

**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.

**1. Name of Property**

**DRAFT**

Historic name: Miracle Mile Apartments 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 W. 3<sup>rd</sup> Street (alley to south), S. La Brea Avenue, Wilshire Boulevard, S. La Brea Avenue, Hauser Boulevard, and W. 6<sup>th</sup> Street

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Not For Publication:  Vicinity: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: State or Federal agency/bureau or Tribal Government</b></p>	

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

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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

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>199</u>	<u>19</u>	buildings
<u>          </u>	<u>1</u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>199</u>	<u>20</u>	Total

Number of contributing resources previously listed in the National Register 0

**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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> and 20<sup>TH</sup> CENTURY REVIVALS:

Colonial Revival, Tudor Revival, Mediterranean Revival, Mission/Spanish Colonial Revival, Italian Renaissance Revival, French Renaissance Revival, Chateausque, Neo-Classical Revival

MODERN MOVEMENT:

Art Deco, Streamlined Moderne, Mid-Century Modern

OTHER: Minimal Traditional

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

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

Foundations CONCRETE  
Walls STUCCO  
BRICK  
CONCRETE  
Roofs TERRA COTTA  
ASPHALT  
Other STUCCO  
WOOD  
BRICK  
CONCRETE  
TERRA COTTA  
CERAMIC TILE  
GLASS  
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 Miracle Mile Apartments Historic District, composed almost entirely of multi-family residences, is located in the Miracle Mile neighborhood of central Los Angeles's Mid-City/Mid-Wilshire area. The neighborhood's topography is flat and its streets follow a regular, rectilinear

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

street grid pattern. Its properties reflect common planning features including consistent lot sizes; modest, uniform setbacks; shallow front lawns; concrete sidewalks; and automobile accommodations like driveways, curb cuts, and rear surface parking lots and detached garages. Most of the contributing multi-family residences of the Miracle Mile Apartments Historic District are built on two distinct scales representing the same time period. The smaller-scale apartment buildings (most commonly eightplexes and sixplexes) are two stories in height and reflect Period Revival styles, most commonly Mission/Spanish Colonial Revival, French Renaissance Revival, Mediterranean Revival, Chateausque, and Tudor Revival. Art Deco, Streamlined Moderne, Minimal Traditional, and Mid-Century Modern examples are also present, and are architecturally compatible with the Period Revival buildings. The larger-scale apartment buildings (ten units or more) are three or four stories in height and most commonly reflect Italian Renaissance Revival, French Renaissance Revival, Chateausque, Art Deco, and Tudor Revival styles. Four two-story single-family residences are present, clustered together on W. 4<sup>th</sup> Street. Modern infill, which comprises the bulk of the district's noncontributing resources, is characterized by five- to six-story apartment buildings spanning multiple parcels. The Miracle Mile Apartments Historic District retains a high level of integrity. Of 219 total resources, 199 are district contributors and nineteen are noncontributors due to construction after the period of significance or loss of integrity. One noncontributing parking lot is also present. The district retains all aspects of historic integrity.

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## **Narrative Description**

### **Location and Setting**

The Miracle Mile Apartments Historic District is located in the Mid-City/Mid-Wilshire neighborhood of Los Angeles, approximately eight miles northwest of downtown Los Angeles. It lies directly north of the Miracle Mile corridor, defined as the portion of Wilshire Boulevard between La Brea Avenue on the east and Fairfax Avenue on the west. The district is irregular in shape, roughly bounded by the rear lot lines of the properties on the west side of Hauser Avenue on the west; 6<sup>th</sup> Street, Park La Brea, and the vehicular alley south of 3<sup>rd</sup> Street on the north; the rear lot lines of properties on the east side of Detroit Street on the east; and the vehicular alley north of Wilshire Boulevard on the south. It is shaped like a backwards "L." The area is flat and level, and the streets adhere to a regular, rectilinear grid pattern oriented toward the cardinal directions. Lots in the district are consistent in size (60 x 130 feet) and rectangular in shape; the majority of buildings on them have primary façades oriented east or west, with only a few facing the east/west-running 4<sup>th</sup> and 6<sup>th</sup> Streets.

The district's streets are consistent in character and are paved with asphalt. While all were originally two-way streets, S. Cloverdale Avenue and S. Detroit Street have been converted to one-way traffic, with one lane turned into angled parking. Streets feature concrete curbs, concrete sidewalks, and narrow parkways planted with lawn and a scattering of mostly immature street trees of various species including jacarandas, queen palms, and cajeput trees. Tall, non-original cast stone streetlights have replaced the original streetlights of cast stone or cast iron that

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

were once present on at least some of the district's streets.<sup>1</sup> Residences have consistent shallow setbacks with landscaping that varies from building to building. Most typically features shallow lawns (some slightly sloped or elevated) and mature shrubs and foundation plantings. Retaining walls and planters are sometimes present; some are original to the properties, while others have been added or replaced. Most properties feature concrete, brick, or flagstone walkways connecting the sidewalk to primary entrances. Curb cuts are present on every block, and the majority of buildings have concrete driveways located at the side of the parcel and leading to a rear surface parking lot or detached garage. Integral basement or first-story parking garages are primarily restricted to noncontributing apartment buildings built between 1988 and 1994. Two 1930 apartment houses have integral basement parking levels, and one 1950 apartment house has soft-story parking (ground-level open parking spots overhung by upper story).

### **Architectural Styles**

Owing to the district's development over a period of more than twenty-five years and its range of building types, several different architectural movements and styles are represented. The district saw its most intense development from 1927 to 1931, when 110 of its 219 properties were constructed (fifty percent of the district). The district's 1920-1930s residential designs are dominated by (in order from greatest to least represented) Spanish Colonial Revival, French Renaissance Revival, Mediterranean Revival, Italian Renaissance Revival, Chateausque, Tudor Revival, American Colonial Revival, Monterey Revival, and Classical Revival. Both high style examples and more modest interpretations of the various styles exist in the district.

All of the district's contributing buildings, including its four Tudor Revival single-family residences, are two to four stories in height, creating consistency with respect to scale, massing, and configuration. They vary in terms of articulation and design, ranging from modest to high-style dwellings. The neighborhood's revivalist architecture was influenced in large part by the thriving film industry that exposed patrons to a variety of architectural styles and decorative elements in the movies, expanding the range of marketable options for builders and desirable styles for home buyers.

The Period Revival properties were joined by a number of Minimal Traditional examples starting in the early 1930s, as well as a handful of Art Deco properties and one Streamlined Moderne example. The small amount of construction that occurred in the 1940s and later resulted mostly in Minimal Traditional houses, with a few late Period Revival and Mid-Century Modern designs. Contributing examples of these architectural styles are compatible with those designed in earlier idioms and contribute to the character and cohesion of the district. Later buildings in the district (late 1930s onward) tend to be more modest in terms of ornamentation, and incorporate minimalist elements of Minimal Traditional, Streamlined Moderne, and/or Regency idioms.

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<sup>1</sup> 1928 photograph of Bert-Ell Manor (465 S. Detroit Street), Security Pacific National Bank Photo Collection, Los Angeles Public Library Photo Collection; 1935 photograph of Greenwich Arms (361 S. Detroit Street), Security Pacific National Bank Photo Collection, Los Angeles Public Library Photo Collection.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

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

There are 214 multi-family residences in the Miracle Mile Apartments Historic District, comprising ninety-eight percent of all resources. The most common multi-family property type is the apartment house or courtyard apartment containing nine or more units (fifty-one percent of the total building stock), a category which includes eleven large examples constructed between 1988 and 1994 that do not contribute to the district's significance. Even with those removed from the count, buildings with nine or more units remain the most prevalent property type, comprising forty-six percent of the total. Eightplexes are the next most common type (twenty-seven percent), and sixplexes are third most common (fourteen percent). Sevenplexes, fiveplexes, and fourplexes make up the rest of the building stock; no duplexes or triplexes are present. All contributing multi-family resources, regardless of unit counts, are two to four stories in height and typically occupy one parcel, with only the largest examples spanning two. The larger property size and housing density exhibited by the Miracle Mile Apartments Historic District is unusual for the greater Wilshire area, which is characterized more by single-family residences and multi-family residences consciously scaled and massed to more closely resemble single-family properties. Fourplexes and duplexes are more typical property types, as illustrated by National Register-listed districts like the Beverly Fairfax Historic District (NR#100002993), the Wilshire Vista West Historic District (NR#100005714), and the Carthay Neighborhoods Historic District (NR#100007486).

The apartment houses for which the district is best known are unusually large for residential neighborhoods in the Miracle Mile area and comprise the first of two general scale categories for the district's contributors. These properties rise three or four stories in height, contain twelve to fifty-five units, and are easily recognizable by their cladding of brick, cast stone, and/or stucco scored to mimic stone, as well as by their scale. Most are simple, rectangularly massed buildings capped by a flat or low-pitched roof and entered via a single central entry. The most commonly applied style is Italian Renaissance Revival, or minimal elements thereof, with fewer examples of French Renaissance Revival, Chateausque, Art Deco, and Tudor Revival also present. Some apartment house examples are even larger and more complexly articulated, spanning two parcels and boasting entry courtyards. Examples include the Italian Renaissance Revival/French Renaissance Revival #119, 603-607 S. Cochran Avenue and two Chateausque courtyard apartments (#9, 607-613 S. Burnside Avenue and #209, 613-619 S. Ridgeley Drive). The largest buildings of three or four stories are spread fairly evenly throughout the district, with a slightly higher concentration on or adjacent to W. 6<sup>th</sup> Street. A few large apartment houses/courtyard apartments rising only two stories in height are present as well, like the Tudor Revival #160, 450-458 S. Detroit Street (the only building known to have been developed by tract subdivider G. Allan Hancock) and the Spanish Colonial Revival #46, 426-430 S. Cloverdale Avenue. Most of the properties in the larger scale category offer no or limited parking options, though a handful (including the spectacular Art Deco example #36, 364 S. Cloverdale Avenue) have integral basement parking.

The second general scale category is the two-story multi-family residence, representing the rest of the district's contributors. These properties, most commonly fourplexes and up as previously noted, typically have an individual entry for each unit, or one shared by two units (an upper and a

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

lower). Lower-story units have stoops and sometimes small patios, while second-story units often have balconies or balconettes. A smaller number of buildings in this scale category have a single shared entry for all units. Building footprints are mostly irregular or L-shaped and in some cases two matching, unconnected buildings flank a narrow open courtyard fronting unit entries. The properties in this smaller scale category are distributed relatively evenly throughout the district, with the exception of some contiguous concentrations of sixplexes along S. Ridgeley Drive, S. Burnside Avenue, and S. Detroit Street.

The multi-family properties located within the district vary in articulation and design, ranging from modest/minimal to high style. While architects were involved in the design of many of them, more commonly they were designed and constructed by builders, reflecting the influence of multiple small-scale developers rather than either a single overarching developer or custom designs for numerous owners. Despite this construction pattern, which likely saw the use of popular architectural pattern books as well as designs by unknown architects, there is little architectural design repetition in the district (beyond the prevalence of several Period Revival styles). Variations in plan, orientation, and details characterize the district and only a handful of designs are replicated directly—most noticeably, several of Max Maltzman’s Italian Renaissance Revival apartment houses, and a number of late 1930s-early 1940s French Renaissance Revival eightplexes built by Albert Rothenberg. Regardless of size and unit number, Period Revival styles are by far the most common, with Minimal Traditional following. All thirty-one of the district’s distinctive, larger (three and four-story) apartment houses were built between 1927 and 1933 in Period Revival styles, with Italian Renaissance Revival the most common.

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

The Miracle Mile Apartments District contains four Tudor Revival single-family residences, comprising two percent of all resources. Clustered together at the southeast corner of W. 4<sup>th</sup> Street and S. Cloverdale Avenue, these residences are two stories in height and were constructed in 1925, making them among the earliest buildings in the district. They appear to have been built and sold by a single contractor, Karl N. Eckers.<sup>2</sup>

### **Condition and Integrity**

The Miracle Mile Apartments Historic District retains its historic appearance from the 1925 to 1952 period of significance. The tangible elements of the neighborhood’s design are largely intact, and most buildings are well maintained, have experienced minimal alterations, and retain a high degree of integrity. 199 resources date to the period of significance and retain integrity of design, materials, and workmanship, making them district contributors. Nineteen resources were built outside of the period of significance or have been extensively altered. One parcel is a surface parking lot. The noncontributing resources do not detract from the district’s ability to convey the original design intent of its architects, designers, builders, and owners.

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<sup>2</sup> “Income Property” classified advertisement listing all four properties for sale or exchange (owner name not included), *Los Angeles Times* September 23, 1925: LADBS Permit No. 16298, May 6, 1925, for 400 S. Cloverdale Avenue.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

The most notable alterations within the district are related to modern infill, wherein some original buildings were demolished for the construction of eleven larger, incompatible apartment buildings (five to six stories in height and spanning two to three parcels) between 1988 and 1994. These buildings constitute the majority of the district's noncontributors. The overall development pattern, planning features, scale, and architectural character of the district remain intact from the period of significance, and the loss of some buildings and addition of others does not equate to an overall loss of district integrity.

The integrity of each resource was evaluated on a case-by-case basis. Typically, if a building has one or a few minor alterations and retains most of its original features it is classified as a contributor. The design intent of contributing buildings remains legible in spite of the alterations. Alterations that preclude a resource from contributing to the historic district are typically those that are more substantive, not easily reversible, and significantly change its appearance from public view. These include resizing of window openings, and thus interruption of fenestration patterns; additions to the primary façade; large additions to side and/or rear façades that overwhelm the building and compromise spatial relationships; and drastic changes to porches and balconies. Buildings are also noncontributing if they have a large number of lesser alterations, which when weighed together compromise the building's integrity. A combination of replacement windows, doors, roof material, and/or cladding may collectively reduce the building's ability to convey its significance.

The district as a whole retains all aspects of integrity. Though demolition of some residential buildings for new residential construction has somewhat compromised integrity of setting, the district retains its original layout, configuration, and residential character. Likewise, while alterations to individual properties somewhat compromised the district's integrity of design, materials and workmanship, overall, the number of extensively altered properties is very few, and the alterations are not so prevalent or substantial that the district's integrity is diminished as a whole. As a result, the Miracle Mile Apartments Historic District retains integrity of location, setting, design, materials, and workmanship. Because the district remains completely residential in character, it also continues to convey its original development pattern as a multi-family residential neighborhood. This character, along with the high degree of integrity of the district's contributing resources and the small percentage of noncontributing resources, means that the district retains integrity 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 Resource Table at the end of this section. 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 (1925-1952) are

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

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. 4<sup>th</sup> Street**

Photo 1 (streetscape)

1. 5718 W. 4<sup>th</sup> Street APN 5508005012 Contributor 1925

A two-story single-family residence in the Tudor Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include arch(es) and a jetty. The roof is front gable and side gable with closed eaves, eave returns, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: window openings infilled at the secondary façade, tile added to entry, restuccoed (compatible), roof material replaced (compatible), and a porch wall infilled.

