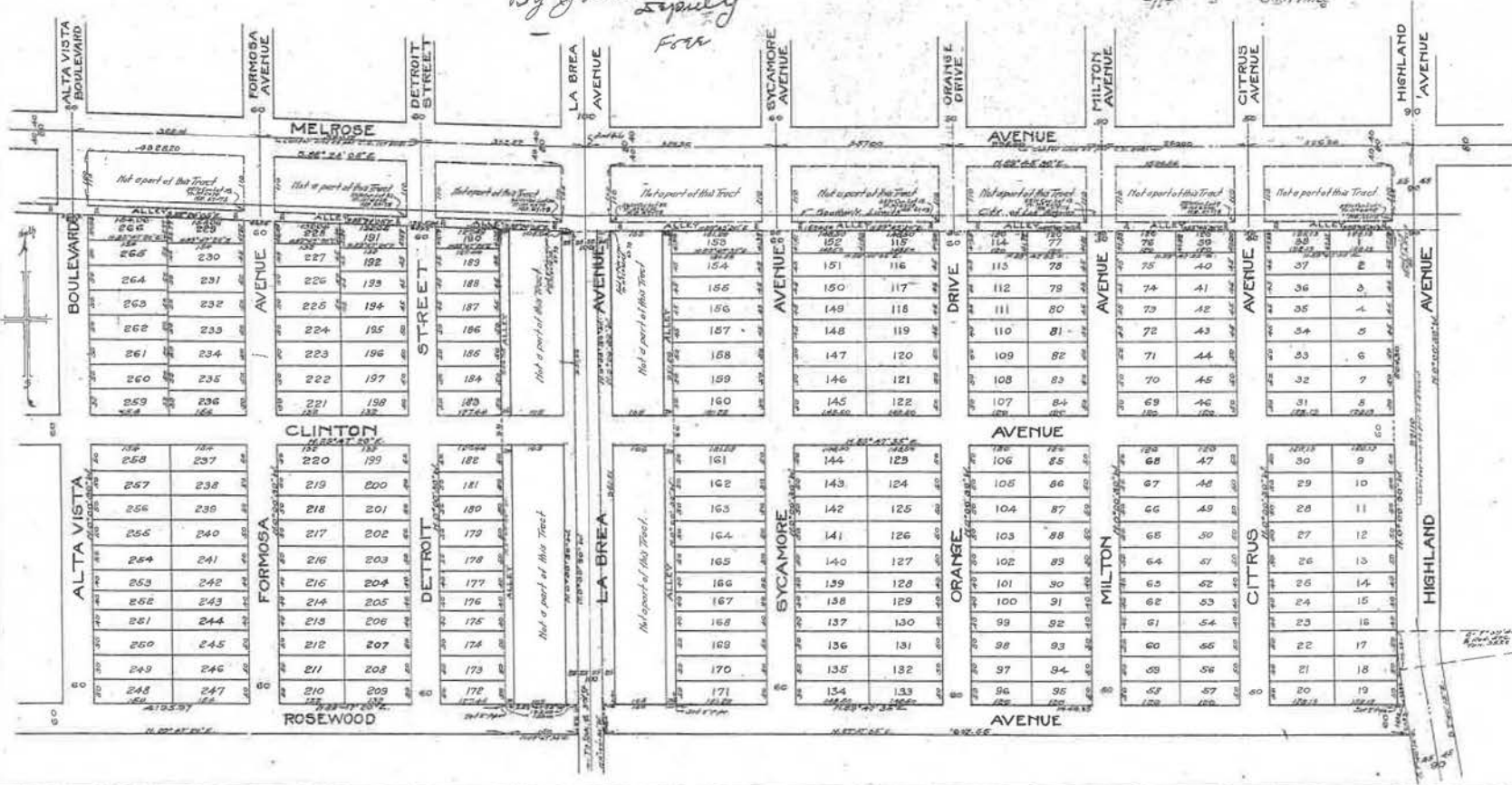
54 MAY 15 1923  
2 P.M.  
68  
91  
MAPS

John A. Griffin

J. B. France

May 15 1923  
*Mary J. Bartlett*

*By J. Robert*  
*Superior*  
*For*



7200

# PLAT OF TRACT No 6568

IN THE COUNTY OF LOS ANGELES,  
BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 5, TRACT No 215  
as Recorded in Book 14, pages 42 and 43 of Maps, Records of Los Angeles County, California.  
Scale 1 in. = 150 ft. May, 1923. Geo. A. Wright, C.E.

Note: Basis of Bearings taken from the South Line of Tract No 645, as recorded T.B. 22-20-421



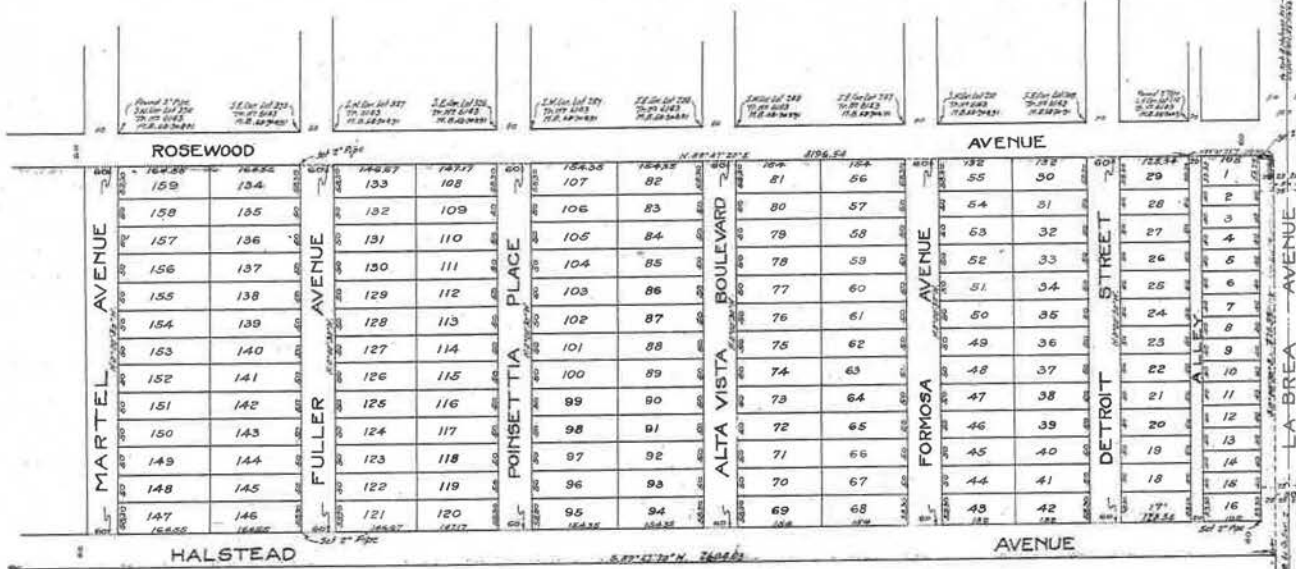
32  
7232  
maps

By G. W. Taylor  
Recorder  
500

I, Geo. A. Wright, hereby certify that I am a Licensed Surveyor of the State of California, and this map showing of the sheets, correctly represents a survey made under my supervision on April 1923, and that all the monuments shown thereon are correctly placed and these positions are correctly shown.

*Geo. A. Wright*

I hereby certify that I am the owner of an acre selected in the land included within the subdivision shown on the aforesaid map, within the colored border lines, and that I am the only person whose consent is necessary to pass a clear title to said land, and I agree to the making of said map and subdivision, and hereby dedicate to the public use, all of the Boulevard, Avenue, Street, Place, and alleys, shown on said map within said Subdivision.



STATE OF CALIFORNIA  
County of Los Angeles  
I, *Alma Watson*, a single female, do hereby certify that I am the owner of an acre selected in the land included within the subdivision shown on the aforesaid map, within the colored border lines, and that I am the only person whose consent is necessary to pass a clear title to said land, and I agree to the making of said map and subdivision, and hereby dedicate to the public use, all of the Boulevard, Avenue, Street, Place, and alleys, shown on said map within said Subdivision.

*Alma Watson*  
Single Female  
My Public in and for Los Angeles County, California.

