



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

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May 30, 2018

Los Angeles County Board of Supervisors  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Room B-50  
Los Angeles, California 90012

**RE: National Register of Historic Places Nomination for Beverly Fairfax Historic District**

Dear Board of Supervisors:

Pursuant to Federal Regulations 36 CFR Part 60.6(c) I am notifying you that the State Historical Resources Commission (SHRC) at its next meeting intends to consider and take action on the nomination of the above-named property to the National Register of Historic Places (National Register). Details on that meeting are on the enclosed notice. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage. If the item is removed from the scheduled agenda, you will be notified by mail.

Local government comments regarding the National Register eligibility of this property are welcomed. Letters should be sent to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23<sup>rd</sup> Street, Suite 100, Sacramento, California 95816. So that the SHRC will have adequate time to consider them, it is requested, but not required, that written comments be received by the Office of Historic Preservation fifteen (15) days before the SHRC meeting. Interested parties are encouraged to attend the SHRC meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources (California Register) and afforded consideration in accordance with state and local environmental review procedures.

The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024. Should you have questions regarding this nomination, or would like a copy of the nomination, please contact the Registration Unit at (916) 445-7008. **Note that staff revises nominations throughout the nomination process.**

Sincerely,

Julianne Polanco  
State Historic Preservation Officer



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION  
STATE HISTORICAL RESOURCES COMMISSION**

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**COMMISSION MEMBERS**

Marshall McKay, Chair  
Alberto Bertoli, AIA  
Bryan K. Brandes  
Janet Hansen  
Luis Hoyos  
Rick Moss  
David Phoenix  
Adrian Praetzellis, PhD  
Adam Sriro

## MEETING NOTICE

**FOR:** State Historical Resources Commission Quarterly Meeting

**DATE:** Friday, August 3, 2018

**TIME:** 9:00 A.M.

**PLACE:** State Resources Building—Auditorium  
1416 9<sup>th</sup> Street  
Sacramento, California 95814

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008.

**United States Department of the Interior**  
National Park Service

# 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.

DRAFT

## 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 \_\_\_ 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 \_\_\_ 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 \_\_\_ local

Applicable National Register Criteria:

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

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	

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

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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>366</u>	<u>95</u>	buildings
<u>          </u>	<u>2</u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>366</u>	<u>97</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

DOMESTIC: single dwelling

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

DOMESTIC: single dwelling

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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, but 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, but usually are 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, but 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 but 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 14 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 attached in this document. 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. 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. Gitalson; 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

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.

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. 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. 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. 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 apartment house in the Art Deco style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, belt course, grilles, light fixtures, string course, tile, and corbeled jetties. The roof is flat, with clay tile coping, flat parapet, and stepped parapet, and surfaced with an unknown material. Related features include detached garage and concrete steps. Alterations include security window bars added.

52. 461 N. Curson Avenue                      APN: 5526029002                      Contributor                      1929  
    Original Owner: G.A. Karl

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, light fixtures, pierced screens, tile, corbeled and bracketed jetties, and a metal spear awning. 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 perimeter fence or wall added, entry gate added and flagstone used to create patios on either side of entry, secondary doors replaced, and latticework added to balcony railing.

53. 464 N. Curson Avenue                      APN: 5526030030                      Contributor                      1930  
    Builder: William Feigenbaum; 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, pierced screens, quoins, and tile. The roof is flat, front gable, hipped, shed, and conical, with clay tile coping, flat parapet, tower, 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, and some windows replaced.

54. 465 N. Curson Avenue                      APN: 5526029001                      Noncontributor                      1928  
    Architect: Louis Selden; Original Owner: Way Pondraneau

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, light fixtures, quoins, and scored stucco at the primary building entrance. 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 concrete steps. Alterations include awnings added, roof replaced with incompatible materials, security window bars added, window openings altered, and some windows replaced.

N. Gardner Street

Streetscape Photos 1-4

55. 314 N. Gardner Street                      APN: 5526039004                      Contributor                      1928  
    DeFlor and Haskins; Original Owner: Earl Haskins

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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. 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. 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 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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64. 339 N. Gardner Street APN: 5526040011 Contributor 1939  
Original Owner: F. Blecker Photo 11

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, 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 porch rails altered or replaced.

65. 340 N. Gardner Street APN: 5526039009 Contributor 1937  
Architect: Homer Rice; Original Owner: Wilson E. Henderson

A two-story fourplex in the Monterey Revival style. It has a rectangular plan and its cladding is smooth stucco and wood tongue-and-groove. Details include applied decoration and light fixtures. 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, brick steps, and cheek wall. Alterations include garage door replaced, porch rails altered or replaced, security door(s) added, security window bars added, some windows replaced, retaining wall added, and roof material replaced.