2. 5722 W. 4<sup>th</sup> Street APN 5508005013 Contributor 1925

A two-story single-family residence in the Tudor Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include arch(es), brick details, and a jetty. The roof is front gable and side gable with vents and closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: security door added, security window bars added, gate added/replaced, restuccoed (compatible), and roof material replaced (compatible). Some details obscured by vegetation.

**W. 6<sup>th</sup> Street**

3. 5481-5483 W. 6<sup>th</sup> Street, 464 S. Cloverdale Avenue  
APN 5508005024 Contributor 1933  
Architect: Arthur W. Hawes Builder: A.S. Roscoe Original Owner: Archie Preissman

A two-story eightplex in the Spanish Colonial Revival style. It has a U-shaped plan, and its cladding is textured stucco. Details include a tower volume, arch(es), corbeled jetty(ies), corbels, entry hood(s), and brick details. The roof is hipped, front gable, and conical with a weathervane, open eaves, exposed purlins, exposed rafter tails, a cupola, and decorative vents, surfaced with clay tile. Alterations: restuccoed (compatible), security door added, security window bars added, light fixture added/replaced, and skylight added.

4. 5524 W. 6<sup>th</sup> Street, 602 S. Cochran Avenue  
APN 5508009014 Contributor 1936  
Architect: Arthur W. Hawes Builder: Roscoe and Laud Original Owner: Archie Preissman

A two-story sixplex in the Chateausque style, with French Revival elements. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), cut stone details, quoins, and a string course. The roof is conical and mansard with closed eaves, flared eaves, a turret, vent roof dormers, and a weathervane, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: awnings added, roof material replaced (compatible), security door added, and security window bars added.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

5. 5564-5566 W 6<sup>th</sup> Street, 603 Dunsmuir Avenue  
APN 5508011013 Contributor 1933  
Architect: Arthur W. Hawes Builder: A.S. Roscoe Original Owner: Archie Preissman

A two-story apartment house in the Minimal Traditional style, with American Colonial Revival elements. It has a U-shaped plan, and its cladding is smooth stucco and wood channel. Details include applied decoration and quoins. The roof is crossed gable with closed eaves, a cornice, decorative vents, and pediments, surfaced with composition shingle. Related features include a detached garage and an entry courtyard. Alterations: railings added/replaced, roof material replaced (compatible), some windows replaced, and one side entry partially infilled and converted to window.

6. 5604-5606 W. 6<sup>th</sup> Street, 603 S. Burnside Avenue  
APN 5508012012 Contributor 1933  
Architect: Arthur W. Hawes Builder: A.S. Roscoe Original Owner: Archie Preissman

A two-story eightplex in the Spanish Colonial Revival style. It has a U-shaped plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), corbeled jetty(ies), corbels, and grilles. The roof is side gable and hipped with clay tile coping, exposed purlins, exposed rafter tails, open eaves, a tower, a turret, and vents, surfaced with clay tile. Related features include a detached garage and a gated entry courtyard with decorative tile on step risers. Alterations: no major alterations, light fixture added/replaced, and security window bars added.

**S. Burnside Avenue**

Photo 2 (streetscape)

7. 600 S. Burnside Avenue, 5566 W. 6<sup>th</sup> Street, "Burnside Manor"  
APN 5508011014 Contributor 1931  
Builder: Nathaniel Akst Original Owner: Nathaniel Akst

A three-story apartment house in the French Revival style. It has a rectangular plan, and its cladding is smooth stucco and stucco scored to mimic stone. Details include applied decoration, arch(es), corbeled jetty(ies), corbels, cut stone details, exterior stairs, a fire escape, quoins, stepped jetty(ies), and oriels. The roof is mansard with a cornice, vent roof dormers, window roof dormers, and flared gables, surfaced with composition shingle. Alterations: no major alterations and security window bars added.

8. 606-608 S. Burnside Avenue APN 5508011015 Contributor 1947  
Builder: Kagan Construction Co. Original Owner: Dr. and Mrs. W.E. Schwartz

A two-story sevenplex in the Minimal Traditional style. It has a rectangular plan, and its cladding is smooth stucco and wood channel. Details include a string course, exterior stairs, and double-height porch canopies with square column supports. The roof is hipped and side gable with a cornice, vent roof dormers, and closed eaves, surfaced with composition shingle. Related

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

features include a detached garage. Alterations: no major alterations, roof material replaced (compatible), security door added, and security window bars added.

9. 607-613 S. Burnside Avenue APN 5508012011 Contributor 1931  
Builder and Original Owner: Glenn A. Doughty Photo 10

A three-story courtyard apartment in the Chateausque style. It has a U-shaped plan, and its cladding is smooth stucco and stucco scored to mimic stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbels, pilasters, and quoins. The roof is conical and mansard with decorative vents, finials, a tower, vent roof dormers, wall dormers, and turrets, weathervanes, crenellations, decorative gutter supports, surfaced with a material not visible and wood shingle painted to resemble aged copper. Related features include a fountain and a gated entry courtyard. Alterations: roof material replaced (compatible) and partial roof deck enclosure, rounded with glass block.

10. 612-622 S. Burnside Avenue APN 5508011028 Noncontributor 1990  
Architect: REA Architects, AIA Builder: GCS Construction  
Original Owner: Projects West Gen. Partner

A six-story apartment house in the Contemporary style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies). The roof is flat with arched roof forms, surfaced with composition shingle and a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

11. 621 S. Burnside Avenue APN 5508012009 Contributor 1952  
Architect: R.L. Wilson Builder and Original Owner: Frieber Construction Co.

A two-story sixplex in the Mid-Century Modern style. It has a rectangular plan, and its cladding is smooth stucco, wood clapboard, and cut stone. Details include applied decoration, balcony(ies), and cut stone details. The roof is hipped with closed eaves and broad eaves, surfaced with composition shingle. Related features include a detached garage and planters. Alterations: appears to be unaltered.

12. 625-629 S. Burnside Avenue APN 5508012027 Contributor 1940  
Architect: H. William Greene Builder and Original Owner: Oscar Kalish

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, grilles, pilasters, and a string course. The roof is hipped and mansard with a cornice, vent roof dormers, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: grilles added/replaced, light fixture added/replaced, roof material replaced (compatible), and security window bars added.

13. 626 S. Burnside Avenue APN 5508011018 Contributor 1930

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Architect: Max Maltzman

Builder and Original Owner: Samuel Pollock

A four-story apartment house in the Art Deco style. It has a T-shaped plan, and its cladding is smooth stucco, brick, and cast stone. Details include applied decoration, arch(es), a fire escape, grilles, pilasters, and a string course. The roof is flat with a cornice, surfaced with a material not visible. Alterations: primary door replaced, and primary entry assembly replaced.

14. 630 S. Burnside Avenue APN 5508011019 Contributor 1930  
Architect: J.A. Grundfor Original Owner: Frank D. Murray Photo 11

A three-story apartment house in the Tudor Revival style. It has a T-shaped plan, and its cladding is brick and smooth stucco. Details include arch(es), applied decoration, and balconettes. The roof is side gable and flat with a shaped parapet, wall dormers, and crenellations, a gargoyle, surfaced with slate and a material not visible. Alterations: primary door replaced, and primary entry assembly replaced.

15. 631-635 S. Burnside Avenue APN 5508012007 Contributor 1938  
Architect: Edith Northman Original Owner: A. Connelly

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, balcony(ies), corbeled jetty(ies), pilasters, quoins, and a string course. The roof is mansard with closed eaves, a cornice, vent roof dormers, vents, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: all windows replaced, restuccoed (incompatible), roof material replaced (compatible), security door added, security window bars added, and tile added to entry.

16. 636 S. Burnside Avenue, "Beaumont Apartments"  
APN 5508011020 Contributor 1930  
Architect: Max Maltzman Builder and Original Owner: Samuel Pollock

A four-story apartment house in an unknown/not visible style (details obscured by vegetation). It has a T-shaped plan, and its cladding is smooth stucco, cast stone, and brick. Details include applied decoration, arch(es), a fire escape, and grilles. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: awnings added, primary door replaced, and crenellations removed.

17. 637-641 S. Burnside Avenue APN 5508012006 Contributor 1939  
Architect: H. William Greene Builder and Original Owner: Oscar Kalish

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco, cut stone, and scored stucco. Details include applied decoration, arch(es), cut stone details, grilles, pilasters, stepped jetty(ies), and a string course. The roof is mansard with a cornice and wall dormers, surfaced with composition shingle and a material not visible. Related

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), security door added, and security window bars added.

18. 642 S. Burnside Avenue APN 5508011021 Contributor 1946  
Builder: Gray Construction Co. Original Owner: H.S. Greentree

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has a rectangular plan, and its cladding is smooth stucco. Details include pilasters, applied decoration, and a string course. The roof is hipped and flat with closed eaves, a cornice, a flat parapet, vents, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: no major alterations, light fixture added/replaced, and roof material replaced (compatible).

19. 645 S. Burnside Avenue, "The Wilburn"  
APN 5508012005 Contributor 1947  
Builder and Original Owner: Aldon Construction Co.

A two-story apartment house in the American Colonial Revival style, with Regency elements. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), signage, and a double-height porch canopy with square column supports. The roof is hipped with closed eaves, surfaced with composition shingle. Alterations: roof material replaced (compatible), security window bars added, and some windows replaced.

20. 648-52 S. Burnside Avenue APN 5508011022 Contributor 1938  
Builder: J.J. Rees Original Owner: Albert Rothenberg

A two-story apartment house in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco, cast stone, and scored stucco. Details include applied decoration, arch(es), corbeled jetty(ies), corbels, grilles, pilasters, quoins, a string course, and window hoods. The roof is hipped, flat, and conical with closed eaves, a cornice, a flat parapet, a turret, vent roof dormers, and vents, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: no major alterations, light fixture added/replaced, roof material replaced (compatible), and security door added.

21. 649 S. Burnside Avenue, "Burnside Villas"  
APN 5508012004 Contributor 1929  
Architect: Arlos R. Sedgley Builder: Peters-Green Co. Original Owner: Marshall E. Green

A four-story apartment house in an unknown/not visible style (details obscured by vegetation). It has a rectangular plan, and its cladding is smooth stucco and brick. Details include arch(es), balconettes, and a fire escape. The roof is hipped and flat with a flat parapet and wall dormers, surfaced with composition shingle and a material not visible. Alterations: all windows replaced, awnings added, primary door replaced, primary entrance altered, railings added/replaced, and security window bars added.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

22. 654 S. Burnside Avenue APN 5508011023 Contributor 1933  
Architect: Milton J. Black Builder: Security Finance and Building Co.  
Original Owner: Sara C. Corbett

A four-story apartment house in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco and stucco scored to mimic stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), corbels, decorative tile, quoins, a string course, and a tower volume. The roof is side gable and hipped with clay tile coping, exposed purlins, exposed rafter tails, molded eaves, open eaves, and a tower, surfaced with clay tile. Related features include a porte cochere and a detached garage. Alterations: appears to be unaltered.

**S. Cloverdale Avenue**

23. 311-315 S. Cloverdale Avenue APN 5508003010 Contributor 1928  
Original Owner: D.A. Harter and Sons

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include a tower volume, balcony(ies), balconettes, arch(es), corbeled jetty(ies), pierced screen(s), and applied decoration. The roof is conical, flat, and hipped with molded eaves, a flat parapet, and clay tile coping, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security window bars added, restuccoed (incompatible), security door added, decorative tile added, and light fixture added/replaced.

24. 314-316 S. Cloverdale Avenue APN 5508002016 Contributor 1950  
Builder and Original Owner: Ben Bromberg

A two-story apartment house in the Minimal Traditional style, with American Colonial Revival elements. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, dentil molding, a string course, and balconettes. The roof is hipped with closed eaves and a cornice, surfaced with composition shingle. Alterations: restuccoed (compatible), security window bars added, some windows replaced, and balconettes added.

25. 319 S. Cloverdale Avenue APN 5508003009 Contributor 1931  
Builder: Income Properties Construction Co. Original Owner: R.L. Heltzer

A two-story apartment house in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has a rectangular plan, and its cladding is textured stucco and smooth stucco. Details include arch(es), balcony(ies), corbeled jetty(ies), corbels, and decorative wood elements. The roof is side gable and flat with clay tile coping, a flat parapet, open eaves, and exposed rafter tails, surfaced with composition shingle, clay tile, and a material not visible. Related features include a detached garage. Alterations: roof material replaced (incompatible), restuccoed (incompatible), some windows replaced, security window bars added, and decorative tile added.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

26. 325 S. Cloverdale Avenue APN 5508003008 Contributor 1931  
Builder: Income Properties Construction Co. Original Owner: R.L. Heltzer

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), corbels, decorative tile, decorative wood elements, and a wing wall. The roof is side gable and flat with clay tile coping and a flat parapet, surfaced with clay tile and a material not visible. Alterations: restuccoed (compatible), security door added, security window bars added, some windows replaced, tile added to entry, and a low retaining wall added.

27. 322-328 ½ S. Cloverdale Avenue APN 5508002027 Noncontributor 1990  
Architect: William Clark Builder and Original Owner: Century West Development

A five-story apartment house in the Contemporary style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is smooth stucco. Details include balcony(ies), arch(es), a string course, and applied decoration. The roof is hipped and flat with clay tile coping, a cornice, a flat parapet, and wall dormers, surfaced with clay tile and a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

28. 329 S. Cloverdale Avenue APN 5508003007 Contributor 1927  
Architect: Otto Coldewe Builder: L.J. Londo Original Owner: Marie Londo

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, arch(es), and grilles. The roof is hipped, flat, and shed with clay tile coping, exposed purlins, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: grilles added/replaced, restuccoed (incompatible), security window bars added, some windows replaced, and balcony altered/enclosed (appears to have occurred during period of significance).

29. 334-348 S. Cloverdale Avenue APN 5508002026 Noncontributor 1988  
Original Owner: The Homestead Group Assets

A five-story apartment house in the Contemporary style, with Spanish Colonial Revival elements. It has a U-shaped plan, and its cladding is textured stucco. Details include arch(es), balcony(ies), and a string course. The roof is flat with clay tile coping, a cornice, a flat parapet, and wall dormers, surfaced with clay tile and a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

30. 335 S. Cloverdale Avenue APN 5508003006 Contributor 1931  
Architect: H.S. Webster Builder: J. Jacobowitz Original Owner: J and J Holding Co.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), corbels, decorative tile, decorative wood elements, and a string course. The roof is side gable, hipped, and flat with clay tile coping, exposed purlins, exposed rafter tails, finials, a flat parapet, open eaves, and a turret, surfaced with clay tile and a material not visible. Alterations: no major alterations, gate added/replaced, and open patio added at front setback.