Tract No. 6568 (1 sheet)  
Tract No. 6568 (2 sheets)  
20,000.00

Wright

July 17, 1923  
*J. W. Taylor*

July 16, 1923  
*Alma Watson*

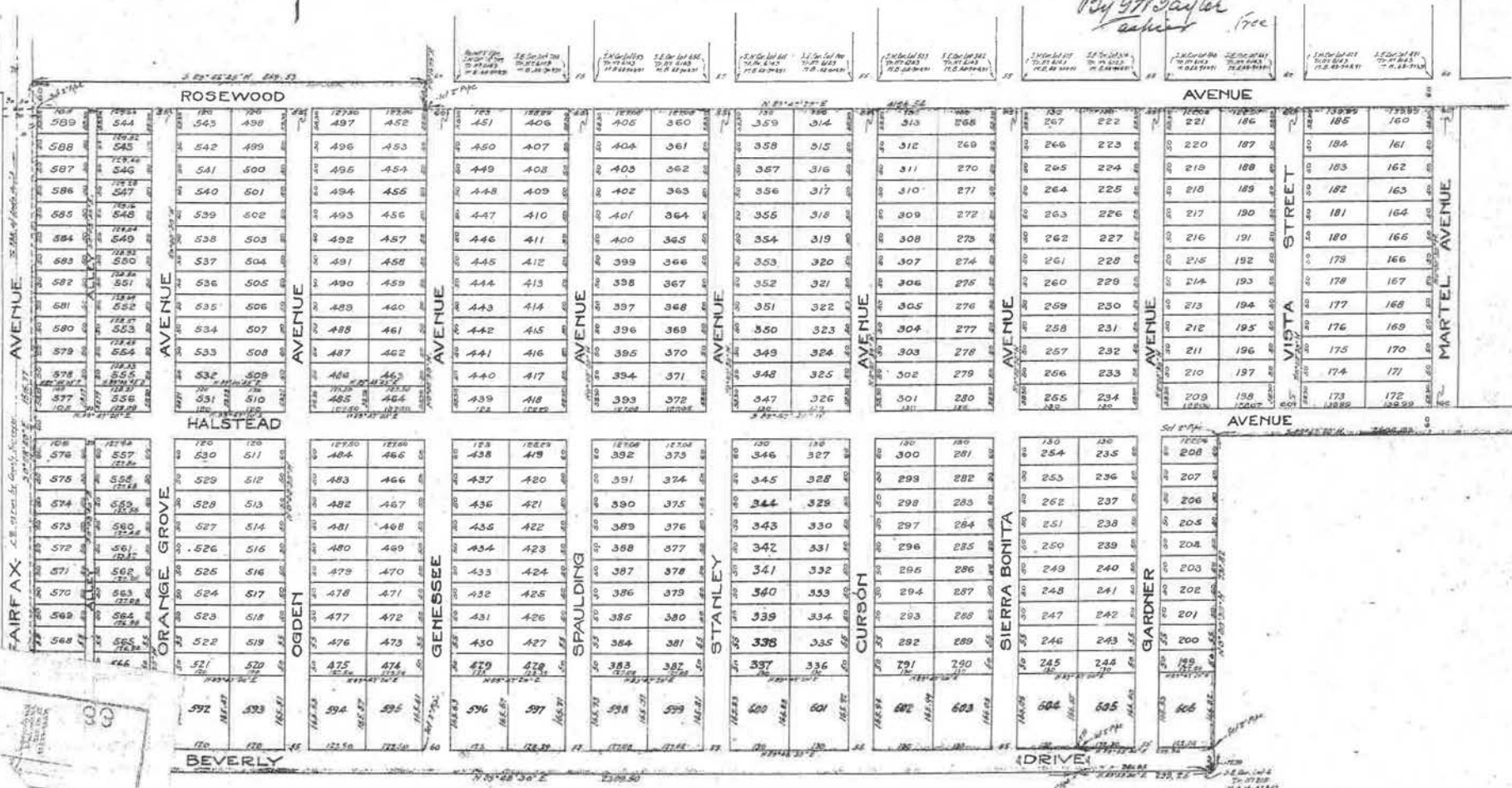
# PLAT OF TRACT No 6568.

IN THE COUNTY OF LOS ANGELES.

Scale 1 in = 150 ft. May, 1925. Wm. A. Wright, C.E.

37 7293 maps

By G. M. Taylor  
archt (rec)



Appendix C  
**Sanborn Fire Insurance Maps**



539-541 N. SPAULDING  
539 N SPAULDING AVE  
LOS ANGELES, CA 90036

Inquiry Number: 5352229.3

July 05, 2018

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

07/05/18

**Site Name:**

539-541 N. SPAULDING  
539 N SPAULDING AVE  
LOS ANGELES, CA 90036  
EDR Inquiry # 5352229.3

**Client Name:**

ESA  
626 Wilshire Blvd  
Los Angeles, CA 90017  
Contact: Ashley Brown



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:**

**Certification #** 2659-4026-BA83  
**PO #** D180673.00  
**Project** D180673.00 - 539-541 Spaulding

**Maps Provided:**

1969  
1950  
1926



Sanborn® Library search results  
Certification #: 2659-4026-BA83

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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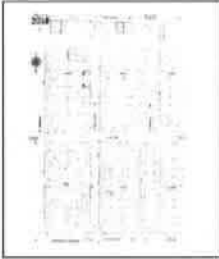
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**Sanborn Sheet Key**

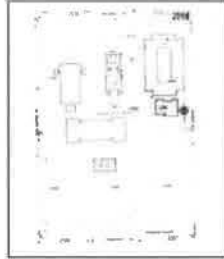
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**1969 Source Sheets**



Volume 20, Sheet 2059

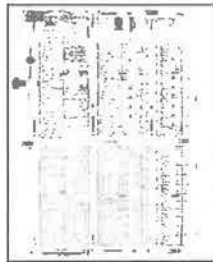


Volume 20, Sheet 2058

**1950 Source Sheets**



Volume 20, Sheet 2058

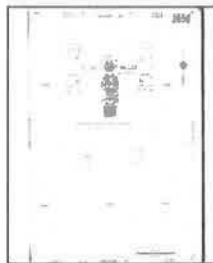


Volume 20, Sheet 2059

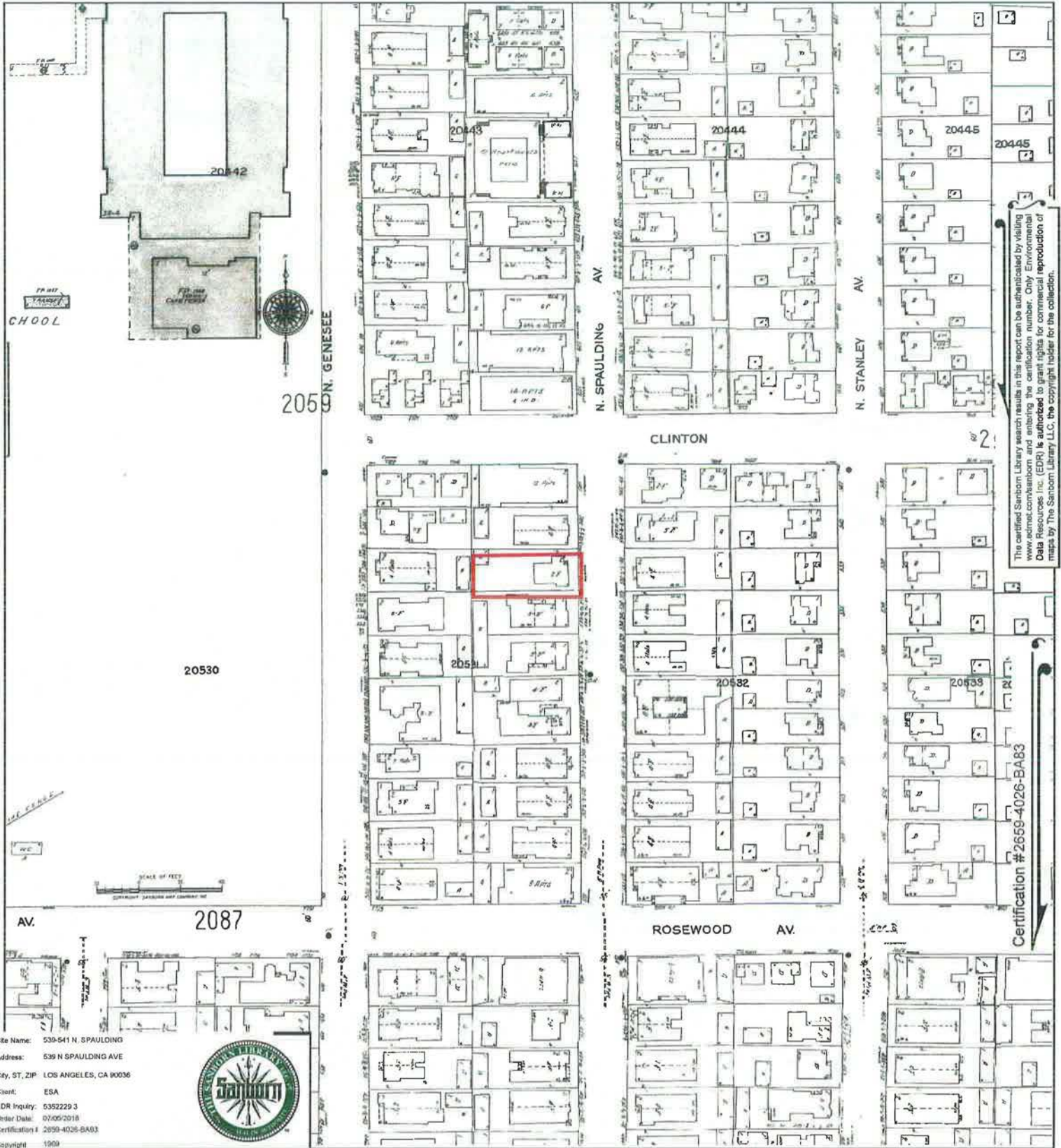
**1926 Source Sheets**



Volume 20, Sheet 2059



Volume 20, Sheet 2058



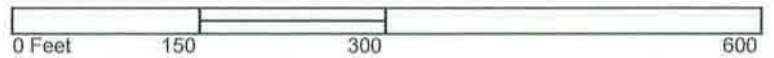
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Certification #2659-4026-BA83

Site Name: 539-541 N. SPAULDING  
 Address: 539 N SPAULDING AVE  
 City, ST, ZIP: LOS ANGELES, CA 90036  
 Client: ESA  
 EDR Inquiry: 5352229-3  
 Order Date: 07/06/2018  
 Certification #: 2659-4026-BA83  
 Copyright: 1969