66. 343 N. Gardner Street APN: 5526040010 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, 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 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.

67. 348 1/2 N. Gardner Street APN: 5526039010 Contributor 1930  
Builder and Original Owner: H.W. Scott Photo 12

A two-story fourplex in the Monterey Revival style. It has an irregular 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, concrete steps, and cheek wall. Alterations include security window bars added, and small projecting wood decks added to first story primary façade (decks use existing casements as entries).

68. 349 N. Gardner Street APN: 5526040009 Contributor 1929  
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 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. 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. 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 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. 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. 438 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. 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 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. 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. 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. 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 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. 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. 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 Chateaufesque 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 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. 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. 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. 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. 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. 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. 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. 370 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. 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 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. 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. 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. 323 N. Orange Grove Ave. 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 N. Orange Grove Ave. 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 N. Orange Grove Ave. 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 N. Orange Grove Ave. 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 N. Orange Grove Ave. 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. 425 N. Orange Grove Ave. 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. 441 N. Orange Grove Ave. 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. 447 N. Orange Grove Ave. 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. 349 N. Sierra Bonita Ave. 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. 407 N. Sierra Bonita Ave. 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. 416 N. Sierra Bonita Ave. 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. 447 N. Sierra Bonita Ave. 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.

N. Spaulding Avenue

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. 316 N. Spaulding Avenue 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. 328 N. Spaulding Avenue 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. 332 N. Spaulding Avenue 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.

340. 357 N. Spaulding Avenue APN: 5527040010 Contributor 1949



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

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345. 402 N. Spaulding Avenue 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. 420 N. Spaulding Avenue 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.

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

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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.

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

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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, 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. 436 N. Spaulding Avenue 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. 440 N. Spaulding Avenue 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 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

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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. 447 N. Spaulding Avenue 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. 514 N. Spaulding Avenue 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. 515 N. Spaulding Avenue 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. 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.

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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. 608 N. Spaulding Avenue 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. 644 N. Spaulding Avenue 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. 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. 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. 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 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. 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. 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. 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. 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. 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. 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	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	426 N. Curson Ave.	1925	Contributor	5526030021	

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#	Address	Year Built	Status	APN	Notes
38	427 N. Curson Ave.	1930	Contributor	5526029010	
39	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	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	317 N. Gardner St.	1930	Noncontributor	5526040003	
57	320 N. Gardner St.	1928	Contributor	5526039005	
58	321 N. Gardner St.	1929	Contributor	5526040014	
59	328 N. Gardner St.	1940	Contributor	5526039006	
60	330 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	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	363 N. Gardner St.	1930	Contributor	5526040006	
75	370 N. Gardner St.	1929	Contributor	5526039014	

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#	Address	Year Built	Status	APN	Notes
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 N. Gardner St.	1927	Contributor	5526032015	
80	411 N. Gardner St.	1939	Contributor	5526031013	
81	413 N. Gardner St.	1939	Contributor	5526031012	
82	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	438 N. Gardner St.	1939	Contributor	5526032021	
92	439 N. Gardner St.	1931	Noncontributor	5526031007	
93	442 N. Gardner St.	1989	Noncontributor	5526032028	
94	445 N. Gardner St.	1928	Contributor	5526031006	
95	449 N. Gardner St.	1926	Contributor	5526031005	
96	451 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	332 N. Genesee Ave.	1929	Contributor	5527040021	
111	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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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	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 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	426 N. Genesee Ave.	1929	Contributor	5527027024	
135	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 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	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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152	508 N. Genesee Ave.	1925	Contributor	5527024014	
153	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	540 N. Genesee Ave.	1925	Contributor	5527024020	
159	544 N. Genesee Ave.	1941	Contributor	5527024030	
160	602 N. Genesee Ave.	1924	Noncontributor	5527022014	
161	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	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	348 N. Ogden Dr.	1928	Contributor	5527039024	
188	349 N. Ogden Dr.	1930	Contributor	5527038012	

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#	Address	Year Built	Status	APN	Notes
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	370 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	421 N. Ogden Dr.	1929	Contributor	5527029011	
205	424 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	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	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	323 N. Orange Grove Ave.	1941	Contributor	5527037017	