31. 345-347 S. Cloverdale Avenue APN 5508003026 Noncontributor 1990  
Original Owner: Howard and Marion King

A five-story apartment house in the Contemporary style. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, balcony(ies), pilasters, and planter(s). The roof is hipped and flat with clay tile coping, a flat parapet, a shaped parapet, and wall dormers, surfaced with clay tile and a material not visible. Related features include an integral semi-subterranean parking garage. Alterations: appears to be unaltered.

32. 350-354 ½ S. Cloverdale Avenue  
APN 5508002023 Contributor 1936  
Architect: O.R. Spuk Builder and Original Owner: Oscar Kalish

A two-story sixplex in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), cut stone details, corbeled jetty(ies), corbels, quoins, a string course, and pilasters. The roof is conical and mansard with a cornice, finials, vent roof dormers, wall dormers, and turrets, surfaced with composition shingle. Alterations: gate added/replaced, security window bars added, railings added/replaced, restuccoed (compatible), and roof material replaced (compatible).

33. 353 S. Cloverdale Avenue APN 5508003003 Contributor 1927  
Architect: Paul Stockigt Builder and Original Owner: J.A. Carter

A two-story apartment house in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), corbels, decorative wood elements, a tower volume, and a wing wall. The roof is hipped, flat, and shed with clay tile coping, a flat parapet, and a tower, surfaced with clay tile and a material not visible. Alterations: awnings added, railings added/replaced, restuccoed (incompatible), and entry stoop replaced/enlarged and tile added.

34. 359 S. Cloverdale Avenue APN 5508003002 Contributor 1932  
Builder: Kenneth Albright Original Owner: Gladys L. Roos

A two-story eightplex in the Spanish Colonial Revival style, with Art Deco elements. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), decorative tile, decorative wood elements, stepped jetty(ies), and a string course. The roof is side gable, hipped, and flat with clay tile coping, a cornice,

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

exposed purlins, exposed rafter tails, a flat parapet, open eaves, and a turret, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: railings added/replaced, restuccoed (compatible), security window bars added, and tile added to entry.

35. 360 S. Cloverdale Avenue APN 5508002024 Contributor 1931  
Builder and Original Owner: Charles J. Dorfman

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include balcony(ies), balconettes, grilles, pierced screen(s), decorative wood elements, arch(es), stepped jetty(ies), and corbeled jetty(ies). The roof is crossed gable with clay tile coping, open eaves, exposed purlins, exposed rafter tails, bargeboards, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: decorative elements added, decorative tile added, grilles added/replaced, light fixture added/replaced, railings added/replaced, and security window bars added.

36. 364 S. Cloverdale Avenue APN 5508002025 Contributor 1930  
Architect: C.J. Smale Builder and Original Owner: Webster Treat Photo 12

A four-story apartment house in the Art Deco style. It has a rectangular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration and a fire escape. The roof is flat with a cornice and a flat parapet, surfaced with a material not visible. Related features include an integral basement parking garage. Alterations: appears to be unaltered.

37. 365 S. Cloverdale Avenue APN 5508003001 Contributor 1928  
Architect: Otto Coldewe Builder: George Terranova Original Owner: Robert Casear

A four-story apartment house in the Italian Renaissance Revival style. It has a rectangular plan, and its cladding is brick and stucco scored to mimic stone. Details include applied decoration, arch(es), brick details, a fire escape, quoins, and a string course. The roof is flat with a cornice and a flat parapet, surfaced with a material not visible. Alterations: primary door replaced, security window bars added, and primary entry assembly replaced.

38. 400 S. Cloverdale Avenue APN 5508005014 Contributor 1925  
Architect, Builder, and Original Owner: K.N. Eckers

A two-story single-family residence in the Tudor Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include arch(es). The roof is front gable and side gable with wall dormers, eave returns, closed eaves, and vents, surfaced with composition shingle. Related features include an attached garage. Alterations: roof material replaced (compatible), restuccoed (compatible), and security window bars added.

39. 401 S. Cloverdale Avenue, 5736-58 W. 4<sup>th</sup> Street  
APN 5508004010 Contributor 1938

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Builder and Original Owner: Joe Eudemiller

A two-story apartment house in the French Revival style. It has an irregular plan, and its cladding is smooth stucco and cast stone. Details include dentil molding, entry hood(s), quoins, corbels, applied decoration, and a string course. The roof is hipped and mansard with vent roof dormers, a cornice, and dentil molding, surfaced with composition shingle. Related features include a detached garage. Alterations: some windows replaced, light fixture added/replaced, security window bars added, roof material replaced (compatible), and restuccoed (compatible).

40. 404 S. Cloverdale Avenue APN 5508005015 Contributor 1925

A two-story single-family residence in the Tudor Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include arch(es) and a jetty. The roof is front gable and side gable with closed eaves, eave returns, and vents, surfaced with synthetic shingle. Related features include a detached garage. Alterations: light fixture added/replaced, security door added, security window bars added, roof material replaced (compatible), and restuccoed (compatible).

41. 409 S. Cloverdale Avenue APN 5508004009 Contributor 1931  
Architect: H.S. Webster Builder: J. Jacobowitz Original Owner: J and J Holding Co.

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), corbeled jetty(ies), stepped jetty(ies), balcony(ies), corbels, and decorative tile. The roof is side gable, hipped, conical, and flat with finials, open eaves, exposed rafter tails, a flat parapet, clay tile coping, and a cupola, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security window bars added and security bars added to primary door.

42. 414 S. Cloverdale Avenue APN 5508005029 Noncontributor 1989  
Architect: EDC, Inc. Architects Builder: Hollywood Development Corp.  
Original Owner: B & S Enterprises

A five-story apartment house in the Contemporary style. It has an irregular plan, and its cladding is textured stucco. Details include balcony(ies), a string course, and speed lines. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

43. 415 S. Cloverdale Avenue APN 5508004008 Contributor 1928  
Architect: H. Schultz Builder: Day Laborers Original Owner: Frank Smith

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include corbeled jetty(ies), arch(es), and balcony(ies). The roof is hipped and flat with clay tile coping, a flat parapet, open eaves, exposed purlins, and exposed rafter tails, surfaced with clay tile and a material not visible. Alterations: light fixture added/replaced, security window bars added, and glazing in primary door replaced.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

44. 419 S. Cloverdale Avenue APN 5508004007 Contributor 1931  
Builder: Charles J. Dorfman Original Owner: Federal Corporation

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include arch(es), applied decoration, balconettes, balcony(ies), decorative tile, and a jetty, an oriel. The roof is side gable, flat, hipped, and pent with clay tile coping, a flat parapet, open eaves, exposed purlins, and exposed rafter tails, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: light fixture added/replaced, security window bars added, and some windows replaced.

45. 423 S. Cloverdale Avenue APN 5508004006 Contributor 1947  
Architect: Edith Northman Builder and Original Owner: Glenn Company Photo 13

A two-story sevenplex in the Minimal Traditional style. It has an irregular plan, and its cladding is smooth stucco. Details include a string course, entry hood(s), exterior stairs, applied decoration, decorative tile, and cut stone details. The roof is hipped with closed eaves and vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: no major alterations and light fixture added/replaced.

46. 426-430 S. Cloverdale Avenue, "Villa Cintra" APN 5508005019 Contributor 1928  
Builder and Original Owner: Raul and Henriette Pereira Photo 14

A two-story courtyard apartment in the Spanish Colonial Revival style. It has a U-shaped plan, and its cladding is smooth stucco. Details include balcony(ies), arch(es), corbels, planter(s), decorative wood elements, corbeled jetty(ies), and decorative tile. The roof is front gable, side gable, and hipped with decorative vents, bargeboards, clay tile coping, open eaves, exposed purlins, exposed rafter tails, and brackets, surfaced with clay tile. Alterations: appears to be unaltered.

47. 431 S. Cloverdale Avenue APN 5508004005 Contributor 1929  
Original Owner: Murray J. Glass

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include arch(es), applied decoration, grilles, corbeled jetty(ies), pilasters, and decorative wood elements. The roof is crossed gable and flat with bargeboards, clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: primary door replaced and security window bars added.

48. 436-440 ½ S. Cloverdale Avenue APN 5508005020 Contributor 1929

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Architect: J.A. Grundfor

Original Owner: Raul Pereira

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco and wood vertical board. Details include arch(es), corbels, decorative wood elements, balcony(ies), decorative tile, and exterior stairs. The roof is shed, flat, and side gable with bargeboards, brackets, clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: security door added and some windows replaced.

49. 437 S. Cloverdale Avenue APN 5508004004 Contributor 1930  
Architect: Maurice Grodin Builder: Philip Mass Original Owner: Joseph Branson

A two-story apartment house in the French Revival style. It has a rectangular plan, and its cladding is brick and textured stucco. Details include arch(es), balcony(ies), grilles, and pierced screen(s). The roof is hipped and flat with wall dormers and a flat parapet, surfaced with slate and a material not visible. Related features include an integral basement parking garage. Alterations: primary door replaced.

50. 442 S. Cloverdale Avenue APN 5508005021 Contributor 1929  
Architect: J.A. Grundfor Original Owner: Raul Pereira

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, balcony(ies), decorative wood elements, half-timbering, and a tower volume. The roof is side gable, hipped, and shed with open eaves, exposed purlins, exposed rafter tails, a flat parapet, and clay tile coping, surfaced with clay tile. Related features include planters. Alterations: railings added/replaced, security door added, security window bars added, and tile added to entry.

51. 443 S. Cloverdale Avenue APN 5508004003 Contributor 1928  
Builder and Original Owner: Ben L. Gubser

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include balconettes, arch(es), corbeled jetty(ies), decorative tile, and grilles. The roof is hipped, side gable, and flat with clay tile coping, open eaves, a flat parapet, exposed purlins, and exposed rafter tails, surfaced with clay tile and a material not visible. Alterations: some windows replaced and a low concrete masonry unit retaining wall added at front.

52. 448-452 S. Cloverdale Avenue APN 5508005022 Contributor 1938  
Builder and Original Owner: Mark Viner

A two-story sixplex in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, corbels, cut stone details, dentil molding, entry hood(s), pilasters, quoins, stepped jetty(ies), and a string course. The roof is mansard and conical

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

with closed eaves, a cornice, dentil molding, finials, a shaped parapet, a turret, vent roof dormers, and wall dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), and security window bars added. This building shares a driveway with the matching building at 454-458 S. Cloverdale Avenue (Resource #54).

53. 449 S. Cloverdale Avenue APN 5508004002 Contributor 1928  
Original Owner: Saul Hanlin

A three-story apartment house in the Italian Renaissance Revival style. It has a rectangular plan, and its cladding is brick and textured stucco. Details include applied decoration, arch(es), a fire escape, pilasters, and cut stone details. The roof is flat and hipped with a flat parapet, a shaped parapet, and a cornice, surfaced with a material not visible and composition shingle. Alterations: roof material replaced (compatible) and security window bars added.

54. 454-458 S. Cloverdale Avenue APN 5508005023 Contributor 1939  
Builder: Securities Construction Co. Original Owner: Mark Viner

A two-story sixplex in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, corbels, cut stone details, dentil molding, entry hood(s), pilasters, quoins, stepped jetty(ies), and a string course. The roof is conical and mansard with closed eaves, a cornice, dentil molding, finials, a shaped parapet, a turret, vent roof dormers, and wall dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: roof material replaced (compatible) and restuccoed (compatible). This building shares a driveway with the matching building at 448-452 S. Cloverdale Avenue (#52).

55. 461 S. Cloverdale Avenue APN 5508004001 Contributor 1950  
Builder and Original Owner: Ray Radin and M. Beitel

A two-story courtyard apartment in the Minimal Traditional style. It has an O-shaped plan, and its cladding is textured stucco. Details include cut stone details and quoins. The roof is hipped with vent roof dormers, surfaced with composition shingle. Related features include a gated entry courtyard. Alterations: decorative elements removed, restuccoed (compatible), roof material replaced (compatible), security door added, security window bars added, and some windows replaced.

56. 600-608 S. Cloverdale Avenue APN 5508008030 Noncontributor 1990  
Architect: Samuel Wacht Associates, AIA Original Owner: 600 S. Cloverdale Association

A five-story apartment house in the Contemporary style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), signage, and a string course. The roof is front gable, flat, and shed with clay tile coping, a flat parapet, and a tower, surfaced with clay tile and a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

57. 601 S. Cloverdale Avenue APN 5508009013 Contributor 1928  
Architect: Leland A. Bryant Builder and Original Owner: Philip Feldman and Son Photo 15

A four-story apartment house in the French Revival style. It has an irregular plan, and its cladding is textured stucco, scored stucco, and cast stone. Details include balconettes, a fire escape, and dentil molding. The roof is hipped and mansard with dentil molding, a cornice, finials, wall dormers, vents, and flared eaves, surfaced with composition shingle and a material not visible. Alterations: primary door replaced, primary entry assembly replaced, roof material replaced (compatible), security window bars added, and some window transoms removed for air conditioning units.

58. 607 S. Cloverdale Avenue APN 5508009012 Contributor 1928  
Architect: S. Charles Lee Builder and Original Owner: Philip Feldman

A two-story apartment house in the Mediterranean Revival style, with Mission Revival elements. It has a T-shaped plan, and its cladding is smooth stucco and scored stucco. Details include arch(es), applied decoration, decorative tile, and pierced screen(s). The roof is side gable and flat with clay tile coping, a shaped parapet, a flat parapet, wall dormers, and vents, surfaced with clay tile and a material not visible. Alterations: appears to be unaltered.

59. 611 S. Cloverdale Avenue APN 5508009011 Contributor 1929  
Architect: Max Maltzman Builder and Original Owner: Harry Lyons

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick, cast stone, and scored stucco. Details include arch(es), a fire escape, and a string course. The roof is flat with a flat parapet, a cornice, and a shaped parapet, surfaced with a material not visible. Alterations: awnings added, security window bars added, and primary entry assembly replaced in kind.

60. 614 S. Cloverdale Avenue APN 5508008016 Contributor 1927  
Builder: George J. Nico Original Owner: George Evans and Ted Newcomb

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, arch(es), balcony(ies), corbeled jetty(ies), decorative wood elements, and a tower volume. The roof is crossed gable, hipped, and flat with clay tile coping and a flat parapet, surfaced with clay tile and a material not visible. Alterations: no major alterations, awnings added, light fixture added/replaced, railings added/replaced, and security door added.

61. 618-622 S. Cloverdale Avenue APN 5508008017 Contributor 1948  
Architect: R.S. Loring Builder and Original Owner: Irving Grusine

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story sixplex in the Minimal Traditional style, with Streamline Moderne elements. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, brick details, quoins, and a string course. The roof is hipped with closed eaves, surfaced with composition shingle. Alterations: no major alterations, roof material replaced (compatible), and security window bars added.

62. 621 S. Cloverdale Avenue APN 5508009010 Contributor 1928  
Architect: Milton R. Sutton Builder and Original Owner: H. Bank

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include arch(es), applied decoration, balconettes, grilles, and quoins. The roof is front gable, shed, and flat with clay tile coping, a cornice, closed eaves, and vents, surfaced with clay tile and a material not visible. Alterations: grilles added/replaced, railings added/replaced, and restuccoed (incompatible).