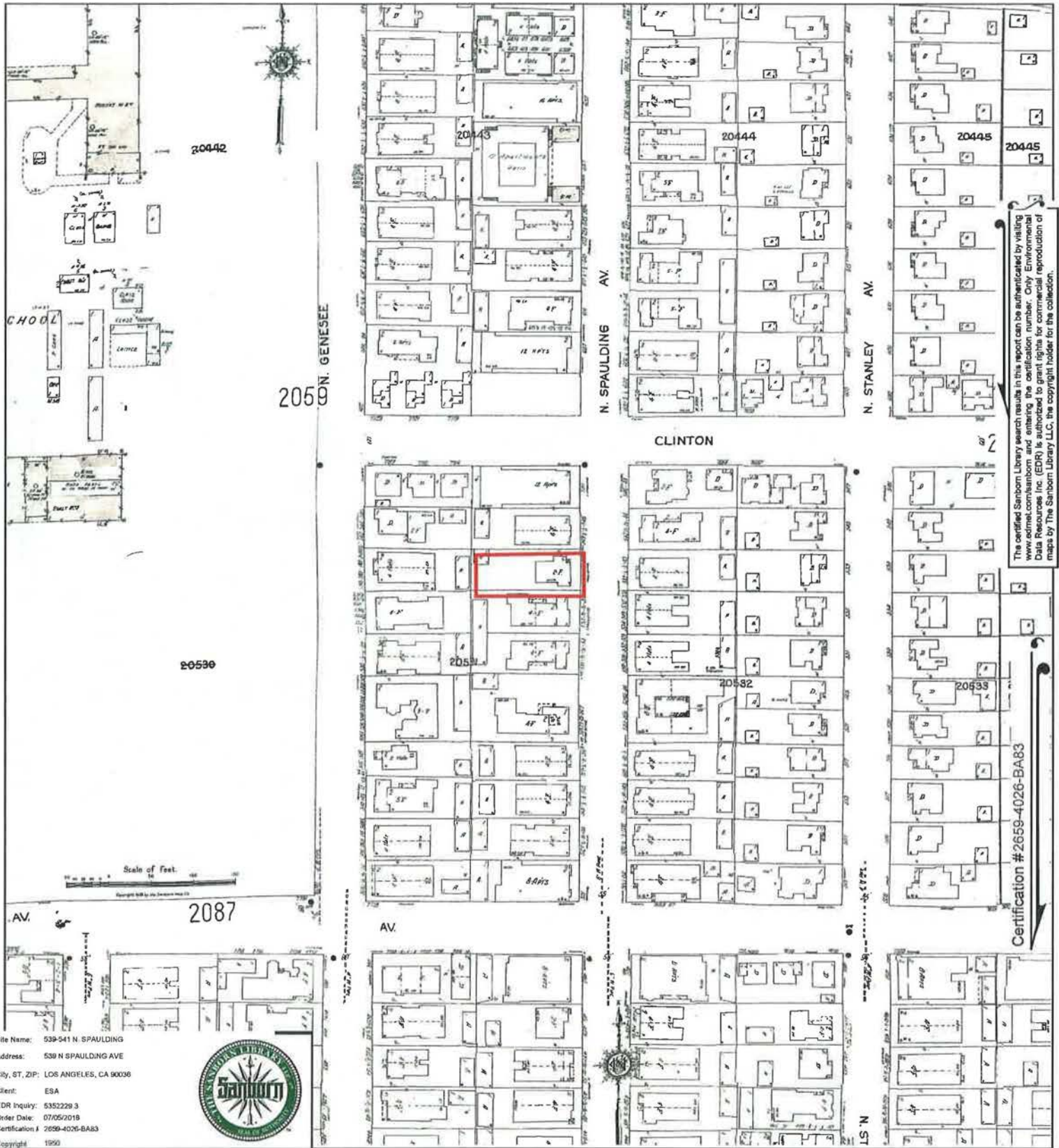


This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 20, Sheet 2058  
 Volume 20, Sheet 2059





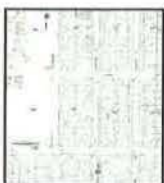
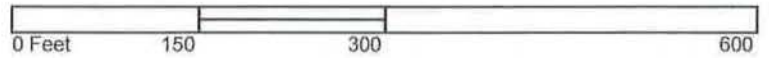
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Certification #2659-4026-BA83

Site Name: 539-541 N. SPAULDING  
 Address: 539 N SPAULDING AVE  
 City, ST, ZIP: LOS ANGELES, CA 90036  
 Client: ESA  
 EDR Inquiry: 5352229.3  
 Order Date: 07/05/2019  
 Certification # 2659-4026-BA83  
 Copyright 1950

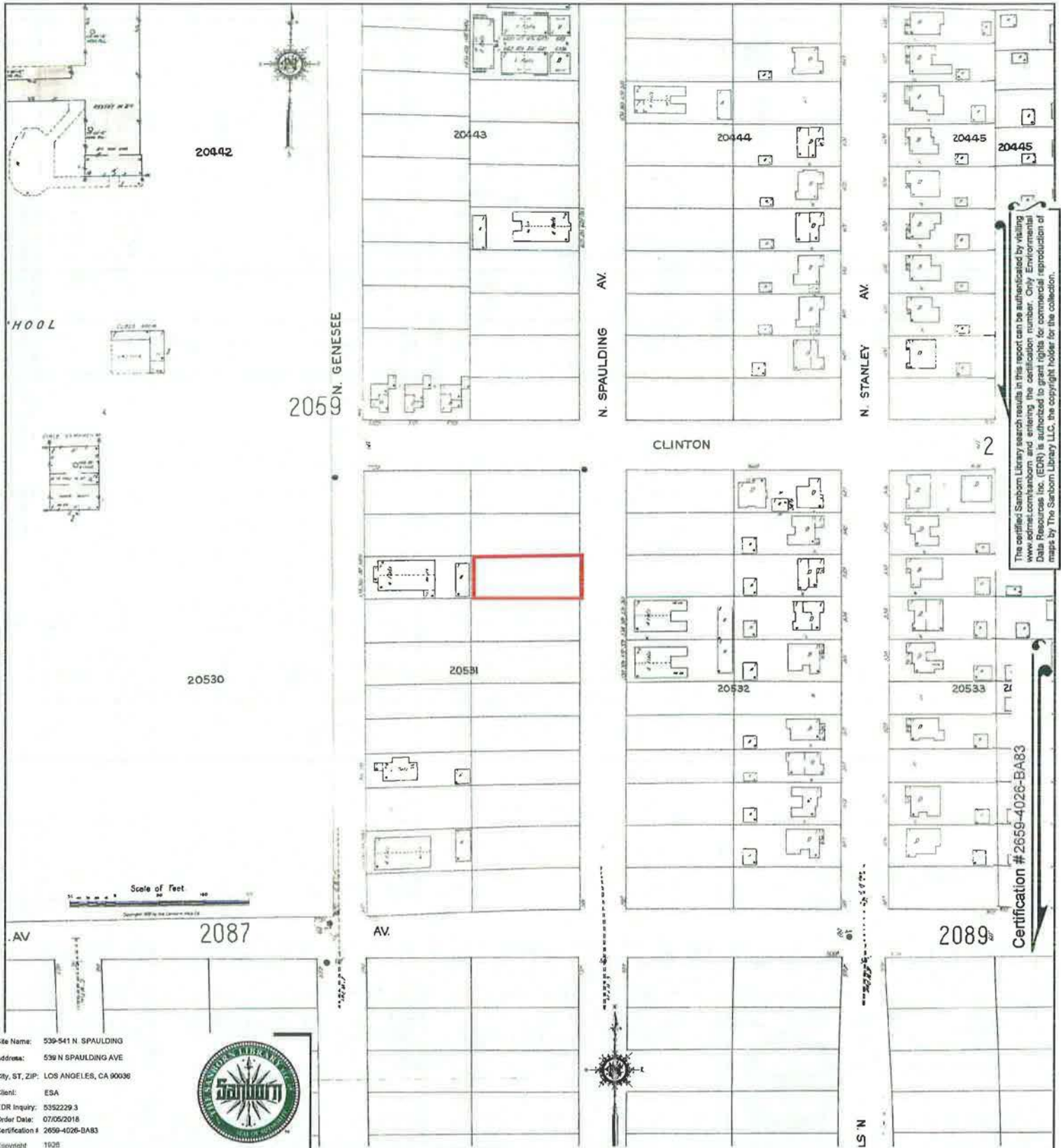


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 Volume 20, Sheet 2058





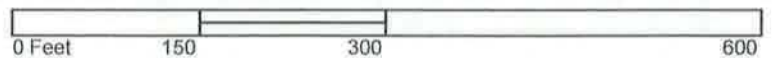
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Certification # 2659-4026-BA03

Site Name: 539-541 N. SPAULDING  
 Address: 539 N SPAULDING AVE  
 City, ST, ZIP: LOS ANGELES, CA 90036  
 Client: ESA  
 EDR Inquiry: 5352229.3  
 Order Date: 07/05/2018  
 Certification # 2659-4026-BA03  
 Copyright 1926



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 Outlined areas indicate map sheets within the collection.