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227	325 N. Orange Grove Ave.	1927	Contributor	5527037031	
228	326 N. Orange Grove Ave.	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 N. Orange Grove Ave.	1928	Contributor	5527038023	
233	341 N. Orange Grove Ave.	1928	Noncontributor	5527037012	
234	342 N. Orange Grove Ave.	1926	Contributor	5527038024	
235	346 N. Orange Grove Ave.	1940	Contributor	5527038025	
236	347 N. Orange Grove Ave.	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	425 N. Orange Grove Ave.	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	441 N. Orange Grove Ave.	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	349 N. Sierra Bonita Ave.	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	416 N. Sierra Bonita Ave.	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	447 N. Sierra Bonita Ave.	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	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	328 N. Spaulding Ave.	1927	Contributor	5527041019	
329	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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#	Address	Year Built	Status	APN	Notes
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	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	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	436 N. Spaulding Ave.	1927	Noncontributor	5527026026	
359	437 N. Spaulding Ave.	1925	Contributor	5527027013	
360	440 N. Spaulding Ave.	1937	Noncontributor	5527026027	
361	441 N. Spaulding Ave.	1947	Contributor	5527027041	
362	444 N. Spaulding Ave.	1937	Contributor	5527026028	
363	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	514 N. Spaulding Ave.	1927	Contributor	5527025016	

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#	Address	Year Built	Status	APN	Notes
377	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	537 N. Spaulding Ave.	1939	Contributor	5527024004	
386	538 N. Spaulding Ave.	1926	Contributor	5527025024	
387	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	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	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	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	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	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 N. Stanley Ave.	1929	Contributor	5526029016	
437	413 N. Stanley Ave.	1927	Contributor	5527026016	
438	414 N. Stanley Ave.	1931	Contributor	5526029017	
439	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	446 N. Stanley Ave.	1926	Noncontributor	5526029023	
452	447 N. Stanley Ave.	1928	Contributor	5527026009	3-building complex 439-447 N. Stanley Ave.
453	451 N. Stanley Ave.	1940	Contributor	5527026008	
454	452 N. Stanley Ave	1930	Contributor	5526029024	
455	455 N. Stanley Ave.	1927	Noncontributor	5527026007	
456	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 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.

**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, though much of it remained in the family and would eventually be 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 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

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<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

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<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. A rare blue exception was the single-family area immediately east of the Beverly Fairfax Historic District (Rosewood-La Jolla, B-65), which was deed-restricted and still had a "large percentage of Jewish people," which "is said to adversely affect the homogeneity of the population."

<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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district consists almost entirely of multi-family residences ranging from duplexes to large apartment houses, with fourplexes as the most common type.

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

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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

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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 Lieberman and Mary C. Waters, *From Many Strands: Ethnic and Racial Groups in Contemporary 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.

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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 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> His work in the district is discussed more in the Architecture section.

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.

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<sup>34</sup> "Beginnings," Max Maltzman, accessed December 2017, <http://maxmaltzman.com/>.

<sup>35</sup> Ibid.

<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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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 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

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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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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 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 nominated 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

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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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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 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.

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 that is 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>

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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.

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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 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) 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

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<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.

<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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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 (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, a number which constituted 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 over and over, and sometimes, for the same property owner. In these cases,

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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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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 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), and Los Feliz (e.g., 4609 W. Gainsborough Avenue), 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).

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.

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. 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.

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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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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 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)

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<sup>52</sup> "Sketches Prepared," *Los Angeles Times*, May 6, 1928, E4.

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Calhoun, W.E. (Architect)  
Campbell, Wilbur W. (Architect)  
Canfield, John P. (Architect)  
Chandler, W. G. (Builder)  
Charlton, H.W. (Architect)  
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)

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Genser, H. (Builder)  
Gentry, L. (Architect)  
Gilliam, W.H. (Builder)  
Gitelson/Gitelson/Gittelsohn, S. (Builder)  
Goldberg, Joseph M. (Architect)  
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)

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Ley Brothers (Builder)  
Ligget & Stelzer (Architect/Builder)  
Lincoln, H.A. (Architect)  
Linden, Harry A. (Architect)  
Lisenbie, C.M. (Builder)  
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)



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Rhoads, J.B. (Builder)  
Rice, Homer (Architect)  
Ridington Building Co. (Builder)  
Rose & Swam (Architect)  
Sawyer, Harry (Builder)  
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)

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Wayahn, Elmer A. (Builder)  
Waldo, M. (Builder)  
Warren, W.W. (Architect)  
Waxman, D (Builder)  
Webster, Frank (Architect)  
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)

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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**

**Acreege 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

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**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.)