63. 626 S. Cloverdale Avenue APN 5508008018 Contributor 1928  
Architect: John V. Koester Builder and Original Owner: H. Bank

A two-story eightplex in the Tudor Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, cut stone details, decorative wood elements, dentil molding, half-timbering, and pilasters. The roof is crossed gable and flat with bargeboards, clay tile coping, corbels, exposed rafter tails, and a flat parapet, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: no major alterations, roof material replaced (compatible), and security window bars added.

64. 627 S. Cloverdale Avenue APN 5508009009 Contributor 1928  
Architect: Milton R. Sutton Builder and Original Owner: H. Bank

A two-story eightplex in the Mediterranean Revival style. It has a rectangular plan, and its cladding is textured stucco and scored stucco. Details include decorative tile, balconettes, grilles, and arch(es). The roof is side gable, flat, and pent with bargeboards, brackets, clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security window bars added and primary door replaced.

65. 631 S. Cloverdale Avenue APN 5508009008 Contributor 1927  
Architect: [first name not provided] Scott Original Owner: Pauline Hackin

A two-story eightplex in the Mediterranean Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies), arch(es), entry canopy(ies), and planter(s). The roof is hipped and flat with clay tile coping, open eaves, exposed purlins, exposed rafter tails, vents, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: restuccoed (compatible), awnings added, and security window bars added.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

66. 632 S. Cloverdale Avenue, "Cloverdale North"  
APN 5508008019 Contributor 1939

Builder and Original Owner: Albert Rothenberg

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), dentil molding, pilasters, signage, and a string course. The roof is flat and mansard with clay tile coping, a cornice, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: roof material replaced (compatible), security window bars added, and some windows replaced. This building shares a courtyard with the matching building at 638 S. Cloverdale Avenue (#68).

67. 637 S. Cloverdale Avenue APN 5508009007 Contributor 1951  
Builder: Julian Weinstock Original Owner: Seldon Baker

A two-story apartment house in the Minimal Traditional style. It has an irregular plan, and its cladding is smooth stucco and wood channel. Details include cut stone details, a string course, and exterior stairs. The roof is hipped with closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced and some windows replaced.

68. 638 S. Cloverdale Avenue, "Cloverdale South"  
APN 5508008020 Contributor 1940

Builder and Original Owner: Albert Rothenberg

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), dentil molding, pilasters, signage, and a string course. The roof is flat and mansard with clay tile coping, a cornice, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: no major alterations, roof material replaced (compatible), and security window bars added. This building shares a courtyard with the matching building at 632 S. Cloverdale Avenue (#66).

69. 642-646 S. Cloverdale Avenue, "Villa Roma"  
APN 5508008021 Contributor 1928

Architect: H.H. Whiteley Builder and Original Owner: Ray C. Jones

A two-story apartment house in the Spanish Colonial Revival style. It has an L-shaped plan, and its cladding is textured stucco. Details include applied decoration, arch(es), grilles, pierced screen(s), signage, a tower volume, and a wing wall. The roof is hipped, flat, and shed with clay tile coping, a cornice, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a courtyard with arched entry. Alterations: restuccoed (compatible). The building directly abuts, and shares a courtyard with, 648-652 S. Cloverdale Avenue (#71).

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

70. 643-645 S. Cloverdale Avenue APN 5508009006 Contributor 1927  
Architect: Frankie Faulkner Original Owner: Frank C. Bowman

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include arch(es), balconettes, balcony(ies), a wing wall, grilles, corbeled jetty(ies), and corbels. The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: no major alterations, security window bars added, and light fixture added/replaced.

71. 648-652 S. Cloverdale Avenue APN 5508008022 Contributor 1929  
Builder and Original Owner: J.M. Reese

A two-story apartment house in the Spanish Colonial Revival style. It has an L-shaped plan, and its cladding is textured stucco. Details include applied decoration, arch(es), grilles, pierced screen(s), and a tower volume. The roof is crossed gable, hipped, and flat with clay tile coping, a cornice, decorative vents, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a fountain and a courtyard with arched entry. Alterations: restuccoed (compatible) and security window bars added. The building directly abuts and shares a courtyard with 642-646 S. Cloverdale Avenue (#69).

72. 654 S. Cloverdale Avenue APN 5508008023 Contributor 1928  
Builder: S. Hanlin Original Owner: Jessie Rose

A three-story apartment house in the Italian Renaissance Revival style. It has a rectangular plan, and its cladding is brick and cast stone. Details include applied decoration, arch(es), a fire escape, pilasters, and a string course. The roof is hipped and flat with a flat parapet, a shaped parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: roof material replaced (compatible) and security window bars added.

73. 649-659 S. Cloverdale Avenue APN 5508009005 Noncontributor 1972  
Architect: Richard N. Rice Builder and Original Owner: 659 S. Cloverdale Co.

A three-story apartment house in the Late Modern style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies) and planter(s). The roof is mansard and flat with a flat parapet, surfaced with a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

74. 660 S. Cloverdale Avenue APN 5508008024 Noncontributor 1927  
Architect and Builder: Ray Building and Finance Co. Original Owner: Fanny Siegel

A two-story apartment house in no discernable style. It has a rectangular plan, and its cladding is smooth stucco and wood horizontal board (or engineered wood siding). The roof is flat with clay

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

tile coping and a flat parapet, surfaced with a material not visible. Alterations: all windows replaced, decorative elements added, decorative elements removed, light fixture added/replaced, primary door replaced, primary entrance altered, wall cladding replaced, and primary façade completely reconfigured.

75. 661 S. Cloverdale Avenue APN 5508009004 Contributor 1928  
Architect: John V. Koester Builder and Original Owner: H. Bank and I.M. Schneider

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco and scored stucco. Details include balcony(ies), balconettes, corbeled jetty(ies), corbels, and exterior stairs. The roof is hipped, flat, and side gable with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Alterations: light fixture added/replaced, railings added/replaced, security window bars added, some windows replaced, and balcony replaced in kind.

76. 664 S. Cloverdale Avenue APN 5508008028 Contributor 1928  
Architect: Bertram Teitlebaum Builder and Original Owner: I.M. Schneider

A two-story fourplex in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balconettes, and planter(s). The roof is flat and shed with clay tile coping, a flat parapet, molded eaves, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: railings added/replaced and planters added, balconette added or replaced in kind.

**S. Cochran Avenue**

Photos 3, 4, 5 (streetscape)

77. 313 S. Cochran Avenue APN 5509002011 Contributor 1935  
Architect: Arthur W. Hawes Builder: A.S. Roscoe Original Owner: Archie Preissman

A two-story eightplex in the Minimal Traditional style, with American Colonial Revival elements. It has an irregular plan, and its cladding is textured stucco and wood clapboard. Details include applied decoration and a string course. The roof is hipped and side gable with a cornice, open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Alterations: gate added/replaced, railings added/replaced, and roof material replaced (compatible).

78. 316-322 ½ S. Cochran Avenue APN 5508003016 Contributor 1936  
Original Owner: Lewis G. Smith

A two-story eightplex in the Chateausque style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), cut stone details, entry hood(s), quoins, and stepped jetty(ies). The roof is conical and mansard with closed eaves, finials, flared eaves, vent roof dormers, wall dormers, and turrets, surfaced with composition shingle and a

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

material not visible. Related features include a detached garage and a porte cochere. Alterations: restuccoed (compatible), roof material replaced (compatible), security door added, security window bars added, and some windows replaced.

79. 317-321 ½ S. Cochran Avenue APN 5509002010 Contributor 1935  
Architect: Edith Northman Builder: Superior House Builders Original Owner: Louis S. Strauss

A two-story sixplex in the Minimal Traditional style, with American Colonial Revival elements. It has an irregular plan, and its cladding is smooth stucco and wood channel. Details include entry hood(s), cut stone details, and balcony(ies). The roof is hipped with vent roof dormers, wall dormers, and closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: roof material replaced (compatible), security door added, and security window bars added.

80. 324 S. Cochran Avenue APN 5508003017 Contributor 1930  
Architect: John C. Stahl Builder and Original Owner: Nathaniel Akst

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), and decorative wood elements. The roof is side gable and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: no major alterations, security window bars added, and walkway altered.

81. 325 S. Cochran Avenue APN 5509002009 Contributor 1932  
Architect: Irving L. Osgood Builder: Milton V. Barancik Original Owner: Henrietta M. Leib

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco and wood channel. Details include applied decoration, arch(es), balcony(ies), and stepped jetty(ies). The roof is shed and flat with clay tile coping, a flat parapet, open eaves, and exposed rafter tails, surfaced with clay tile and a material not visible. Alterations: decorative elements added, decorative tile added, railings added/replaced, security window bars added, and security gate added.

82. 329-333 S. Cochran Avenue APN 5509002008 Contributor 1949  
Builder and Original Owner: Albert Rothenberg

A two-story eightplex in the Minimal Traditional style, with Mid-Century Modern elements. It has an irregular plan, and its cladding is smooth stucco and wood clapboard. Details include cut stone details, pilasters, and stepped jetty(ies). The roof is hipped with closed eaves and a cornice, surfaced with composition shingle. Related features include a detached garage. Alterations: security window bars added and some windows replaced.

83. 330 S. Cochran Avenue APN 5508003018 Contributor 1930

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Builder and Original Owner: Nathaniel Akst

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, balcony(ies), brick details, corbeled jetty(ies), corbels, decorative wood elements, and grilles. The roof is side gable, hipped, and flat with bargeboards, clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: grilles added/replaced, security window bars added, some windows replaced, and brick added to base of primary façade.

84. 335 S. Cochran Avenue, "The Cameo Apartments"  
APN 5509002007 Contributor 1927  
Architect: Otto Coldewe Builder: George Terranova Original Owner: Robert Casear

A two-story apartment house in the Tudor Revival style. It has a rectangular plan, and its cladding is brick. Details include arch(es), quoins, grilles, and a tower volume. The roof is front gable, hipped, flat, and conical with a cornice and a flat parapet, surfaced with composition shingle and a material not visible. Alterations: some windows replaced, roof material replaced (compatible), and security bars added to door.

85. 336 S. Cochran Avenue APN 5508003019 Contributor 1929  
Architect: J.W. McKee Builder: Charles I. Goodman Original Owner: Leo Edelstein

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include applied decoration, arch(es), balconettes, brick details, corbeled jetty(ies), and grilles. The roof is front gable, flat, and shed with bargeboards, clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: grilles added/replaced, restuccoed (incompatible), security window bars added, and low brick piers and planters added or replaced at primary entry.

86. 342-346 S. Cochran Avenue APN 5508003029 Noncontributor 1991  
Architect: REA Architects, AIA Builder: GCS Construction  
Original Owner: Projects West Gen. Partner

A five-story apartment house in the Contemporary style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies) and grilles. The roof is hipped, flat, and shed with a flat parapet and a shaped parapet, surfaced with clay tile and a material not visible. Related features include an integral first story parking garage and planters. Alterations: appears to be unaltered.

87. 345 S. Cochran Avenue APN 5509002006 Contributor 1930  
Builder and Original Owner: Charles J. Dorfman

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies), arch(es), grilles, stepped jetty(ies), cut stone details, corbeled jetty(ies), pierced screen(s), and decorative wood elements. The roof is shed and flat with bargeboards, open eaves, a flat parapet, and exposed rafter tails, surfaced with clay tile and a material not visible. Alterations: restuccoed (incompatible), security window bars added, some windows replaced, light fixture added/replaced, and decorative tile added.

88. 347-351 ½ S. Cochran Avenue APN 5509002005 Contributor 1937  
Builder and Original Owner: Albert Rothenberg

A two-story apartment house in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, quoins, a string course, balconettes, pilasters, entry hood(s), cut stone details, and planter(s). The roof is conical and mansard with dentil molding, wall dormers, a shaped parapet, a turret, and vent roof dormers, surfaced with composition shingle. Alterations: restuccoed (compatible), roof material replaced (compatible), and security window bars added.

89. 354 S. Cochran Avenue APN 5508003022 Contributor 1930  
Builder: Income Properties Construction Co. Original Owner: R.L. Heltzer

A two-story apartment house in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), corbels, decorative wood elements, entry hood(s), and grilles. The roof is side gable, flat, and shed with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: no major alterations, grilles added/replaced, railings added/replaced, and security window bars added.

90. 353-355 S. Cochran Avenue APN 5509002004 Contributor 1935  
Original Owner: O'Connor Estate Inc.

A two-story eightplex in the Monterey Revival style. It has an irregular plan, and its cladding is smooth stucco and wood vertical board. Details include balcony(ies), corbeled jetty(ies), corbels, and brick details. The roof is hipped and flat with clay tile coping, a flat parapet, exposed purlins, exposed rafter tails, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: light fixture added/replaced, railings added/replaced, security window bars added, and low retaining wall added.

91. 358 S. Cochran Avenue APN 5508003023 Contributor 1930  
Architect: Louis Seldon Builder and Original Owner: Max Zimmer

A two-story eightplex in the Spanish Colonial Revival style, with Art Deco elements. It has a rectangular plan, and its cladding is smooth stucco and textured stucco. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), corbels, grilles, and a tower

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

volume. The roof is front gable, side gable, and flat with bargeboards, clay tile coping, exposed rafter tails, a flat parapet, a shaped parapet, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: no major alterations, grilles added/replaced, security door added, and security window bars added.

92. 359 S. Cochran Avenue APN 5509002003 Contributor 1927  
Architect: Otto Coldewe Builder: George Terranova Original Owner: Robert Casear

A two-story apartment house in the Tudor Revival style. It has an irregular plan, and its cladding is brick. Details include arch(es), applied decoration, balcony(ies), clinker bricks, and quoins. The roof is crossed gable and flat with a cornice, decorative vents, and a flat parapet, surfaced with composition shingle and a material not visible. Alterations: primary door replaced, roof material replaced (incompatible), security window bars added, some windows replaced, and primary entry assembly replaced.

93. 365 S. Cochran Avenue APN 5509002002 Contributor 1931  
Builder: Donald Metzger Original Owner: Dorothy Fern Metzger

A two-story eightplex in the Spanish Colonial Revival style, with Monterey Revival elements. It has a rectangular plan, and its cladding is smooth stucco. Details include balcony(ies), corbels, corbeled jetty(ies), and brick details. The roof is shed and flat with clay tile coping, exposed rafter tails, a flat parapet, and open eaves, surfaced with composition shingle, clay tile, and a material not visible. Related features include a detached garage. Alterations: primary door replaced, railings added/replaced, roof material replaced (incompatible), security door added, and security window bars added.

94. 366 S. Cochran Avenue APN 5508003024 Contributor 1930  
Architect: Leonard Behrens Builder and Original Owner: Beyve and Olsen

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), decorative tile, decorative wood elements, and grilles. The roof is front gable, side gable, and flat with clay tile coping, a cornice, decorative vents, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: grilles added/replaced, security window bars added, and some windows replaced.