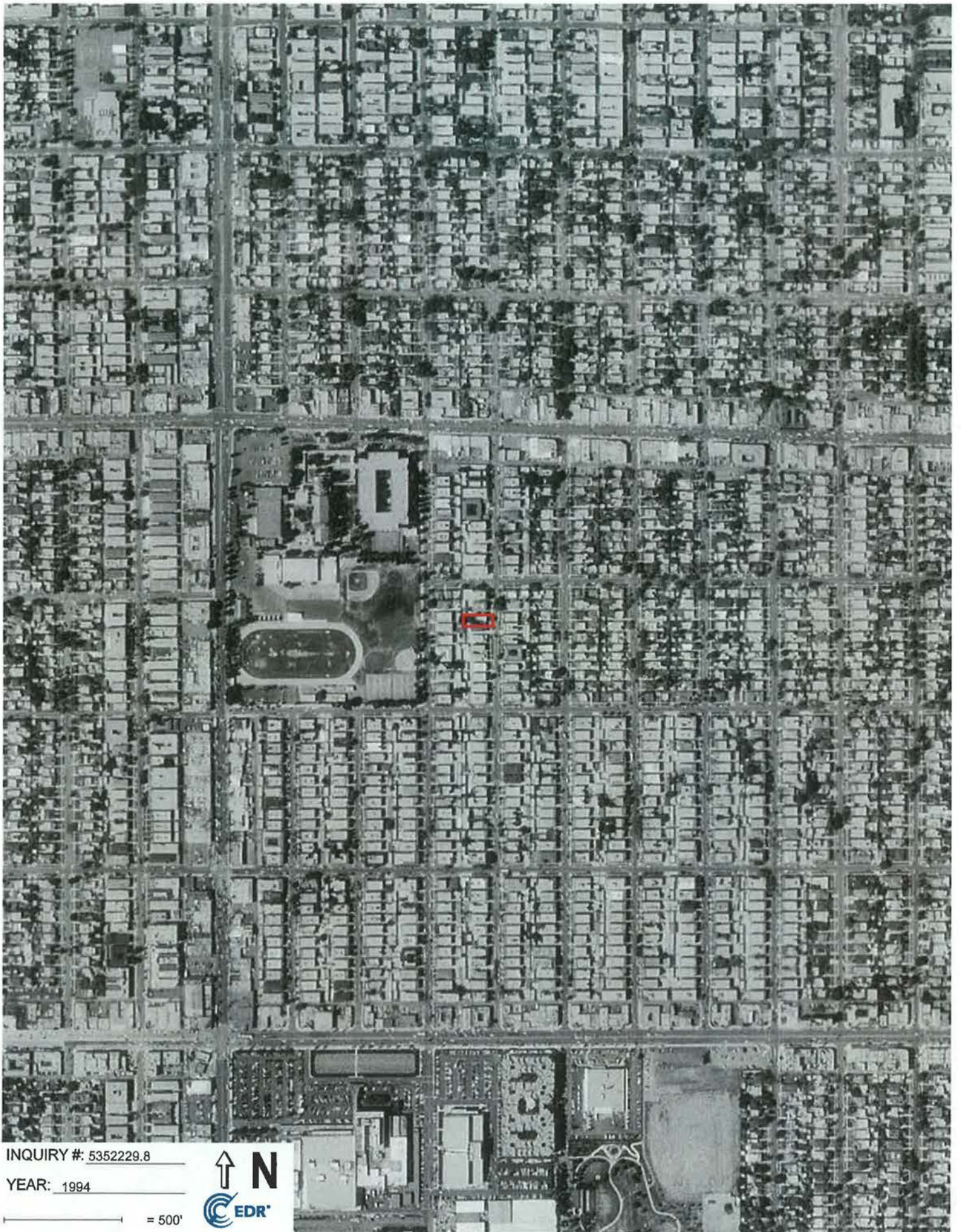


Volume 20, Sheet 2058  
 Volume 20, Sheet 2059



Appendix D  
**Aerials Photographs**





INQUIRY #: 5352229.8

YEAR: 1994

— = 500'



**CEDR**



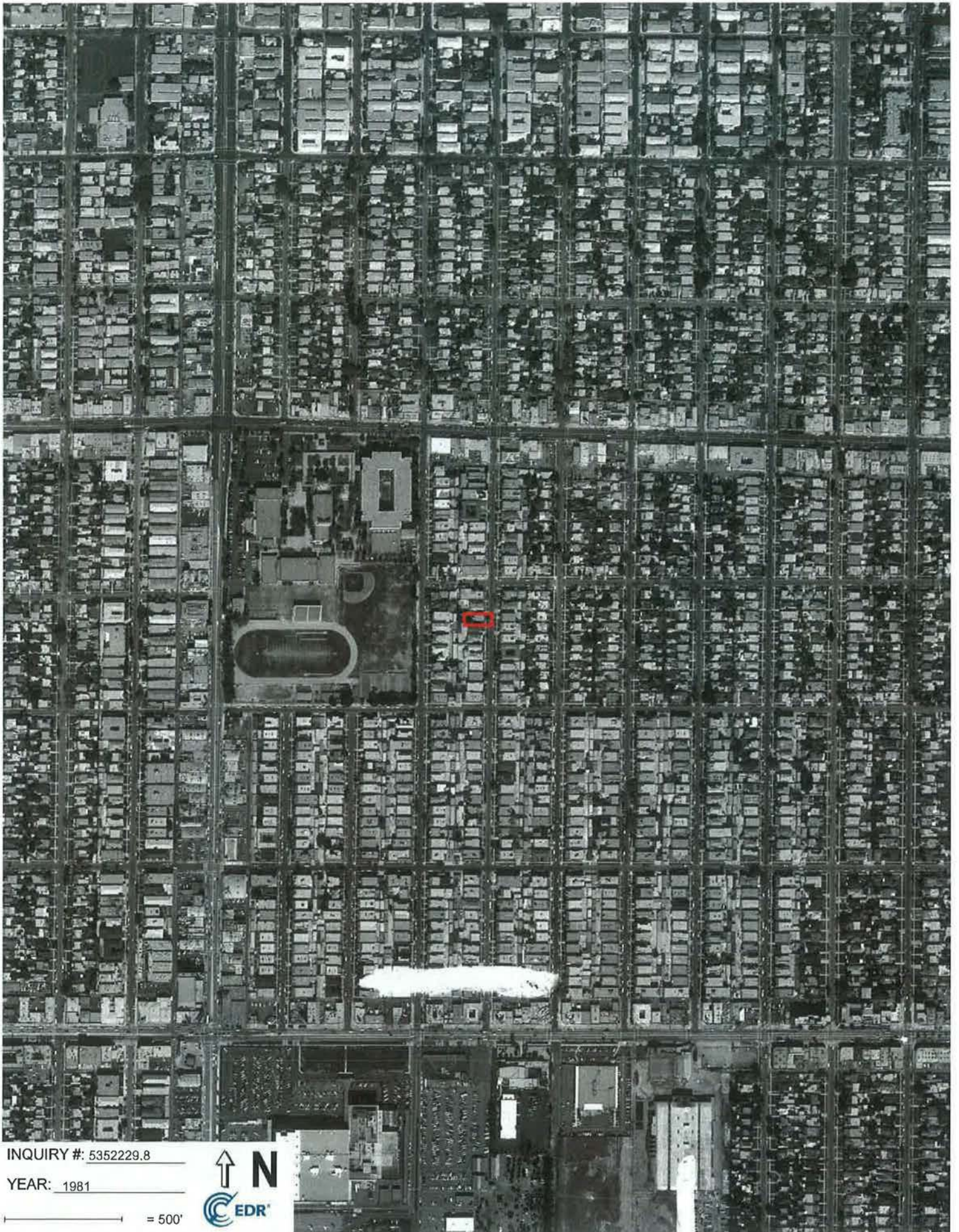


INQUIRY #: 5352229.8

YEAR: 1989

— = 500'





INQUIRY #: 5352229.8

YEAR: 1981

— = 500'





INQUIRY #: 5352229.8

YEAR: 1979

— = 500'





INQUIRY #: 5352229.8

YEAR: 1977

— = 500'





INQUIRY #: 5352229.8

YEAR: 1964

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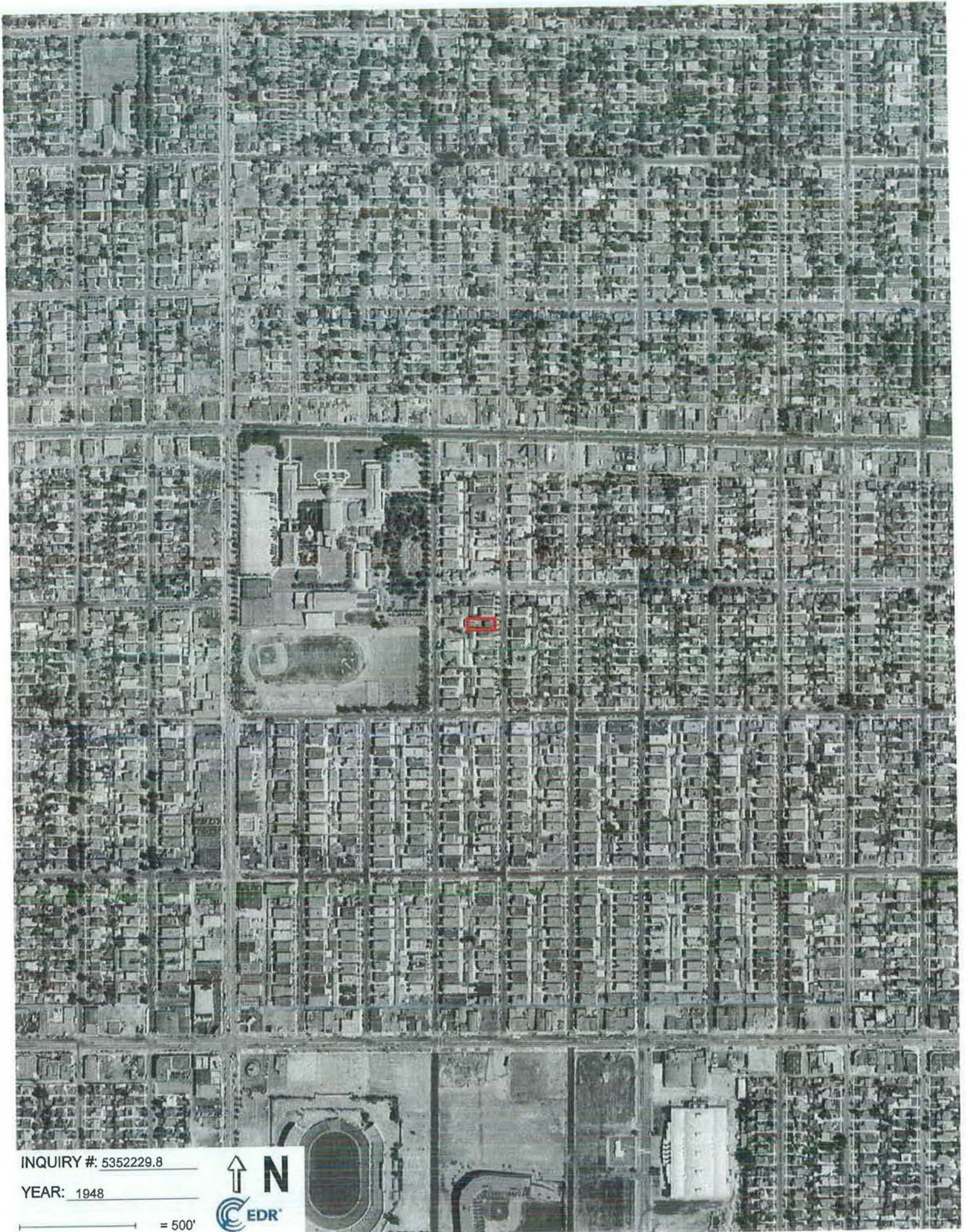