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<sup>53</sup> Los Angeles County, California, Department of Public Works, Land Records.

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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, noncontributing apartment house, view northwest
- 38 of 38 401 N. Vista Street, noncontributing triplex, view northwest

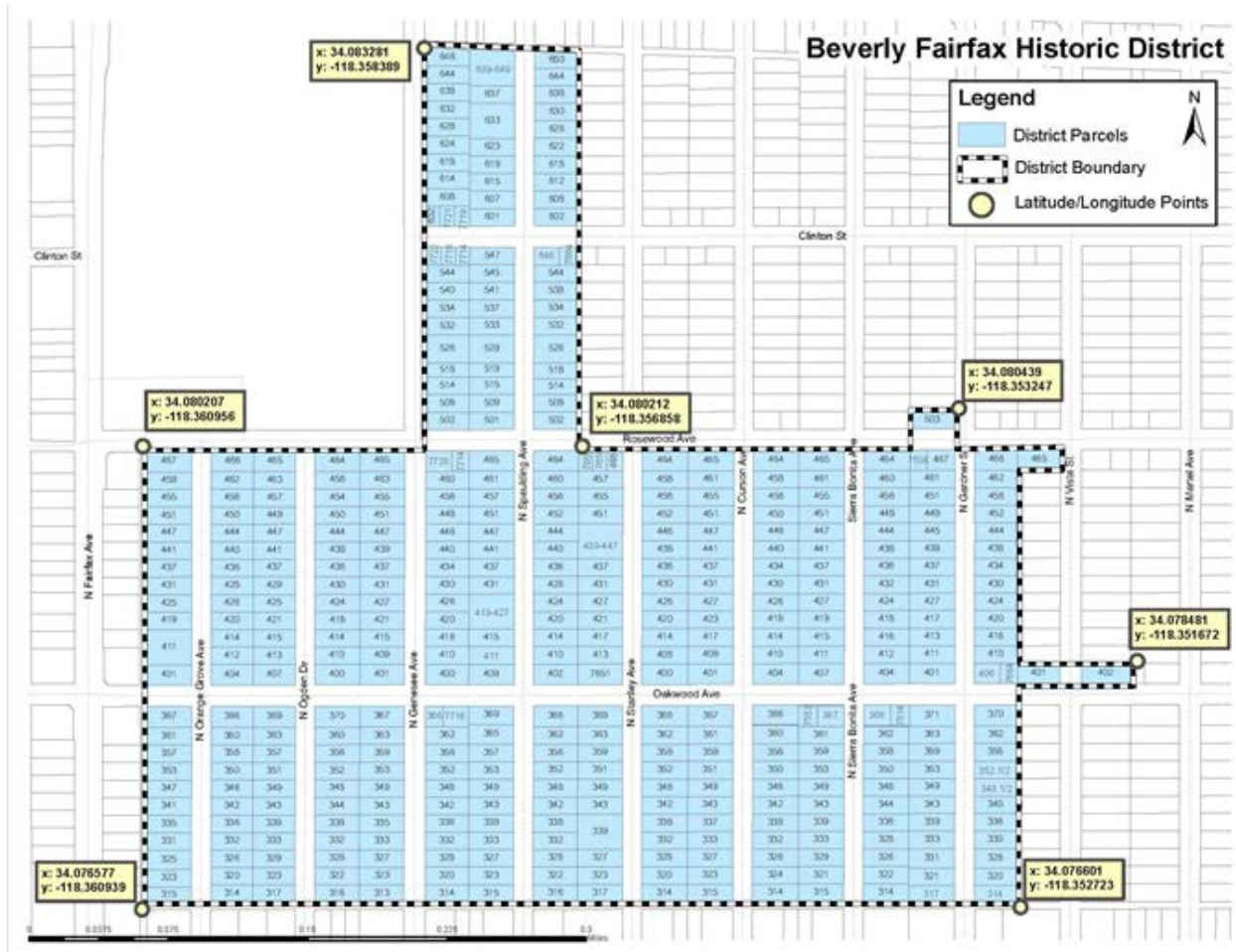
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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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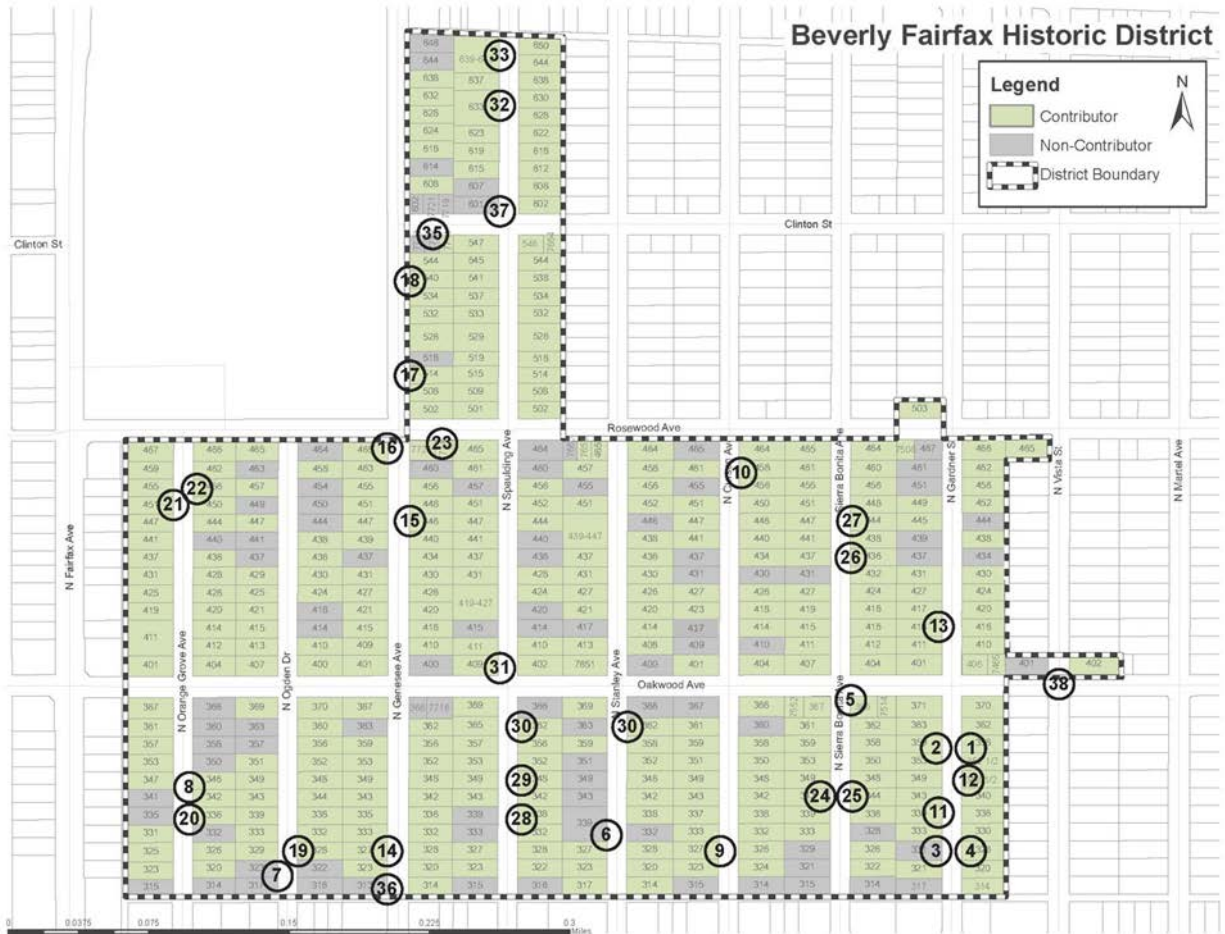
Sketch Map



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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, waterandpower.org.



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**Figure 2.** Gilmore Stadium, with Beverly Fairfax Historic District at top of photo, circa 1938, [waterandpower.org](http://waterandpower.org).



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**Figure 3.** Gilmore Stadium and Gilmore Field, with Beverly Fairfax Historic District at top of photo, circa 1939, waterandpower.org.





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**Photo 1**



**Photo 2**



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**Photo 3**



**Photo 4**



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**Photo 5**



**Photo 6**



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**Photo 7**



**Photo 8**



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**Photo 9**



**Photo 10**



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**Photo 11**



**Photo 12**



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**Photo 13**



**Photo 14**



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**Photo 15**



**Photo 16**





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**Photo 17**



**Photo 18**



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**Photo 19**



**Photo 20**



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**Photo 21**



**Photo 22**



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**Photo 23**



**Photo 24**



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**Photo 25**



**Photo 26**



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**Photo 27**



**Photo 28**



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**Photo 29**



**Photo 30**



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**Photo 31**



**Photo 32**





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**Photo 33**



**Photo 34**



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**Photo 35**



**Photo 36**



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**Photo 37**



**Photo 38**