95. 372 S. Cochran Avenue APN 5508003025 Contributor 1933  
Architect: L.L. Jones Original Owner: Leo Edelstein

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, balcony(ies), brick details, corbels, decorative tile, decorative wood elements, grilles, and pilasters. The roof is side gable, hipped, and flat with bargeboards, clay tile coping, exposed purlins, exposed rafter

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

tails, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security window bars added and some windows replaced.

96. 373 S. Cochran Avenue, "Cochran Town House"  
APN 5509002001 Noncontributor 1966  
Architect: John B. Ferguson Builder and Original Owner: Henry L. Traub

A three-story apartment house in the Mid-Century Modern style. It has a rectangular plan, and its cladding is concrete block. Details include applied decoration and decorative tile. The roof is hipped and flat with clay tile coping, closed eaves, and a flat parapet, surfaced with clay tile and a material not visible. Related features include an integral first story parking garage and planters. Alterations: appears to be unaltered.

97. 401 S. Cochran Avenue APN 5509001011 Contributor 1928  
Builder: George Terranova Original Owner: Robert Casear

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick and cast stone. Details include applied decoration, arch(es), a fire escape, grilles, quoins, and a string course. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: primary door replaced and primary entry assembly replaced.

98. 402-404 S. Cochran Avenue, 5766 W 4<sup>th</sup> Street  
APN 5508004011 Noncontributor 1994  
Architect: G.M.P. Architecture Original Owner: Miracle Mile Senior Citizen Housing Corp.

A five-story apartment house in the Contemporary style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies), arch(es), a string course, dentil molding, and a tower volume. The roof is hipped and flat with brackets, clay tile coping, closed eaves, a cornice, and wall dormers, surfaced with clay tile and a material not visible. Alterations: appears to be unaltered.

99. 408 S. Cochran Avenue APN 5508004012 Contributor 1930  
Architect: Horatio W. Bishop Builder: L.E. Stokes Original Owner: D. McCarthy Photo 16

A two-story apartment house in the Neoclassical Revival style. It has an irregular plan, and its cladding is textured stucco, brick, cast stone, and stucco scored to mimic stone. Details include applied decoration, arch(es), balcony(ies), grilles, and pilasters. The roof is crossed gable and flat with clay tile coping, a cornice, eave returns, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: no major alterations and security window bars added.

100. 409 S. Cochran Avenue APN 5509001010 Contributor 1930  
Builder: Income Properties Construction Co. Original Owner: R.L. Heltzer



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story apartment house in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), corbels, decorative wood elements, entry hood(s), grilles, and planter(s). The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: gate added/replaced, security door added, security window bars added, and tile added to entry.

101. 412 S. Cochran Avenue APN 5508004013 Contributor 1928  
Architect: Sedgley and Erskine Builder and Original Owner: Peters-Green Co. Photo 17

A two-story apartment house in the Mediterranean Revival style. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include applied decoration, arch(es), balcony(ies), decorative wood elements, grilles, pierced screen(s), and quoins. The roof is side gable and flat with clay tile coping, a flat parapet, and a shaped parapet, surfaced with clay tile and a material not visible. Alterations: light fixture added/replaced, railings added/replaced, restuccoed (compatible), and some windows replaced.

102. 413-417 S. Cochran Avenue APN 5509001009 Contributor 1939  
Architect: Edith Northman Original Owner: A. Connelly

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is textured stucco and scored stucco. Details include applied decoration, balcony(ies), entry hood(s), pilasters, quoins, and a string course. The roof is side gable and mansard with closed eaves, a cornice, flared eaves, and vent roof dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: awnings added, restuccoed (compatible), roof material replaced (compatible), and security window bars added.

103. 420 S. Cochran Avenue APN 5508004014 Contributor 1929  
Builder and Original Owner: Marcus Shipman

A two-story apartment house in the Chateausque style. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, cut stone details, grilles, and quoins. The roof is conical and mansard with closed eaves, finials, flared eaves, a turret, vent roof dormers, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: grilles added/replaced, roof material replaced (compatible), and turret window(s) infilled.

104. 419-421 S. Cochran Avenue APN 5509001008 Contributor 1930  
Original Owner: Max Zimmer

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), decorative tile, decorative wood elements, grilles, and a string course. The roof is side gable, hipped, and flat

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: no major alterations, railings added/replaced, and security window bars added.

105. 424 S. Cochran Avenue, "La Linda"

APN 5508004015 Contributor 1928  
Architect: Arthur William Larson Builder and Original Owner: A.E. Cornelius Photo 18

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include balconettes, arch(es), corbeled jetty(ies), and grilles. The roof is shed and flat with clay tile coping, a flat parapet, open eaves, exposed rafter tails, exposed purlins, bargeboards, and a shaped parapet, surfaced with clay tile and a material not visible. Related features include a walled entry courtyard. Alterations: grilles added/replaced and some windows replaced.

106. 425 S. Cochran Avenue APN 5509001007 Contributor 1930  
Architect: Milton R. Sutton Builder and Original Owner: Interstate Development Co.

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), corbels, decorative tile, decorative wood elements, and grilles. The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: no major alterations, decorative elements added, grilles added/replaced, and security window bars added.

107. 432 S. Cochran Avenue APN 5508004016 Contributor 1929  
Architect: John C. Stahl Builder and Original Owner: Nathaniel Akst

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, corbeled jetty(ies), decorative wood elements, and grilles. The roof is crossed gable and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Alterations: grilles added/replaced, railings added/replaced, security door added, shutters removed, and some windows replaced.

108. 433 S. Cochran Avenue APN 5509001006 Contributor 1931  
Builder and Original Owner: Interstate Development Co.

A two-story eightplex in the Spanish Colonial Revival style, with Art Deco elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), corbeled jetty(ies), decorative tile, decorative wood elements, grilles, and stepped jetty(ies). The roof is hipped and flat with clay tile coping, a cornice, and a flat parapet, surfaced with clay tile

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

and a material not visible. Related features include a detached garage. Alterations: restuccoed (incompatible) and security window bars added.

109. 436-440 S. Cochran Avenue, "El Pardo"  
APN 5508004017 Contributor 1930  
Architect: Arthur William Larson Builder: A.S. Roscoe Original Owner: Mary Cornelius

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include balcony(ies), arch(es), exterior stairs, grilles, stepped jetty(ies), corbeled jetty(ies), balconettes, and decorative tile. The roof is side gable, hipped, and shed with a cornice, surfaced with clay tile. Related features include walled courtyard beyond open entry stairwell. Alterations: some windows replaced and balcony replaced.

110. 437 S. Cochran Avenue APN 5509001005 Contributor 1929  
Architect: Maurice Grodin Builder: Philip Mass Original Owner: Joseph Branson

A three-and-a-half story apartment house in the Chateausque style. It has a rectangular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), a fire escape, and a string course. The roof is flat, conical, and mansard with clay tile coping, finials, a flat parapet, a turret, wall dormers, and window roof dormers, surfaced with composition shingle, slate, and a material not visible. Alterations: security door added, security window bars added, and tile added to entry.

111. 442 S. Cochran Avenue APN 5508004018 Contributor 1928  
Original Owner: S.M. Goldberg

A three-story apartment house in the Italian Renaissance Revival style. It has a rectangular plan, and its cladding is brick and cast stone. Details include applied decoration, arch(es), brick details, a fire escape, grilles, pilasters, and a string course. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: primary door replaced, security window bars added, and some windows replaced.

112. 443 S. Cochran Avenue APN 5509001004 Contributor 1929  
Architect: Milton R. Sutton Builder and Original Owner: Harris and Chase

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), brick details, corbeled jetty(ies), corbels, decorative wood elements, grilles, and signage. The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: security window bars added, some windows replaced, and planters added or replaced.

Miracle Mile Apartments Historic District  
 Name of Property

Los Angeles, CA  
 County and State

113. 450 S. Cochran Avenue APN 5508004019 Contributor 1929  
 Architect: Edith Northman Original Owner: Louis H. Rowe

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include arch(es), balcony(ies), decorative wood elements, corbeled jetty(ies), and decorative tile. The roof is hipped, flat, and shed with clay tile coping, open eaves, exposed purlins, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: light fixture added/replaced, security window bars added, some windows replaced, and window openings infilled at the secondary façade.

114. 451 S. Cochran Avenue APN 5509001003 Noncontributor 1929  
 Architect: Milton R. Sutton Builder and Original Owner: Harris and Chase

A two-story eightplex in the Mediterranean Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), cut stone details, and decorative tile. The roof is front gable, hipped, and flat with clay tile coping, a cornice, decorative vents, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: grilles added/replaced, railings added/replaced, security window bars added, tile added to entry, walkway altered, and balcony replaced/enlarged.

115. 456 S. Cochran Avenue, "Linda Manor" APN 5508004020 Contributor 1929  
 Architect: Max Maltzman Builder and Original Owner: Nathan Epstein Photo 19

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick, cast stone, and stucco scored to mimic stone. Details include arch(es), applied decoration, a fire escape, pilasters, and a string course. The roof is flat with a cornice, a shaped parapet, and a flat parapet, surfaced with a material not visible. Alterations: light fixture added/replaced, primary door replaced, security window bars added, and primary entry assembly replaced.

116. 455-57 S. Cochran Avenue APN 5509001002 Contributor 1930  
 Builder and Original Owner: F.R. Hilditel

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), corbels, pilasters, and a string course. The roof is hipped and flat with clay tile coping, a cornice, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: balcony enclosed with glazing (likely during period of significance).

117. 461-463 ½ S. Cochran Avenue APN 5509001012 Contributor 1925  
 Architect: S.M. Cooper Builder: Greenamyers Bros. Original Owner: H.R. Fitzhenry

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story fourplex in the Mediterranean Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balconettes, grilles, planter(s), and quoins. The roof is hipped and flat with clay tile coping, closed eaves, corbels, a cornice, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: grilles added/replaced, secondary door replaced, and patio deck added to side elevation.

118. 462 S. Cochran Avenue, 5515-5525 W 6<sup>th</sup> Street  
APN 5508004021 Contributor 1938  
Architect: Milton J. Black Original Owner: Rebecca Berman

A two-story eightplex in the Streamline Moderne style. It has an irregular plan, and its cladding is textured stucco. Details include balcony(ies), cut stone details, entry hood(s), exterior stairs, and rounded corners. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include a gated entry courtyard. Alterations: all windows replaced, awnings added, gate added/replaced, primary door replaced, restuccoed (compatible), secondary door replaced, security door added, security window bars added, window openings altered at the primary façade, window openings altered at the secondary façade, and a fence added to the Cochran Avenue entry.

119. 603-607 S. Cochran Avenue, "Cornell Apartments"  
APN 5508010012 Contributor 1929  
Architect: Max Maltzman Builder: William Feigenbaum Original Owner: Nathan Epstein

A four-story apartment house in the Italian Renaissance Revival style, with French Revival elements. It has a U-shaped plan, and its cladding is brick and cast stone. Details include applied decoration, arch(es), brick details, a fire escape, quoins, signage, and a string course. The roof is mansard with a cornice, decorative vents, and wall dormers, surfaced with composition shingle, a material not visible, and an indeterminate shingle material. Related features include a fountain and a gated entry courtyard. Alterations: no major alterations and roof material replaced (compatible).

120. 608-618 S. Cochran Avenue APN 5508009028 Noncontributor 1989  
Architect: O.M. Arch Planning Inc. Builder: Holloway Dev.  
Original Owner: B & S Development

A five-story apartment house in the Contemporary style. It has an irregular plan, and its cladding is textured stucco. Details include balcony(ies) and speed lines, glass block details. The roof is flat with a cornice and a flat parapet, surfaced with a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

121. 615 S. Cochran Avenue APN 5508010011 Contributor 1947  
Builder and Original Owner: Aldon Construction Co.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story apartment house in the American Colonial Revival style, with Regency elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), and double-height porch canopy with square post supports. The roof is hipped with closed eaves, surfaced with composition shingle. Alterations: light fixture added/replaced, restuccoed (compatible), and roof material replaced (compatible).

122. 619 S. Cochran Avenue APN 5508010010 Contributor 1928  
Architect: H.S. Bradley Builder: Peters-Green Co. Original Owner: N. Maude Noyes

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco and scored stucco. Details include applied decoration, balcony(ies), decorative wood elements, and grilles. The roof is crossed gable and flat with clay tile coping, a flat parapet, molded eaves, and vents, surfaced with clay tile and a material not visible. Alterations: railings added/replaced, security window bars added, and some windows replaced.

123. 625 S. Cochran Avenue APN 5508010009 Noncontributor 1928  
Architect: Sedgley and Erskine Builder: B.F. Peters Original Owner: Peters-Green 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, corbeled jetty(ies), and grilles. The roof is crossed gable and flat with clay tile coping, closed eaves, a cornice, a flat parapet, and vents, surfaced with clay tile and a material not visible. Alterations: balcony altered/enclosed, primary door replaced, restuccoed (incompatible), security window bars added, some windows replaced, and tile added to entry.

124. 624-626 S. Cochran Avenue APN 5508009018 Noncontributor 1926  
Architect: Perry Smith Builder and Original Owner: Ridgley Wilson Photo 20

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include arch(es), balconettes, balcony(ies), applied decoration, pierced screen(s), grilles, decorative wood elements, and a string course. The roof is hipped, side gable, and flat with brackets, clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Alterations: front addition, light fixture added/replaced, restuccoed (incompatible), security door added, security window bars added, and some windows replaced.

125. 630 S. Cochran Avenue APN 5508009019 Contributor 1927  
Architect: Paul Stockigt Builder: J.A. Carter Original Owner: J.A. Carter

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include balcony(ies), grilles, arch(es), and a wing wall. The roof is flat and shed with clay tile coping, a flat parapet, and vents, surfaced with clay tile, a

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

material not visible, and composition shingle. Alterations: roof material replaced (incompatible), security window bars added, and brise soleil added at front porch.

126. 631 S. Cochran Avenue APN 5508010008 Contributor 1928  
Architect: Perry Smith Builder: Ridgley Wilson  
Original Owner: Charles F. and Violet B. Lockyer

A two-story apartment house in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), decorative wood elements, grilles, and pierced screen(s). The roof is hipped and flat with clay tile coping, exposed purlins, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: no major alterations, railings added/replaced, and security window bars added.

127. 636 S. Cochran Avenue, "Stanford Apartments"  
APN 5508009020 Contributor 1928  
Architect: Max Maltzman Builder and Original Owner: Nathan Epstein

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is smooth stucco, brick, and cast stone. Details include applied decoration, arch(es), entry canopy(ies), a fire escape, grilles, pilasters, and a string course. The roof is flat with a shaped parapet, a flat parapet, and a cornice, surfaced with a material not visible. Alterations: no major alterations, awnings added, and security window bars added.