INQUIRY #: 5352229.8

YEAR: 1952

— = 500'





INQUIRY #: 5352229.8

YEAR: 1948

— = 500'





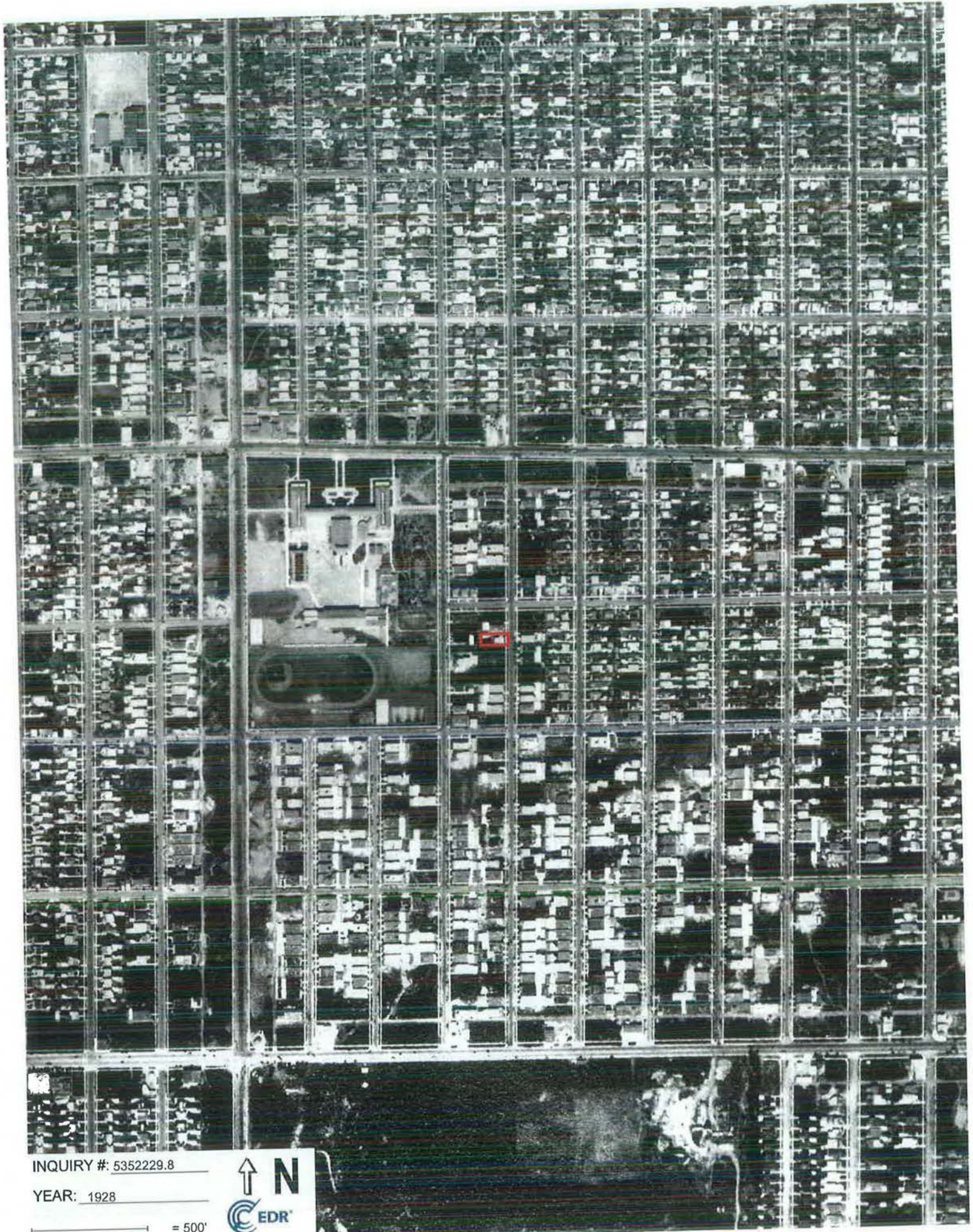
INQUIRY #: 5352229.8

YEAR: 1938

— = 500'







INQUIRY #: 5352229.8

YEAR: 1928

— = 500'





INQUIRY #: 5352229.8

YEAR: 1923

— = 500'





Appendix E  
**LADBS Building Permits**



# All Applications Must be Filled Out by Applicant

Bldg. Form 1

BUILDING DIVISION

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings

#### CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor  
 CITY CLERK PLEASE VERIFY  
 TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot No. 698 Block \_\_\_\_\_  
 (Description of Property) \_\_\_\_\_  
Trunk 6143  
 District No. 3144 M. B. Page 16 F. B. Page 169  
 No. 539 N. Spaulding Ave Street \_\_\_\_\_  
 (Location of Job) \_\_\_\_\_

O. K. City Clerk Davis  
 O. K. City Engineer [Signature] Deputy

**USE INK OR INDELIBLE PENCIL**

1. Purpose of Building Garage No. of Rooms 1 No. of Families 1  
 2. Owner's name R. W. Bentley Phone \_\_\_\_\_  
 3. Owner's address 1246 115 Ave  
 4. Architect's name F. G. [Signature] Phone \_\_\_\_\_  
 5. Contractor's name B. J. [Signature] Phone \_\_\_\_\_  
 6. Contractor's address 428 N. Maple St Beverly  
 7. VALUATION OF PROPOSED WORK 5.00 (Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, all Labor, etc.)  
 8. Is there any existing building or permit for a building on lot? \_\_\_\_\_ How used? \_\_\_\_\_  
 9. Size of proposed building 18 x 18 Height to highest point 18 feet  
 10. Number of Stories in height one Character of ground Level  
 11. Material of foundation Concrete Size of footings 6 Size of wall 6 Depth below ground 6  
 12. Material of chimneys \_\_\_\_\_ Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_  
 13. Material of exterior walls Plaster over brick  
 14. Give sizes of following materials: REDWOOD MUDDSILLS 3 x 4 Girders \_\_\_\_\_  
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs \_\_\_\_\_  
 Ceiling joists 2 x 6 Roof rafters 2 x 4 FIRST FLOOR JOISTS \_\_\_\_\_  
 Second floor joists \_\_\_\_\_ Specify material of roof Composition  
 15. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) R. W. Bentley  
 (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

<b>PERMIT NO.</b> <u>29528</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>10-11-26</u> <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>10-11-26</u> Z B <u>[Signature]</u> Clerk	RECEIVED OCT 11 1926 BUILD
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5.00

**PLANS**



Appendix F  
**Assessor Records**









**BUILDING DESCRIPTION BLANK**

Index Page

Street No. 539-541 N. Spaulden 24  
1896

Tract 6143

Lot No. 648 Block No. 5th

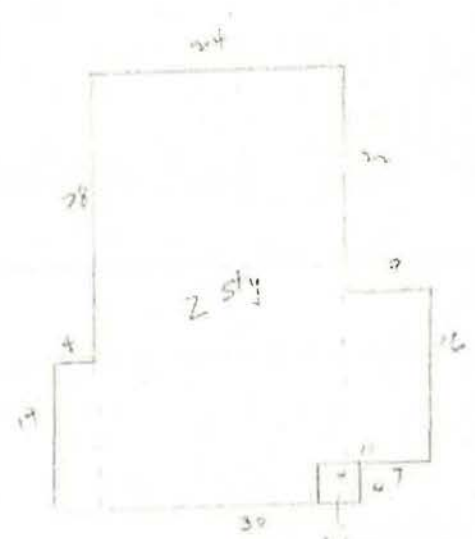
Examined by SW Date 12-22 1922

CLASS	EXTERIOR	HEATING	TRIM
Single ✓ Double ✓ Naverick ✓ California ✓ Bungalow ✓ Residence ✓ Cottages ✓ Dwellings ✓ Flat ✓ Apartment ✓ Factory ✓ Church ✓ School ✓ Store ✓ Garage ✓ Barn ✓ Shed ✓ Poultry House ✓	1 Story ✓ 1 1/2 " ✓ 2 " ✓ 3 " ✓ Stucco ✓ Shakes, Rustic ✓ Biling, B & U ✓ Brick ✓ Brick Veneer ✓ Corrugated Iron ✓ Frame, Steel ✓ Frame, Wood ✓ Adobe ✓ Plaster on Adobe ✓ Plaster on Tile ✓	Fireplace ✓ False Mantel ✓ Gas Furnace ✓ Wood " ✓ Coal " ✓ No. Openings ✓ Steam ✓ Gas Radiators ✓	Tile ✓ Cobblestone ✓ Brick ✓ Stone ✓ Plain ✓ Plaster ✓ Wood ✓ Ornamental ✓
FOUNDATION	ROOF	PLUMBING	INSIDE FINISH
Stone ✓ Concrete ✓ Brick ✓ Wood ✓	Shed ✓ Flat ✓ Hip ✓ Gables ✓ Dormers ✓ Cut-up ✓ Shingle ✓ Gravel ✓ Tile ✓ Tile-Trip ✓ Corrugated Iron ✓ Composition ✓ State ✓	Number of Fixtures <u>12</u>	Plaster ✓ Plaster-Board ✓ Jazz ✓ Tiffany ✓ Canvas or Sanitas ✓ Paper ✓ Unfinished ✓ Woodwork, Plain ✓ " Ornamental ✓
BASEMENT	LIGHTING	BATH	BUILT-IN FEATURES
feet x feet x feet deep cu. ft.	Gas ✓ Electricity ✓	Bath } Tile Walls } Tile Floor	Refrigerator ✓ Chest ✓ Paint Beds ✓ Bookcases ✓
	Gas ✓ Electricity ✓		<b>BUILT</b> <u>1926</u>
	Cheap ✓ Medium ✓ Good ✓ Special ✓		<b>CONSTRUCTION</b> Cheap ✓ Medium ✓ Good ✓ Special ✓

	1	2	3	4
Living Room	2	2		
Bedrooms	2	2		
Bathroom	1	1		
Shower				
Kitchen	1	1		
Dfst. R. or Nook				
Hdwd. Floors	4	4		
Hdwd. Finish	2	2		

No. of Permit <u>295278</u> Date <u>12/1/22</u>	Estimated Cost of Bldg. <u>7000 dupl</u>	No. of Permit <u>454</u> Date <u>5/20/22</u>	Estimated Cost of Bldg. <u>5400</u>	Owner's Name <u>R. H. Bunker</u>																													
C. F. Checked	Compt. Checked <u>1840</u>	E. on M. H. <u>230</u>	Compared	P.C. by <u>11/22</u> Date <u>11/22</u>																													
<table border="1"> <tr> <th>Building Values</th> <th>CHANGES ONLY</th> </tr> <tr> <td>No. of Cubic Ft.</td> <td></td> </tr> <tr> <td>No. of Square Ft. <u>2216</u></td> <td></td> </tr> <tr> <td>At \$ <u>2.25</u></td> <td></td> </tr> <tr> <td>Building Value <u>6600</u></td> <td><u>2216</u></td> </tr> <tr> <td>Basement Cost</td> <td></td> </tr> <tr> <td>Heating Cost</td> <td></td> </tr> <tr> <td>Garage Cost <u>270</u></td> <td></td> </tr> <tr> <td>Outbuildings Cost <u>101</u></td> <td></td> </tr> <tr> <td>Total Cost <u>6916</u></td> <td><u>404</u></td> </tr> <tr> <td>Physical Depreciation <u>1724</u></td> <td><u>742</u></td> </tr> <tr> <td>Utility Depreciation <u>443</u></td> <td><u>327</u></td> </tr> <tr> <td>Depreciated Value <u>3046</u></td> <td></td> </tr> <tr> <td>Assessed Value <u>3460</u></td> <td><u>1724</u></td> </tr> <tr> <td></td> <td><u>2470</u> 1310</td> </tr> </table>		Building Values	CHANGES ONLY	No. of Cubic Ft.		No. of Square Ft. <u>2216</u>		At \$ <u>2.25</u>		Building Value <u>6600</u>	<u>2216</u>	Basement Cost		Heating Cost		Garage Cost <u>270</u>		Outbuildings Cost <u>101</u>		Total Cost <u>6916</u>	<u>404</u>	Physical Depreciation <u>1724</u>	<u>742</u>	Utility Depreciation <u>443</u>	<u>327</u>	Depreciated Value <u>3046</u>		Assessed Value <u>3460</u>	<u>1724</u>		<u>2470</u> 1310		
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$20 \times 18 = 360$   
 $270$   
 $20$   
 $18$







4x4	16
2x4x26	208
2x4x10	80
2x4x16	288
2x21x38	1824
	<hr/>
	2416





## Appendix G





### **Non-Contributors of the Beverly Fairfax Historic District**



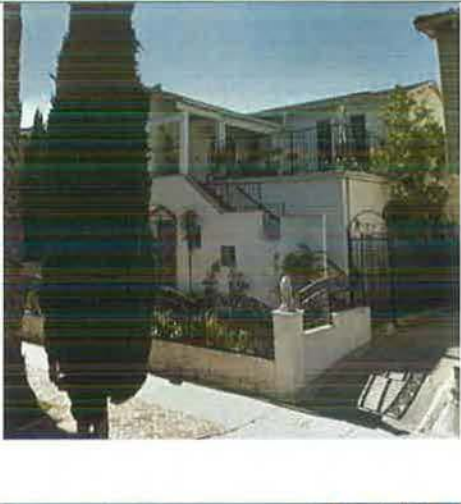






Address	Date Built	Alterations	Photograph (Source: Google Maps)
314 N Curson Ave	1928	Awnings added, landscape/hardscape altered, security window bars added, window openings altered, some windows replaced, stoop replaced, roof material replaced, and decorative elements added	
315 N Curson Ave	1929	Decorative elements added, primary door replaced, wall cladding replaced, window openings altered, some windows replaced, landscape/hardscape altered, porch rail replaced, security window bars added, and parapet altered	
360 N Curson Ave	1928	Decorative elements added, primary door replaced, door (primary) opening or entrance altered, window openings altered, some windows replaced, stoop replaced and patio added to front setback, window bay converted to door, and security window bars added	
367 N Curson Ave	1928	Alterations include security window bars added, wall cladding replaced, window openings altered, and all windows replaced.	











409 N Curson Ave	1927	decorative elements added, security window bars added, window openings altered, and some windows replaced	
410 N Curson Ave	1928	door/entrance added, primary door replaced, porch rails altered or replaced, wall cladding replaced, some windows replaced, porch altered, and secondary doors replaced	
430 N Curson Ave	1927	awnings added, primary door opening or entrance altered, security window bars added, wall cladding replaced, some windows replaced, primary door replaced, and part of front setback converted to patio with hedge	
431 N Curson Ave	1926	primary door replaced, landscape/hardscape altered, perimeter fence or wall added, window openings altered, some windows replaced, a large multi-family building added at rear of parcel, entire front converted to walled patio, security gate added, and balcony altered	





437 N Curson Ave	1929	security window bars added, window openings altered, some windows replaced, and brick benches added	
455 N Curson Ave	1926	decorative elements added, primary door replaced, security window bars added, window openings altered, some windows replaced, secondary doors replaced, stoops retiled, porch and balcony rails replaced, and grilles replaced	
465 N Curson Ave	1928	awnings added, roof replaced with incompatible materials, security window bars added, window openings altered, and some windows replaced	
317 N Gardner St	1930	awnings added, porch rails altered or replaced, wall cladding replaced, window openings altered, some windows replaced, and security window bars added	





331 N Gardner St	1940	security window bars added, window openings altered, and all windows replaced	
434 N Gardner St	1928	porch altered or enclosed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, some windows replaced, front setback converted to patio, retaining wall added, security window bars added, and addition to side façade	
437 N Gardner St	1928	decorative elements removed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, some windows replaced, addition to primary elevation, front setback converted to patio with perimeter fence/stucco piers, balcony rails replaced, and a residential building added to rear of parcel	
439 N Gardner St	1931	addition to rear/side elevation, landscape/hardscape altered, porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, security window bars added, balcony altered, and secondary (balcony) doors replaced	

451 N Gardner St	1926	addition to rear/side elevation, roof replaced with incompatible materials, window openings altered, windows boarded up, some windows replaced, patio with hedge and retaining wall added to primary façade, window opening converted to door, security window bars added, and landscape/hardscape altered	
366 N Genesee Ave	1928	balcony altered or enclosed, primary door replaced, porch altered or enclosed, all windows replaced, and flagstone entry steps and planters added	
400 N Genesee	1928	awnings added, garage door replaced, security door(s) added, security window bars added, some windows replaced, wall cladding replaced, tile added to steps, window boarded up, and balconies removed from side elevation	
437 N Genesee Ave	1938	security door(s) added, security window bars added, window openings altered, window openings infilled, and all windows replaced	





460 N Genesee Ave	1928	awnings added, garage door replaced, wall cladding replaced, window openings altered, some windows replaced, latticework added to balcony, and tile added to stoop	
518 N Genesee Ave	1924	Alterations include garage door replaced, perimeter fence or wall added, porch altered or enclosed, window openings altered, and some windows replaced	
614/612 N Genesee	1928, altered in the 1990s	balcony altered or enclosed, primary door replaced, wall cladding replaced, window openings altered, all windows replaced, garage doors replaced, and decorative elements removed	





644/642 N Genesee	1926	balcony altered or enclosed, garage door replaced, security window bars added, some windows replaced, and some side window openings altered	
316 N Ogden Dr 322 N Ogden Dr	1940	porch rails altered or replaced, security window bars added, window openings altered, and all windows replaced	
317 N Ogden Dr 323 N Ogden Dr	1940	Porch rails altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed	
357 N Ogden Dr	1927	garage altered or replaced, security window bars added, wall cladding replaced, window openings altered, all windows replaced, security gates added, tile added to stoop, balcony railing replaced, and roof material replaced	
363 N Ogden Dr	1926	landscape/hardscape altered, security window bars added, wall cladding replaced, window openings altered, some windows replaced, window boarded up, chimney altered, and driveway gate added	





414 N Ogden Dr	1927	primary door replaced, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, some windows replaced, planters added, and some window openings altered	
418 N Ogden Dr	1927	decorative elements removed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, all windows replaced, primary door replaced, security gate added, and tile and stucco added to stoop	
437 N Ogden Dr	1927	awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, and porch rail replaced	
441 N Ogden Dr	1927	primary door replaced, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, garage door replaced, and decorative elements removed	





444 N Ogden Dr	1926	primary door replaced, porch altered or enclosed, security window bars added, some windows replaced, brick added to walkway, and a residential building added to rear of parcel	
449 N Ogden Dr	1932	primary door replaced, roof replaced with incompatible materials, wall cladding replaced, window openings infilled, all windows replaced, secondary doors replaced, tile added to walkway and stairs, pergola added, and window openings altered	
450 N Ogden Dr	1929	door/entrance added, primary door replaced, primary door opening or entrance altered, porch altered or enclosed, some windows replaced, security window bars added, some windows boarded up, and window openings altered	
463 N Ogden Dr	1940	include security window bars added, seismic anchor plates added, wall cladding replaced, window openings altered, all windows replaced, and decorative elements removed.	