128. 639 S. Cochran Avenue APN 5508010007 Contributor 1940  
Original Owner: Albert Rothenberg

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco and textured stucco. Details include applied decoration, dentil molding, pilasters, and a string course. The roof is mansard with closed eaves, a cornice, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: restuccoed (compatible), roof material replaced (compatible), security window bars added, and some windows replaced.

129. 642 S. Cochran Avenue APN 5508009021 Contributor 1928  
Architect: Paul Stockigt Builder and Original Owner: J.A. Carter

A two-story apartment house in the Tudor Revival style. It has an irregular plan, and its cladding is textured stucco and wood shingles. Details include arch(es), corbeled jetty(ies), corbels, grilles, and half-timbering. The roof is side gable, flat, and front gable with bargeboards, open eaves, exposed purlins, exposed rafter tails, vents, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: roof material replaced (compatible), security door added, and security window bars added.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

130. 643 S. Cochran Avenue APN 5508010006 Contributor 1930  
Builder and Original Owner: J. Jacobowitz

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balconettes, balcony(ies), decorative tile, decorative wood elements, grilles, and jetties. The roof is side gable, hipped, and flat with clay tile coping, exposed purlins, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: decorative elements added, railings added/replaced, and security window bars added.

131. 649 S. Cochran Avenue APN 5508010005 Contributor 1927  
Architect, Builder, and Original Owner: Ridgley Wilson

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), decorative tile, and decorative wood elements. The roof is hipped and flat with clay tile coping, exposed purlins, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Alterations: no major alterations, railings added/replaced, and security window bars added.

132. 650 S. Cochran Avenue APN 5508009022 Contributor 1928  
Builder and Original Owner: B.N. Schneider

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has an irregular plan, and its cladding is textured stucco. Details include brick details, balcony(ies), decorative tile, and arch(es). The roof is hipped and flat with open eaves, exposed rafter tails, and exposed purlins, surfaced with clay tile and a material not visible. Alterations: some windows replaced.

133. 656 S. Cochran Avenue APN 5508009023 Contributor 1950  
Original Owner: M.E. Dinow

A two-story apartment house in the Mid-Century Modern style. It has an irregular plan, and its cladding is textured stucco and brick. Details include balcony(ies). The roof is hipped with closed eaves, surfaced with composition shingle. Related features include soft story parking. Alterations: some windows replaced and restuccoed (compatible).

134. 657 S. Cochran Avenue APN 5508010004 Contributor 1928  
Builder and Original Owner: Jeanette Robbin

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick and stucco scored to mimic stone. Details include applied decoration, arch(es), a fire escape, pilasters, and a string course. The roof is flat with a flat parapet, surfaced



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

with a material not visible. Alterations: awnings added, light fixture added/replaced, primary door replaced, security window bars added, and primary entry assembly replaced.

135. 660 S. Cochran Avenue APN 5508009024 Contributor 1928  
Architect: Edith Northman Builder: Louis H. Rowe Original Owner: Esther B. Rowe

A two-story apartment house in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include arch(es), decorative wood elements, grilles, decorative tile, and balcony(ies). The roof is hipped and flat with clay tile coping, open eaves, exposed purlins, and exposed rafter tails, surfaced with clay tile and a material not visible. Alterations: security window bars added and some windows replaced.

136. 665 S. Cochran Avenue APN 5508010003 Contributor 1929  
Architect: Otto Coldewe Builder and Original Owner: Jeanette Robbin

A four-story apartment house in the French Revival style, with Chateausque elements. It has an irregular plan, and its cladding is smooth stucco, brick, and cast stone. Details include applied decoration, arch(es), a fire escape, and quoins. The roof is flat and mansard with finials, a flat parapet, vents, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: awnings added, light fixture added/replaced, roof material replaced (compatible), security window bars added, some windows replaced, and tile added to entry.

**S. Detroit Street**

Photo 6 (streetscape)

137. 315 S. Detroit Street APN 5508002009 Contributor 1930  
Builder and Original Owner: Nathan Kalkey

A two-story apartment house in the Art Deco style. It has a rectangular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, grilles, quoins, and a string course. The roof is flat with clay tile coping, a cornice, a flat parapet, and a shaped parapet, surfaced with a material not visible. Alterations: awnings added, decorative elements removed, and light fixture added/replaced.

138. 319-323 S. Detroit Street APN 5508002008 Contributor 1930  
Builder: William P. Bergman Original Owner: William P. and Lillian Bergman

A two-story fourplex in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include applied decoration, arch(es), balconettes, corbeled jetty(ies), grilles, pilasters, and grille at primary transom has shield with initials "WPB." The roof is hipped and flat with clay tile coping, flared eaves, a flat parapet, and molded eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: awnings added, grilles added/replaced, restuccoed (compatible), some windows replaced, and window openings altered at the secondary façade.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

139. 325-329 S. Detroit Street APN 5508002007 Contributor 1930  
Builder: Arthur A. Bergman Original Owner: Arthur A. and Anna L. Bergman

A two-story apartment house in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include corbeled jetty(ies), balconettes, applied decoration, cut stone details, decorative tile, planter(s), and grilles. The roof is hipped and flat with clay tile coping, open eaves, exposed purlins, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: decorative elements added, decorative tile added, gate added/replaced, light fixture added/replaced, and some windows replaced.

140. 330-334 ½ S. Detroit Street APN 5508001023 Contributor 1928  
Architect: William P. Bergman Builder: Bergman Bros.  
Original Owner: Arthur A. and Anna L. Bergman

A two-story fourplex in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balconettes, corbeled jetty(ies), cut stone details, decorative tile, grilles, and planter(s). The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: decorative elements added, grilles added/replaced, restuccoed (incompatible), security window bars added, some windows replaced, and window openings altered at the secondary façade.

141. 331-335 ½ S. Detroit Street APN 5508002006 Contributor 1929  
Architect: William P. Bergman Builder: Bergman Bros.  
Original Owner: Arthur A. and Anna L. Bergman

A two-story fourplex in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balconettes, corbeled jetty(ies), grilles, and pilasters. The roof is hipped and flat with clay tile coping, a flat parapet, open eaves, exposed purlins, and exposed rafter tails, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: decorative elements added, light fixture added/replaced, railings added/replaced, restuccoed (incompatible), security door added, and some windows replaced.

142. 336-340 S. Detroit Street APN 5508001024 Contributor 1928  
Architect: William P. Bergman Builder: Bergman Bros.  
Original Owner: David E. and Sadie E. Bergman

A two-story sixplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, balconettes, balcony(ies), corbeled jetty(ies), corbels, decorative tile, decorative wood elements, and exterior stairs. The

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: restuccoed (incompatible), security window bars added, some windows replaced, and tile added to entry.

143. 339 S. Detroit Street                      APN 5508002005                      Contributor                      1929  
Builder: E.H. Grubert                      Original Owner: Owen R. and Anna R. McCormick

A two-story apartment house in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include cut stone details, corbeled jetty(ies), and arch(es). The roof is jerkinhead and flat with bargeboards, clay tile coping, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: security window bars added, light fixture added/replaced, and security bars added to primary door, glazing replaced in primary door.

144. 342-346 ½ S. Detroit Street                      APN 5508001025                      Contributor                      1937  
Original Owner: Louis S. Strauss

A two-story sevenplex in the French Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), cut stone details, grilles, pilasters, quoins, and a string course. The roof is flat and mansard with clay tile coping, closed eaves, a cornice, dentil molding, flared eaves, a flat parapet, and vent roof dormers, surfaced with synthetic shingle and a material not visible. Related features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), and security window bars added.

145. 343 S. Detroit Street                      APN 5508002004                      Contributor                      1928  
Architect: Paul Stockigt                      Builder and Original Owner: J.A. Carter

A two-story apartment house in the Tudor Revival style. It has a rectangular plan, and its cladding is smooth stucco, brick, and wood shingles. Details include applied decoration, brick details, half-timbering, corbeled jetty(ies), corbels, and grilles. The roof is side gable, front gable, and flat with bargeboards, exposed purlins, exposed rafter tails, a flat parapet, and wall dormers, surfaced with slate and a material not visible. Alterations: security door added, light fixture added/replaced, restuccoed (compatible), and some windows replaced.

146. 348-350 S. Detroit Street                      APN 5508001026                      Contributor                      1928  
Architect, Builder, and Original Owner: Albert Spohn

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), decorative tile, and decorative wood elements. The roof is front gable, flat, and shed with clay tile coping, decorative vents, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

garage. Alterations: light fixture added/replaced, restuccoed (compatible), and security window bars added.

147. 351 S. Detroit Street APN 5508002003 Contributor 1925  
Architect and Builder: Harry D. Werner Original Owner: Melrose Construction Co.

A two-story fourplex in the Mediterranean Revival style, with Mission Revival elements. It has an irregular plan, and its cladding is textured stucco and stucco scored to mimic stone. Details include arch(es) and pilasters. The roof is side gable and flat with clay tile coping, a flat parapet, a shaped parapet, and wall dormers, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: railings added/replaced, restuccoed (incompatible), and security window bars added.

148. 355-359 S. Detroit Street APN 5508002002 Contributor 1949  
Builder and Original Owner: Ben Bromberg

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, a string course, pilasters, balcony(ies), exterior stairs, cut stone details, grilles, and a wing wall. The roof is hipped with closed eaves and vent roof dormers, surfaced with composition shingle. Alterations: all windows replaced, restuccoed (compatible), roof material replaced (compatible), and security door added.

149. 361 S. Detroit Street, "Greenwich Arms"  
APN 5508002001 Contributor 1928  
Builder: George Terranova Original Owner: E.D. Vincent

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick and textured stucco. Details include applied decoration, arch(es), a fire escape, pilasters, quoins, and a string course. The roof is flat with a flat parapet and a railing, surfaced with a material not visible. Alterations: security window bars added, some windows replaced, and primary entry assembly replaced in kind.

150. 401-415 S. Detroit Street APN 5508005028 Noncontributor 1988  
Architect: Van Tilburg and Partners Builder: Homestead Building Co.  
Original Owner: Homestead Group Association

A five-story apartment house in the Contemporary style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco. Details include arch(es), balcony(ies), and a string course. The roof is hipped and flat with clay tile coping, a cornice, and a flat parapet, surfaced with clay tile and a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

151. 420 S. Detroit Street APN 5508006017 Contributor 1929

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Architect: Harry A. Lincoln

Builder and Original Owner: J.R. Croin

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is textured stucco and cast stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbels, grilles, and quoins. The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: decorative elements added, security window bars added, and balconettes added.

152. 421 S. Detroit Street APN 5508005027 Contributor 1940  
Original Owner: Albert Rothenberg

A two-story apartment house in the French Revival style. It has an irregular plan, and its cladding is smooth stucco and brick. Details include pilasters, a string course, and rounded corners. The roof is mansard and flat with clay tile coping, a cornice, dentil molding, a flat parapet, vent roof dormers, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: light fixture added/replaced, primary door replaced, roof material replaced (compatible), some windows replaced, and window openings altered at the primary façade.

153. 422-428 S. Detroit Street APN 5508006018 Contributor 1936  
Builder and Original Owner: Albert Rothenberg

A two-story fiveplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), cut stone details, grilles, pilasters, quoins, and a string course. The roof is hipped and mansard with closed eaves, a cornice, dentil molding, finials, flared eaves, a tower, vent roof dormers, wall dormers, and window roof dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), security window bars added, and some windows replaced.

154. 425 S. Detroit Street APN 5508005007 Contributor 1928  
Architect: T. Feenstra and Son Builder and Original Owner: Clyde J. Fennell

A four-story apartment house in the Italian Renaissance Revival style. It has a rectangular plan, and its cladding is brick and stucco scored to mimic stone. Details include applied decoration, a string course, exterior stairs, and arch(es). The roof is flat with a cornice and a flat parapet, surfaced with a material not visible. Alterations: all windows replaced, primary door replaced, railings added/replaced, tile added to entry, and brick refinished, primary entry assembly replaced.

155. 432 S. Detroit Street APN 5508006019 Contributor 1929  
Architect: Harry A. Lincoln Builder and Original Owner: J.R. Croin and E. Boyce

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story eightplex in the Spanish Colonial Revival style. It has a rectangular plan, and its cladding is smooth stucco, natural stone, and cast stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbeled jetty(ies), decorative wood elements, and grilles. The roof is hipped and flat with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and a turret, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security window bars added and decorative stone added to bottom of north portion of primary façade.

156. 434-440 ½ S. Detroit Street APN 5508006022 Contributor 1937  
Builder and Original Owner: Louis S. Strauss

A two-story sevenplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, cut stone details, grilles, quoins, and a string course. The roof is mansard with closed eaves, a cornice, dentil molding, flared eaves, and vent roof dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage and a gated entry courtyard. Alterations: roof material replaced (compatible), shutters removed, and some windows replaced.

157. 435 S. Detroit Street APN 5508005030 Noncontributor 1992  
Architect: REA Architects, AIA Builder and Original Owner: Cambridge Detroit Photo 21

A five-story apartment house in the Contemporary style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies). The roof is flat and rounded shed with a flat parapet, surfaced with composition shingle and a material not visible. Related features include an integral first story parking garage. Alterations: appears to be unaltered.

158. 442-446 ½ S. Detroit Street APN 5508006023 Contributor 1939  
Original Owner: C. Smelser

A two-story eightplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, balcony(ies), corbeled jetty(ies), cut stone details, entry canopy(ies), pilasters, and a string course. The roof is mansard with closed eaves, a cornice, dentil molding, flared eaves, vent roof dormers, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage and a gated entry courtyard. Alterations: gate added/replaced and roof material replaced (compatible).

159. 445 S. Detroit Street APN 5508005004 Contributor 1933  
Architect, Builder and Original Owner: Beverly Wilshire Construction Co. Photo 22

A two-story eightplex in the Mediterranean Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include arch(es), corbeled jetty(ies), a string course, balcony(ies), and applied decoration. The roof is side gable and flat with brackets, a cornice, a flat parapet, open eaves, and vents, surfaced with clay tile and a material not visible. Related

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

features include a detached garage. Alterations: gate added/replaced, security window bars added, light fixture added/replaced, security door added, and restuccoed (compatible).

160. 450-458 S. Detroit Street, "La Brea Manor"      APN 5508006024      Contributor      1926  
Original Owner: G. Allen Hancock

A two-story courtyard apartment in the Tudor Revival style. It has a U-shaped plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), corbeled jetty(ies), decorative wood elements, half-timbering, and a tower volume. The roof is front gable, conical, and jerkinhead with corbels, finials, a tower, a turret, wall dormers, a weathervane, and window roof dormers, surfaced with composition shingle. Related features include a fountain, a detached garage, and a gated entry courtyard. Alterations: gate added/replaced, roof material replaced (compatible), and security window bars added.

161. 451 S. Detroit Street      APN 5508005003      Contributor      1933  
Builder and Original Owner: Beverly Wilshire Construction Co.