464 N Ogden Dr	1928	awnings added, landscape/hardscape altered, roof replaced with incompatible materials, wall cladding replaced, and some windows replaced	
314 N. Orange Grove Ave	1930	security door(s) added, security window bars added, window openings altered, and some windows replaced	
315 N Orange Grove Ave	1928	awnings added, decorative elements added, security window bars added, window openings altered, some windows replaced, garage doors replaced, tile added to stoop and primary door surround, and security gate added	
332 N Orange Grove Ave	1927	decorative elements added, porch rails altered or replaced, wall cladding replaced, some windows replaced, balcony entry altered, and security gate added to wing wall	





335 N Orange Grove Ave	1928	awnings added, balcony altered or enclosed, wall cladding replaced, window openings altered, some windows replaced, security gate added, and roof material replaced	
341 N Orange Grove Ave	1928	awnings added, wall cladding replaced, window openings altered, some windows replaced, security gate added, and roof material replaced	
350 N Orange Grove Ave	1927	balcony altered or enclosed, roof replaced with incompatible materials, wall cladding replaced, window openings altered, all windows replaced, stone tile added to stoop, and security gate added	
358 N Orange Grove Ave	1927	decorative elements added, landscape/hardscape altered, roof replaced with incompatible materials, window openings altered, all windows replaced, concrete block porch added, tile and brick cladding added, steps altered, and hardscape altered	





360 N Orange Grove Ave	1929	landscape/hardscape altered, security door(s) added, security window bars added, window openings altered, all windows replaced, tile added to primary facade, concrete block porch added, awnings added, and secondary doors replaced	
366 N Orange Grove Ave	1929	awnings added, decorative elements added, security door(s) added, security window bars added, all windows replaced, tile and concrete block added to portion of primary facade, and roof replaced with incompatible material	
440 N Orange Grove Ave	1927	primary door replaced, wall cladding replaced, window openings altered, and all windows replaced	
314 N Sierra Bonita Ave	1929	roof replaced with incompatible materials, security window bars added, wall cladding replaced, window openings altered, some windows replaced, primary door replaced, and landscape/hardscape altered	

315 N Sierra Bonita Ave	1928	security door(s) added, wall cladding replaced, window openings altered, all windows replaced, landscape/hardscape altered, brick added to stoop and kneewall	
321 N Sierra Bonita Ave	1928	awnings added, balcony altered or enclosed, roof replaced with incompatible materials, window openings altered, and some windows replaced	
328 N Sierra Bonita Ave	1936	addition to primary elevation, decorative elements added, wall cladding replaced, window openings altered, all windows replaced, roof deck added, porch rails replaced, and primary door replaced	
329 N Sierra Bonita Ave	1928	security door(s) added, security window bars added, wall cladding replaced, window openings altered, all windows replaced, brick added to stoop, decorative elements added, garage door replaced, and awnings added	





<p>431 N Sierra Bonita Ave</p>	<p>1926</p>	<p>primary door replaced, porch altered or enclosed, security window bars added, wall cladding replaced, all windows replaced, security gate added, security doors added, awnings added, window openings altered, rear addition, and decorative elements added</p>	
<p>315 N Spaulding Ave</p>	<p>1928</p>	<p>security door(s) added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, roof cladding replaced, landscape/hardscape altered, and porch altered</p>	
<p>316 N Spaulding Ave</p>	<p>1940</p>	<p>awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, security gate added, and tile added to steps</p>	





333 N Spaulding Ave	1940	awnings added, perimeter fence or wall added, wall cladding replaced, window openings altered, some windows replaced, and landscape/hardscape altered	
339 N Spaulding Ave	1928	garage door replaced, roof replaced with incompatible materials, security window bars added, window openings altered, some windows replaced, exterior stair replaced, security doors added, and awnings added	
414 N Spaulding Ave	1926	awnings added, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, and rear addition	
415 N Spaulding Ave	1929	balcony altered or enclosed, landscape/hardscape altered, security window bars added, some windows replaced, and security gate and driveway gate added	

420 N Spaulding Ave	1926	Primary door replaced, garage door replaced, wall cladding replaced, window openings altered, all windows replaced, tile added to stoop, and decorative elements added	
436 N Spaulding Ave	1927	balconies added, decorative elements removed, garage door replaced, and some windows replaced	
440 N Spaulding Ave	1937	primary door replaced, landscape/hardscape altered, wall cladding replaced, window openings altered, some windows replaced, and a window opening replaced with a door and a glass block side light	
457 N Spaulding Ave	1929	The building is completely altered	

460 N Spaulding Ave	1936	balcony altered or enclosed, primary door replaced, primary door opening or entrance altered, wall cladding replaced, all windows replaced, secondary doors replaced, garage doors replaced, and roof cladding replaced	
464 N Spaulding Ave	1929	primary door replaced, porch rails altered or replaced, security window bars added, window openings altered, some windows replaced, and brick added to steps and walkway	
607 N Spaulding Ave	1931	Awnings added, primary door replaced, door (primary) opening or entrance altered, wall cladding replaced, some windows replaced, window openings altered or added, landscape/hardscape altered, security doors added, and secondary entrance added	
332 N Stanley Ave	1928	decorative elements removed, security window bars added, window openings altered, all windows replaced, and doors replaced	



343 N Stanley Ave	1927	porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, grilles added, railings replaced, awnings added, doors replaced, and landscape/hardscape altered	
349 N Stanley Ave	1927	porch altered or enclosed, porch rails altered or replaced, wall cladding replaced, window openings altered, all windows replaced, railings replaced, grilles added, landscape/hardscape altered, awnings added, and doors replaced	
351 N Stanley Ave	1928	The building is completely altered	
363 N Stanley Ave	1927	garage door replaced, security door(s) added, security window bars added, wall cladding replaced, and some windows replaced	

366 N Stanley Ave	1928	porch altered or enclosed, roof replaced with incompatible materials, security window bars added, wall cladding replaced, some windows replaced, landscape/hardscape altered, and stoop replaced	
400 N Stanley Ave	1928	decorative elements added, roof replaced with incompatible materials, security window bars added, wall cladding replaced, some windows replaced, piers and railing added to stoop, and security doors added	
417 N Stanley Ave	1931	awnings added, security window bars added, wall cladding replaced, window openings altered, some windows replaced, secondary doors replaced, and rear addition	
446 N Stanley Ave	1926	balcony altered or enclosed, porch altered or enclosed, wall cladding replaced, window openings altered, some windows replaced, retaining wall added, security doors added, security window bars added, and multi-family residence added to rear of property	

455 N Stanley Ave	1927	balcony altered or enclosed, wall cladding replaced, window openings altered, window openings infilled, some windows replaced, concrete ramp added, security window bars added, security doors added, awnings added, tile added to steps, and porch rail replaced	
401 N Vista Street	1929	primary door replaced, garage door replaced, perimeter fence or wall added, window openings altered, all windows replaced, decorative elements added, awning added, decks added to either side of primary entrance, secondary entrances added, and wall cladding replaced	

# Appendix H

## **DPR Forms**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other \_\_\_\_\_  
Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 11 \*Resource Name or #: (Assigned by recorder) 539-541 North Spaulding Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 539-541 N Spaulding Avenue City Los Angeles Zip 90036

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, decimal degrees, etc., as appropriate)

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The subject property occupies a parcel on the west side of North Spaulding Avenue and is between Clinton Street and Rosewood Avenue. It is improved with a two-story Mediterranean Revival multi-family residence. The subject property is surrounded by other period-revival style two-story multi-family residences in the neighborhood.  
[See Continuation Sheets]

\*P3b. **Resource Attributes:** (List attributes and codes) HP3 (Multi-Family Property)

\*P4. Resources Present:

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



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

P5b. Description of Photo: (view, date, accession #) Primary (east) elevation, view west

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

1926/Los Angeles County Assessor

\*P7. **Owner and Address:**  
Michael Stone: The Bond Group  
5757 Wilshire Boulevard, Suite 448  
Los Angeles, CA 90036

\*P8. **Recorded by:** (Name, affiliation, and address) Hanna Winzenried  
ESA

626 Wilshire Blvd., Suite 1100  
Los Angeles, CA 90017

\*P9. **Date Recorded:** \_\_\_\_\_  
August, 2018

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

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

ESA, 539-541 North Spaulding Avenue, Los Angeles, CA: Historic Resource Assessment, August, 2018

\*Attachments:  NONE  Location 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): \_\_\_\_\_







Unpermitted alterations include the creation of a new stoop with brick walls fronting the Spaulding Drive façade, the replacement of all of the original wood windows to aluminum jalousie (Miami) windows, a roof replacement with period-inappropriate materials and the addition of an entrance on the second story of the rear façade of the structure sometime between 1952 and 1964.

**\*B10. Significance (continued):**

**National Register and California Register**

**a. *Broad Patterns of History***

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 1: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

The subject property lies in a tract that played a key role in the westward expansion of the Jewish community of Los Angeles, starting in the 1920s. Mostly comprised of multi-family residences without racially restrictive covenants, the area provided home ownership opportunities to people living in the older Jewish neighborhoods on the east side of the city, and made it one of the first areas in the western suburbs to see a Jewish influx during a period of massive urban growth. At least two-thirds of the area's population were Jewish in 1940, and in subsequent years the area was firmly established as the residential anchor of Jewish Angelenos. The area remains associated with the Jewish community to this day. The historical migration west proved crucial in the creation of Fairfax Avenue at Beverly Boulevard as a viable and important Jewish commercial and institutional hub. While the residence is associated with this historic association, individually its associations are not significant enough to warrant individual eligibility for contributions to broad patterns of history, specifically for its Jewish associations. However, it has recently identified the Bungalow as a contributor to the potential Beverly Fairfax Historic District. Based upon its location and construction date, it does appear eligible as a contributor to the potential District, identified under criteria A/1/1. **Therefore, while the subject property does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register as an individual resource, it does appear eligible as a contributor to the potential Beverly-Fairfax Historic District within these criteria.**

**b. *Significant Persons***

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.

The subject property is developed with a duplex. Since its construction, the subject property has been used as a rental property, and has had a high rate of turnover. Residents included Geo, Callie, and Naomi Masters (1929), Lawrence and Sylvia Mengula (1933), Jewel, Don, and Sheryl Austin (1937-1947), Herbert and Marrion Smith (1937), Ralph W. Nelson (1938), Adelaide Vis (1940), Samuel and Sarah Cohen (1946), William Cyril (1948), Sylvia Hammerman (1951), Sally Levine (1951), Jack Martin and Leon Frabl (1958), Bernard Strum (1976), Henrick Szair (1976), J. Joseph (1981), and David Forman (2000). The longest-tenured residents were the Austin family, who lived there for at least ten years. Only one resident was potentially notable, Sylvia Hammerman who only lived there for approximately four years. Hammerman, like many women of her era, was involved in many social groups. Newspaper articles note that Hammerman was involved with the RS Helpers, Mt. Sinai Hospital and Clinic Club. She held a couple of events for the club at the subject property. Hammerman though notable, does not appear to be a significant person within the larger Jewish community. The current owners bought the property from Darlene and Larry Goldman. Darlene said that she had lived on the property and that her sister lived there. Darlene's maiden name is likely Forman. While they had owned the property for a long time, they rented it to the other occupants listed above. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or LAHCM Criterion 2 for eligibility related to a historic personage.**

**c. *Architecture***

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 3: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The subject property was constructed as a Mediterranean Revival style duplex. The Mediterranean Revival style was identified as the second most common style within the potential Beverly Fairfax Historic District. SurveyLA Registration Requirements note that to be eligible under this theme, the property must exemplify the character-defining features of its style. The National Register nomination states that common character-defining features of Mediterranean Revival buildings include a

symmetrical façade, grand accentuated entrances, rectangular footprints, rectilinear massing, a dominant first story, low pitched clay tile hipped roofs with boxed and/or bracketed eaves, stucco exteriors, arched entryways and window openings, and decorative wrought iron elements. The subject property is a simplified version of the architectural style and only has a stucco exterior with clay tile roof detailing, but otherwise does not display any of the other character-defining features of the style. Further, the windows were changed into aluminum framed-jalousie windows, which do not fit the historic architectural style. Furthermore, to be eligible as a duplex under the theme of “Residential Development and Suburbanization: Multi-family Residential Development,” the residence must be an excellent example of the type, constructed during the period of significance, and originally constructed as a duplex. While the duplex was originally constructed a duplex within the period of significance, it is not an excellent example of its type, as it is poorly designed and was not the first duplex within the neighborhood. There are many other buildings in the potential Beverly Fairfax Historic District that are better examples of the architectural style and property type. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, LAHCM Criterion 3.**

*d. Data*

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The residence does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion D and California Register Criterion 4. Furthermore, it does not appear to be a contributor to the potential Beverly-Fairfax Historic District within these criteria.**

### **Integrity Analysis**

To retain historic integrity, a property will always possess most of the aspects and, depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>1</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>2</sup> For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (“National Register Bulletin 15”) explains, “a property that is significant

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<sup>1</sup> The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic District, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, [http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_appendix\\_IV.htm](http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm), accessed June 1, 2013.

<sup>2</sup> National Register Bulletin 15, p. 44.

for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”<sup>3</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, National Register Bulletin 15 states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>4</sup> The subject property was identified as potentially significant under the SurveyLA context of Ethnic Enclaves, 1880-1980, as it applies to residential neighborhoods. As such, the subject property will need to meet the following criteria, as set forth in the SurveyLA Registration Requirements. The subject property’s integrity is summarized in **Table 3**.

**Table 3**  
**539-541 North Spaulding Avenue Integrity Matrix**

Aspect of Integrity	Retains	Partially Retains	Does Not Retain	SurveyLA Requirement : Ethnic Enclave
Location	X			Yes
Design			X	Yes
Setting	X			No
Materials			X	No
Workmanship			X	No
Feeling			X	Yes
Association	X			Yes

The subject property presents a low level of historical integrity as it fails to meet four (design, materials, workmanship, and feeling) of the criteria necessary for a historic property to convey historical significance due to its present state and the loss and/or alteration to character-defining features. As shown above, it only meets two of the four SurveyLA requirements in relationship to the theme of Ethnic Enclaves, location and association. The inappropriate window replacements of all of the wood

<sup>3</sup> “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

<sup>4</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

double-hung windows to modern aluminum jalousie (Miami) windows; the addition of metal grilles at windows; inappropriate door replacement; the incompatible alterations of the front entrance and incongruous addition of modern brick walls at the entry and metal awning; the addition of a staircase and metal awning at the rear façade; the removal of historical details or ornamentation i.e., the replacement of original clay tile with new asphalt shingle on the decorative Mediterranean Revival pitched roofs; the change of color in the finishing stucco surfaces; as well as other incompatible alterations comprise the loss of historical integrity in terms of design, materials, workmanship, and feeling. Many of these alterations, such as new window types and new roofing materials make it so that the subject property is not indicative of the Mediterranean Revival style. In total, these changes undermine the property's architectural style and historical associations, and should disqualify it from being a contributing property.

Further, many other non-contributors in the identified Beverly Fairfax Historic District have similar alterations including 642 N Genesee, 464 N Ogden Dr, 415 N Spaulding, 415 N Spaulding, 363 N Stanley Ave, 366 N Stanley Ave, and 400 N Stanley Ave (a list of non-contributors is available for review in **Appendix G**). Like the subject property, these have alterations like balcony alterations/enclosures, security window bars added, window replacement, roofing replacements, and cladding replacements. Since these non-contributors have similar alterations as the subject property, the subject property should also be considered a non-contributor. Additionally, many non-contributors are better examples of their architectural styles than the subject property. **As such, the subject property no longer retains enough integrity to convey its historic associations.**

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## **EXHIBIT 2**

Pending Nomination Property Summary





Beverly Fairfax Historic District  
Name of Property

Los Angeles, California  
County and State

projecting speedlines. The roof is flat and hipped, with open eaves, exposed rafters, flat parapet, and roof deck with wood railing atop one-story volume, and surfaced with composition shingle and an unknown material. Related features include detached garage and concrete steps. Alterations include some windows replaced.

384. 534 N. Spaulding Avenue APN: 5527025020 Contributor 1924  
Architect: Arthur W. Larson; Builder: F.L. Still & Co.; Original Owner: Warren N. Doyle

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, grilles, and quoins. The roof is flat and hipped, with clay tile coping and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include security door(s) added, wall cladding replaced, and some windows replaced.

385. 537 N. Spaulding Avenue APN: 5527024004 Contributor 1939  
Architect: R.S. Loring; Builder: W.G. Chandler; Original Owner: Substantial Homes Ltd.

A two-story apartment house in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include applied decoration and light fixtures. The roof is hipped, with open eaves, exposed purlins, and exposed rafters, and surfaced with composition shingle material. Related features include detached garage, concrete steps, and walkway. Alterations include some windows replaced.

386. 538 N. Spaulding Avenue APN: 5527025024 Contributor 1926  
Architect: M.H. Lewis; Builder and Original Owner: S.W. Cheesman

A two-story fourplex in the Mediterranean Revival style. It has a rectangular plan and its cladding is textured stucco. Details include light fixtures. The roof is flat, hipped, and shed, with clay tile coping, curved, flat, and stepped parapets, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include awnings added, landscape/hardscape altered, security window bars added, wall cladding replaced, some windows replaced, and security doors added.

387. 541 N. Spaulding Avenue APN: 5527024003 Contributor 1926  
Architect: L. Gentry; Builder: B.D. O'Neil; Original Owner: R.H. Bentley

A two-story duplex in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. It has no decorative details. The roof is flat, hipped, and pent, with clay tile coping and flat parapet, and surfaced with composition shingle and an unknown material. Related features include concrete steps. Alterations include porch altered or enclosed, roof replaced with incompatible materials, security door(s) added, security window bars added, some windows replaced, awnings added, and porch rail replaced.





**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000 FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov



August 17, 2018

Joy Beasley, Keeper  
National Register of Historic Places  
National Park Service  
Mail Stop 7228, 1849 C Street, NW  
Washington D.C. 20240

**Subject: Beverly Fairfax Historic District  
Los Angeles County, California  
National Register of Historic Places Nomination**

Dear Ms. Beasley:

**The enclosed disk contains the true and correct copy of the nomination for the BEVERLY FAIRFAX HISTORIC DISTRICT to the National Register of Historic Places.** On August 3, 2018 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register at the local level of significance under Criteria A and C with a 1924 to 1949 period of significance.

The district is eligible in the areas of Ethnic Heritage: Jewish and Social History for its association with Los Angeles' Jewish community, and in the area of Architecture as an excellent collection of Period Revival styles.

The property is nominated on behalf of Save Beverly Fairfax, an advocacy group. The Cultural Heritage Commission, in its role as representative of the City of Los Angeles, a Certified Local Government, received a copy of the nomination. Fifty-six letters of support and fifty-eight notarized letters of objection have been received to date. Pursuant to 36 CFR60.6(g), a majority of private property owners in the district have NOT objected, and I certify the enclosed nomination meets the appropriate documentation standards and procedural and professional requirements.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

Julianne Polanco  
State Historic Preservation Officer

Enclosure