A two-story eightplex in the Monterey Revival style. It has a rectangular plan, and its cladding is smooth stucco. Details include balcony(ies), corbeled jetty(ies), corbels, and a tower volume. The roof is hipped and flat with clay tile coping, a flat parapet, open eaves, exposed purlins, and exposed rafter tails, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: some windows replaced, light fixture added/replaced, security window bars added, security door added, and a low retaining wall added.

162. 455-459 ½ S. Detroit Street      APN 5508005002      Contributor      1949  
Builder: Beverly Construction Co.      Original Owner: H. Kaufman

A two-story sixplex in the Minimal Traditional style. It has a U-shaped plan, and its cladding is smooth stucco. Details include exterior stairs. The roof is hipped with closed eaves and a cornice, surfaced with composition shingle. Alterations: some windows replaced, security window bars added, and restuccoed (compatible).

163. 460 S. Detroit Street      APN 5508006025      Noncontributor      1949  
Architect: Martin Stern Jr.      Builder: Wagner Construction Co.  
Original Owner: Wagner Realty Co.

A two-story apartment house in the American Colonial Revival style, with Regency elements. It has a rectangular plan, and its cladding is smooth stucco and engineered wood siding. Details include cut stone details, decorative wood elements, planter(s), a string course, and a shallow, double-height porch canopy with pediment, geometric wood supports, and metal pipe supports. The roof is front gable and gable-on-hip with closed eaves, a cornice, a cupola, decorative vents, and pediments, surfaced with composition shingle. Alterations: all windows replaced, primary

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

door replaced, window openings altered at the primary façade, window openings altered at the secondary façade, and engineered wood siding added to bottom of side elevation.

164. 465 S. Detroit Street, "Bert-Ell Manor"      APN 5508005001      Contributor      1928  
Builder: George Terranova      Original Owner: Robert Casear

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick and scored stucco. Details include arch(es), a fire escape, and quoins. The roof is hipped and flat with a flat parapet, a shaped parapet, wall dormers, and vents, surfaced with composition shingle and a material not visible. Alterations: light fixture added/replaced, primary door replaced, security window bars added, some windows replaced, window openings altered at the primary façade, and primary entry assembly replaced. The building has a matching building south of 6<sup>th</sup> Street at 601 S. Detroit Street (#165).

165. 601 S. Detroit Street      APN 5508008013      Contributor      1928  
Builder: E.H. Frame      Original Owner: R. Anderson

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is smooth stucco, scored stucco, and brick. Details include applied decoration, arch(es), brick details, a fire escape, and quoins. The roof is flat and mansard with decorative vents, a flat parapet, and a shaped parapet, surfaced with composition shingle and a material not visible. Alterations: primary door replaced, security window bars added, some windows replaced, window openings altered at the primary façade, and primary entry assembly replaced. The building has a matching building north of 6<sup>th</sup> Street at 465 S. Detroit Street (#164).

166. 607-611 ½ S. Detroit Street      APN 5508008012      Contributor      1939  
Architect: H. William Greene      Builder and Original Owner: W.L. Holmes

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), cut stone details, pilasters, quoins, stepped jetty(ies), and a string course. The roof is hipped and mansard with dentil molding, flared eaves, molded eaves, vent roof dormers, vents, wall dormers, and window roof dormers, surfaced with composition shingle and a material not visible. Alterations: decorative elements removed, restuccoed (incompatible), roof material replaced (compatible), and security window bars added. This building shares a courtyard with the matching building at 613-617 ½ S. Detroit Street (#167).

167. 613-617 ½ S. Detroit Street      APN 5508008011      Contributor      1939  
Architect: H. William Greene      Builder and Original Owner: W.L. Holmes

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), cut stone details, pilasters, quoins, stepped jetty(ies), and a string course. The roof is hipped and mansard with dentil molding,



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

flared eaves, molded eaves, vent roof dormers, vents, wall dormers, and window roof dormers, surfaced with composition shingle and a material not visible. Alterations: decorative elements removed, restuccoed (incompatible), and roof material replaced (compatible). This building shares a courtyard with the matching building at 607-611 ½ S. Detroit Street (#166).

168. 619-623 ½ S. Detroit Street APN 5508008010 Contributor 1939  
Architect: H. William Greene Builder and Original Owner: W.L. Holmes

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), cut stone details, pilasters, quoins, stepped jetty(ies), and a string course. The roof is hipped and mansard with dentil molding, flared eaves, molded eaves, vent roof dormers, vents, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: restuccoed (incompatible), roof material replaced (compatible), and security window bars added.

169. 625 S. Detroit Street APN 5508008009 Contributor 1925  
Original Owner: Austin S. Knisely

A two-story eightplex in the Tudor Revival style. It has an irregular plan, and its cladding is textured stucco and brick. Details include applied decoration, brick details, corbeled jetty(ies), and half-timbering. The roof is crossed gable with bargeboards, exposed rafter tails, finials, flared eaves, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, primary entrance altered, restuccoed (incompatible), and roof material replaced (compatible).

170. 630-634 ½ S. Detroit Street APN 5508007006 Contributor 1938  
Original Owner: Morgan D. Allison

A two-story sixplex in the Chateausque style. It has an irregular plan, and its cladding is textured stucco and cut stone. Details include quoins, pilasters, corbeled jetty(ies), corbels, entry hood(s), and a string course. The roof is flat, conical, and mansard with closed eaves, a cornice, dentil molding, finials, a flat parapet, a turret, and vent roof dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), and security window bars added.

171. 631-635 ½ S. Detroit Street APN 5508008008 Contributor 1938  
Builder: Securities Construction Co. Original Owner: Mark Viner

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), cut stone details, grilles, pilasters, quoins, stepped jetty(ies), a string course, and stained glass. The roof is hipped and mansard with a cornice, dentil molding, flared eaves, vent roof dormers, wall dormers, and window roof dormers, surfaced with composition shingle and a material not visible. Related features include an entry courtyard. Alterations: no major alterations and roof material replaced (compatible).

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

This building shares a courtyard with the matching building at 637-641 ½ S. Detroit Street (#172).

172. 637-641 ½ S. Detroit Street APN 5508008007 Contributor 1939  
Builder: Securities Construction Co. Original Owner: Mark Viner

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), cut stone details, grilles, pilasters, quoins, stepped jetty(ies), a string course, and stained glass. The roof is hipped and mansard with a cornice, dentil molding, flared eaves, vent roof dormers, wall dormers, and window roof dormers, surfaced with composition shingle and a material not visible. Related features include an entry courtyard. Alterations: no major alterations, roof material replaced (compatible), and security door added. This building shares a courtyard with the matching building at 631-635 ½ S. Detroit Street (#171).

173. 640 S. Detroit Street APN 5508007007 Contributor 1933  
Builder: E. Bush Original Owner: E. Bush

A two-story eightplex in the Monterey Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include balcony(ies), grilles, corbels, and pilasters. The roof is side gable and flat with clay tile coping, open eaves, exposed rafter tails, a flat parapet, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security window bars added, railings added/replaced, and primary door replaced.

174. 642-646 ½ S. Detroit Street APN 5508007008 Contributor 1938  
Builder and Original Owner: Morris Friedman

A two-story apartment house in the French Revival style. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include balconettes, entry hood(s), grilles, applied decoration, brick details, dentil molding, a string course, quoins, pilasters, and balcony(ies). The roof is hipped and flat with clay tile coping, a flat parapet, a shaped parapet, closed eaves, dentil molding, and vent roof dormers, surfaced with composition shingle, a material not visible, and clay tile. Related features include a detached garage. Alterations: no major alterations, roof material replaced (compatible), security door added, and security window bars added.

175. 643-647 S. Detroit Street APN 5508008006 Contributor 1925  
Original Owner: L.P. Saenger

A two-story fourplex in the Tudor Revival style. It has an irregular plan, and its cladding is smooth stucco and brick. Details include applied decoration, arch(es), half-timbering, and a wing wall. The roof is crossed gable and flat with bargeboards, clay tile coping, decorative vents, exposed purlins, exposed rafter tails, a flat parapet, open eaves, and wall dormers, surfaced with

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

composition shingle and a material not visible. Related features include a detached garage. Alterations: all windows replaced and roof material replaced (compatible).

176. 649-653 S. Detroit Street APN 5508008005 Contributor 1948  
Builder and Original Owner: Edw. Masterson

A two-story apartment house in the Minimal Traditional style, with Streamline Moderne elements. It has a U-shaped plan, and its cladding is textured stucco and scored stucco. Details include applied decoration, balcony(ies), cut stone details, exterior stairs, a string course, and shallow canopies at slightly projecting string course. The roof is flat with clay tile coping and a flat parapet, surfaced with a material not visible. Related features include a detached garage. Alterations: railings added/replaced and some windows replaced.

177. 650 S. Detroit Street APN 5508007009 Contributor 1931  
Builder and Original Owner: Alex Silverman

A three-story apartment house in the Chateausque style. It has a T-shaped plan, and its cladding is textured stucco and stucco scored to mimic stone. Details include applied decoration, arch(es), corbeled jetty(ies), corbels, balcony(ies), a fire escape, grilles, a tower volume, and drawbridge-style entrance details. The roof is mansard and flat with a cornice, crenellations, finials, a flat parapet, a turret, and vents, surfaced with composition shingle and a material not visible. Alterations: primary door replaced, primary entry assembly replaced, roof material replaced (compatible), and walkway altered.

178. 654 S. Detroit Street APN 5508007010 Contributor 1928  
Architect: Paul Stockigt Builder: J.A. Carter Original Owner: May E. Carter

A four-story apartment house in the French Revival style. It has a rectangular plan, and its cladding is textured stucco, scored stucco, and brick. Details include applied decoration, balconettes, a fire escape, quoins, and a string course. The roof is mansard with wall dormers, vent roof dormers, and a cornice, surfaced with composition shingle and a material not visible. Alterations: light fixture added/replaced, primary door replaced, primary entry assembly replaced, roof material replaced (compatible), and tile added to entry.

**S. Dunsmuir Avenue**

Photo 7 (streetscape)

179. 602 S. Dunsmuir Avenue APN 5508010013 Contributor 1948  
Architect: Louis Seldon Builder and Original Owner: Fallman Bros.

A two-story apartment house in the American Colonial Revival style, with Minimal Traditional elements. It has a rectangular plan, and its cladding is textured stucco and wood clapboard. Details include balcony(ies) and pilasters. The roof is front gable and flat with closed eaves, a cornice, a flat parapet, pediments, and vents, surfaced with a material not visible and composition shingle. Alterations: no major alterations and roof material replaced (compatible).

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

180. 607 S. Dunsmuir Avenue, "Pemberton Apartments"  
APN 5508011012 Contributor 1929  
Architect: Max Maltzman Builder and Original Owner: Henry Sobelman

A four-story apartment house in the Italian Renaissance Revival style. It has a T-shaped plan, and its cladding is brick and cast stone. Details include applied decoration, arch(es), a fire escape, pilasters, and signage. The roof is flat with a cornice, a flat parapet, and a shaped parapet, surfaced with a material not visible. Alterations: awnings added, primary door replaced, security window bars added, and primary entry assembly replaced.

181. 608 S. Dunsmuir Avenue, "Grandshire Apartments"  
APN 5508010014 Contributor 1930  
Architect: Max Maltzman Builder and Original Owner: Harry Feigenbaum

A four-story apartment house in the Art Deco style. It has a T-shaped plan, and its cladding is smooth stucco, scored stucco, cast stone, and brick. Details include applied decoration, a fire escape, grilles, pierced screen(s), pilasters, a string course, and decorative elements projecting above roofline. The roof is side gable and flat with clay tile coping, closed eaves, a flat parapet, a shaped parapet, and wall dormers, surfaced with clay tile and a material not visible. Alterations: primary door replaced and primary entry assembly replaced.

182. 612 S. Dunsmuir Avenue APN 5508010015 Contributor 1948  
Architect: Martin Stern Jr. Builder: Wagner Construction Co.  
Original Owner: Wagner Realty Co.

A two-story apartment house in the Minimal Traditional style, with American Colonial Revival elements. It has a rectangular plan, and its cladding is smooth stucco and wood channel. Details include applied decoration and pilasters. The roof is front gable and hipped with open eaves, exposed purlins, exposed rafter tails, a cornice, a cupola, and a weathervane, surfaced with composition shingle. Alterations: some windows replaced, security door added, primary door replaced, gate added/replaced, and front patio and hedge added.

183. 613-617 ½ S. Dunsmuir Avenue APN 5508011011 Contributor 1939  
Builder and Original Owner: C. Smelser

A two-story eightplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, cut stone details, entry hood(s), pilasters, quoins, and a string course. The roof is mansard with closed eaves, a cornice, flared eaves, and vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: gate added/replaced, railings added/replaced, roof material replaced (compatible), and side wall or fence added.

184. 618-622 S. Dunsmuir Avenue APN 5508010016 Contributor 1938  
Original Owner: Albert Rothenberg

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A two-story sixplex in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), cut stone details, entry canopy(ies), grilles, pilasters, quoins, entry hood(s), and a jetty. The roof is flat, conical, and mansard with clay tile coping, closed eaves, a cornice, finials, a flat parapet, a turret, vent roof dormers, and wall dormers, surfaced with composition shingle, clay tile, and a material not visible. Related features include a detached garage. Alterations: awnings added, restuccoed (compatible), security door added, security window bars added, and some windows replaced.

185. 619-621 S. Dunsmuir Avenue, "The Sonoma Apartments"  
APN 5508011010 Contributor 1929  
Architect: Max Maltzman Builder: William Feigenbaum Original Owner: Nathan Epstein

A four-story apartment house in the Italian Renaissance Revival style. It has an I-shaped plan, and its cladding is brick and cast stone. Details include applied decoration, arch(es), a fire escape, pilasters, and a string course. The roof is flat with a cornice, a flat parapet, and a shaped parapet, surfaced with a material not visible. Alterations: primary door replaced, security window bars added, and primary entry assembly replaced.

186. 624 S. Dunsmuir Avenue APN 5508010017 Contributor 1930  
Original Owner: Roy Dalton

A two-story eightplex in the Mediterranean Revival style. It has a rectangular plan, and its cladding is textured stucco and scored stucco. Details include applied decoration, arch(es), balconettes, grilles, pierced screen(s), and pilasters. The roof is hipped and flat with open eaves, exposed purlins, exposed rafter tails, clay tile coping, a flat parapet, and vents, surfaced with clay tile and a material not visible. Alterations: some windows replaced.

187. 625 S. Dunsmuir Avenue APN 5508011009 Contributor 1928  
Architect: Paul Stockigt Builder and Original Owner: J.A. Carter

A two-story apartment house in the Tudor Revival style. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, arch(es), half-timbering, and bracketed jetties. The roof is crossed gable and flat with bargeboards, brackets, clay tile coping, exposed rafter tails, a flat parapet, and open eaves, surfaced with composition shingle and a material not visible. Alterations: all windows replaced and roof material replaced (compatible).

188. 630 S. Dunsmuir Avenue, "Cofton Manor"  
APN 5508010018 Contributor 1930  
Builder and Original Owner: J.I. Coffey

A two-story eightplex in the Mediterranean Revival style. It has a rectangular plan, and its cladding is smooth stucco, scored stucco, and cast stone. Details include applied decoration, arch(es), balconettes, decorative tile, grilles, pierced screen(s), pilasters, and signage. The roof is

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

hipped and flat with clay tile coping, a cornice, exposed purlins, exposed rafter tails, a flat parapet, open eaves, a tower, and wall dormers, surfaced with clay tile and a material not visible. Alterations: decorative elements added and primary door replaced.

189. 633 S. Dunsmuir Avenue APN 5508011008 Contributor 1940  
Original Owner: J.A. Rhoades

A two-story apartment house in the American Colonial Revival style, with Minimal Traditional elements. It has a T-shaped plan, and its cladding is smooth stucco. Details include applied decoration, dentil molding, a string course, and a double-height porch canopy with square post supports and brick piers. The roof is side gable and flat with closed eaves, a cornice, and a flat parapet, surfaced with composition shingle and a material not visible. Alterations: railings added/replaced, roof material replaced (compatible), security window bars added, and tile added to entry.

190. 636 S. Dunsmuir Avenue APN 5508010019 Contributor 1931  
Builder and Original Owner: Harold D. Feldman

A two-story eightplex in the Mediterranean Revival style, with Spanish Colonial Revival elements. It has a rectangular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), decorative tile, and corbeled jetty(ies). The roof is hipped, flat, shed, and pent with clay tile coping, exposed rafter tails, open eaves, a flat parapet, and vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: some windows replaced and security window bars added.

191. 637 S. Dunsmuir Avenue APN 5508011007 Noncontributor 1948  
Architect: Martin Stern Jr. Builder: Wagner Construction Co.  
Original Owner: Wagner Realty Co.

A two-story apartment house in the Minimal Traditional style, with American Colonial Revival elements. It has a rectangular plan, and its cladding is textured stucco and brick. Details include planter(s) and decorative wrought iron brackets. The roof is hipped with a cupola, open eaves, wall dormers, and a weathervane, surfaced with composition shingle. Alterations: decorative elements removed, primary door replaced, railings added/replaced, restuccoed (incompatible), roof material replaced (compatible), security window bars added, some windows replaced, tile added to entry, and planters added.

192. 642-646 S. Dunsmuir Avenue APN 5508010020 Contributor 1949  
Builder: Max Selditz Original Owner: Melvin Lorber

A two-story apartment house in the Minimal Traditional style. It has an irregular plan, and its cladding is smooth stucco. Details include cut stone details, a string course, entry hood(s), and pilasters. The roof is hipped with closed eaves and vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: no major alterations and

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

security window bars added. This building shares a driveway with the matching building at 648-652 S. Dunsmuir Avenue (#194).

193. 645 S. Dunsmuir Avenue APN 5508011006 Contributor 1929  
Builder: Howard S. Wimply Original Owner: H. Garrison

A two-story apartment house in the Tudor Revival style, with French Revival elements. It has an irregular plan, and its cladding is brick. Details include applied decoration, arch(es), brick details, and cast stone and clinker brick details. The roof is side gable and flat with decorative vents, a flat parapet, a shaped parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: roof material replaced (compatible), security window bars added, and tile added to entry.

194. 648-652 S. Dunsmuir Avenue APN 5508010021 Contributor 1949  
Builder: Max Selditz Original Owner: Melvin Lorber

A two-story apartment house in the Minimal Traditional style. It has an irregular plan, and its cladding is smooth stucco. Details include entry hood(s), pilasters, grilles, a string course, and cut stone details. The roof is hipped with closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: no major alterations and security window bars added. This building shares a driveway with the matching building at 642-646 S. Dunsmuir Avenue (#192).

195. 651 S. Dunsmuir Avenue APN 5508011005 Contributor 1929  
Architect: Edith Northman Builder and Original Owner: Louis H. Rowe

A two-story apartment house in the Spanish Colonial Revival style, with Mediterranean Revival elements. It has an I-shaped plan, and its cladding is textured stucco. Details include applied decoration, arch(es), corbels, decorative tile, and decorative wood elements. The roof is side gable, hipped, flat, and pent with clay tile coping, exposed purlins, a flat parapet, open eaves, and a tower, surfaced with clay tile and a material not visible. Alterations: security window bars added and some windows replaced.

196. 654 S. Dunsmuir Avenue APN 5508010022 Contributor 1928  
Architect: Paul Stockigt Builder and Original Owner: B.N. Schneider

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, arch(es), balcony(ies), cut stone details, decorative tile, decorative wood elements, grilles, a tower volume, and jetties. The roof is crossed gable, hipped, and flat with clay tile coping, exposed purlins, exposed rafter tails, finials, a flat parapet, open eaves, a tower, and vents, surfaced with clay tile and a material not visible. Alterations: railings added/replaced, some windows replaced, and window openings altered at the secondary façade.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

197. 655 S. Dunsmuir Avenue APN 5508011004 Contributor 1931  
Builder and Original Owner: Louis H. Rowe

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include applied decoration, arch(es), balconettes, decorative tile, decorative wood elements, grilles, and jetties, a wrought iron security gate. The roof is side gable, hipped, flat, and pent with clay tile coping, exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: decorative elements added, security window bars added, and some windows replaced.

**Hauser Boulevard**

Photo 8 (streetscape)

198. 601-605 Hauser Boulevard APN 5508014027 Contributor 1942  
Original Owner: S. Redman

A two-story eightplex in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is textured stucco. Details include arch(es), pilasters, planter(s), and a string course. The roof is hipped with a cornice, wall dormers, and vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: roof material replaced (compatible), secondary door replaced, security door added, security window bars added, and some windows replaced. The building shares a courtyard with the matching building at 607-611 Hauser Boulevard (#201).

199. 602 Hauser Boulevard, 5640-5648 W 6<sup>th</sup> Street  
APN 5508013012 Contributor 1941  
Architect: H. William Greene Builder and Original Owner: Albert Rothenberg

A two-story eightplex in the French Revival style. It has a U-shaped plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, balconettes, cut stone details, pilasters, and a string course. The roof is hipped, flat, and mansard with clay tile coping, closed eaves, a cornice, a flat parapet, vent roof dormers, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: roof material replaced (compatible), security window bars added, and some windows replaced.

200. 606-612 Hauser Boulevard APN 5508013013 Contributor 1941  
Architect: H. William Greene Builder and Original Owner: Albert Rothenberg

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, arch(es), balconettes, corbels, pilasters, and a string course. The roof is hipped, flat, and mansard with clay tile coping, closed eaves, a cornice, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: roof material replaced (compatible), security window bars added, and fencing added to one side unit entry.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

201. 607-611 Hauser Boulevard APN 5508014012 Contributor 1942  
Original Owner: S. Redman

A two-story eightplex in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco. Details include corbeled jetty(ies), cut stone details, pilasters, planter(s), and a string course. The roof is hipped and flat with clay tile coping, a cornice, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: roof material replaced (compatible), security door added, security window bars added, and some windows replaced. The building shares a courtyard with the matching building at 601-605 Hauser Boulevard (#198).

202. 614 Hauser Boulevard APN 5508013014 Contributor 1946  
Builder and Original Owner: Louis and Rose Molasky

A two-story apartment house in the American Colonial Revival style, with French Revival elements. It has an I-shaped plan, and its cladding is smooth stucco. Details include applied decoration, quoins, and a double-height porch canopy with square column supports. The roof is front gable, side gable, and flat with a cornice, a flat parapet, and vents, surfaced with composition shingle and a material not visible. Alterations: awnings added, roof material replaced (compatible), and some windows replaced.

203. 615 Hauser Boulevard APN 5508014011 Contributor 1946  
Builder: Gray Construction Co. Original Owner: H.S. Greentree

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, pilasters, and a string course. The roof is hipped and flat with clay tile coping, closed eaves, a cornice, decorative vents, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: all windows replaced, awnings added, light fixture added/replaced, primary door replaced, restuccoed (compatible), roof material replaced (compatible), and security window bars added. The building is adjacent to a matching building at 619 Hauser Boulevard (#205).

204. 618-620 Hauser Boulevard APN 5508013015 Contributor 1949  
Builder: William Arrow Original Owner: Herman, Leon, and William Arrow

A two-story apartment house in the Minimal Traditional style, with Mid-Century Modern elements. It has an irregular plan, and its cladding is smooth stucco and wood vertical board. Details include cut stone details, decorative wood elements, exterior stairs, planter(s), and canopy wrapping around corner. The roof is hipped with closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: awnings added, roof material replaced (compatible), security door added, some windows replaced, wall cladding replaced, and columns altered.

Miracle Mile Apartments Historic District  
 Name of Property

Los Angeles, CA  
 County and State

205. 619 Hauser Boulevard APN 5508014010 Contributor 1946  
 Builder: Gray Construction Co. Original Owner: H.S. Greentree

A two-story apartment house in the French Revival style, with Minimal Traditional elements. It has a rectangular plan, and its cladding is textured stucco. Details include applied decoration, a string course, and pilasters. The roof is hipped and flat with clay tile coping, closed eaves, a cornice, decorative vents, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: all windows replaced, awnings added, light fixture added/replaced, primary door replaced, restuccoed (compatible), and roof material replaced (compatible). The building is adjacent to a matching building at 615 Hauser Boulevard (#203).

206. 624-628 Hauser Boulevard APN 5508013016 Contributor 1938  
 Builder and Original Owner: Joe Eudemiller

A two-story sixplex in the Chateausque style. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, balconettes, brick details, pilasters, quoins, and a string course. The roof is conical and mansard with closed eaves, a cornice, dentil molding, a turret, vent roof dormers, wall dormers, and window roof dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), security window bars added, and some windows replaced.

**S. Ridgeley Drive**

Photo 9 (streetscape)

207. 601 S. Ridgeley Drive, 5626-5636 W 6<sup>th</sup> Street  
 APN 5508013011 Contributor 1940  
 Builder and Original Owner: Albert Rothenberg

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, arch(es), corbels, pilasters, dentil molding, balcony(ies), and a string course. The roof is hipped, flat, and mansard with clay tile coping, a cornice, dentil molding, a flat parapet, a tower, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: roof material replaced (compatible), secondary door replaced, security door added, and some windows replaced.

208. 605 S. Ridgeley Drive APN 5508013010 Noncontributor N/A

This parcel is a gated surface parking lot.

209. 613-619 S. Ridgeley Drive, "The Ridgeley"  
 APN 5508013028 Contributor 1932  
 Builder: Glenn A. Doughty Original Owner: Emma Rhinock and Lorna Mitchell

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

A three-story courtyard apartment in the Chateausque style. It has a U-shaped plan, and its cladding is smooth stucco and stucco scored to mimic stone. Details include applied decoration, arch(es), balconettes, balcony(ies), corbels, pilasters, and quoins. The roof is conical and mansard with decorative vents, finials, a tower, vent roof dormers, wall dormers, and turrets, weathervanes, crenellations, decorative gutter supports, surfaced with composition shingle and a material not visible. Related features include a fountain and a gated entry courtyard. Alterations: no major alterations, gate added/replaced, and security window bars added.

210. 624-628 S. Ridgeley Drive      APN 5508012017      Contributor      1939  
Builder and Original Owner: Albert Rothenberg

A two-story sixplex in the French Revival style. It has an irregular plan, and its cladding is smooth stucco, scored stucco, and brick. Details include applied decoration, arch(es), balcony(ies), corbeled jetty(ies), cut stone details, dentil molding, grilles, pilasters, quoins, and a string course. The roof is mansard with a cornice, dentil molding, molded eaves, vents, and wall dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: awnings added, roof material replaced (compatible), and security window bars added.

211. 625-629 S. Ridgeley Drive      APN 5508013007      Contributor      1949  
Architect: R.S. Loring      Builder and Original Owner: Irving Grusine

A two-story sixplex in the Minimal Traditional style. It has an irregular plan, and its cladding is textured stucco. Details include cut stone details, entry hood(s), exterior stairs, quoins, and a string course. The roof is hipped with vent roof dormers and closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible) and roof material replaced (compatible).

212. 630 S. Ridgeley Drive      APN 5508012018      Contributor      1941  
Architect: H. William Greene      Builder: Irving Caster      Original Owner: Moses Caster

A two-story sixplex in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, corbeled jetty(ies), corbels, cut stone details, pilasters, and a string course. The roof is mansard with a cornice and vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: awnings added, roof material replaced (compatible), and some windows replaced.

213. 631-635 S. Ridgeley Drive      APN 5508013027      Contributor      1941  
Architect: Earl Stonerod      Builder: Irving Caster      Original Owner: Moses Caster

A two-story eightplex in the French Revival style, with Minimal Traditional elements. It has an L-shaped plan, and its cladding is smooth stucco, cut stone, and scored stucco. Details include applied decoration, arch(es), balcony(ies), cut stone details, pilasters, and a string course. The

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

roof is mansard with closed eaves, a cornice, and vent roof dormers, surfaced with composition shingle and a material not visible. Alterations: restuccoed (compatible) and roof material replaced (compatible).

214. 636-640 S. Ridgeley Drive APN 5508012019 Contributor 1948  
Architect: R.S. Loring Builder and Original Owner: Irving Grusine

A two-story sixplex in the Minimal Traditional style, with French Revival elements. It has an irregular plan, and its cladding is textured stucco and cut stone. Details include applied decoration, cut stone details, entry hood(s), quoins, and a string course. The roof is hipped with closed eaves and vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible), roof material replaced (compatible), security door added, security window bars added, and some windows replaced.

215. 637 S. Ridgeley Drive APN 5508013005 Contributor 1941  
Architect: H. William Greene Builder and Original Owner: Oscar Kalish

A two-story sixplex in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, balcony(ies), cut stone details, pilasters, and a string course. The roof is mansard with vent roof dormers, a cornice, and closed eaves, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: roof material replaced (compatible) and some windows replaced. The building shares a courtyard with the matching building at 643-647 S. Ridgeley Drive (#216).

216. 643-647 S. Ridgeley Drive APN 5508013004 Contributor 1941  
Architect: H. William Greene Builder and Original Owner: Oscar Kalish Photo 23

A two-story sixplex in the French Revival style, with Minimal Traditional elements. It has an irregular plan, and its cladding is smooth stucco and scored stucco. Details include applied decoration, balcony(ies), cut stone details, pilasters, and a string course. The roof is mansard with closed eaves, a cornice, and vent roof dormers, surfaced with composition shingle and a material not visible. Related features include a detached garage. Alterations: primary door replaced and roof material replaced (compatible). The building shares a courtyard with the matching building at 637 S. Ridgeley Drive (#215).

217. 642-644 S. Ridgeley Drive APN 5508012020 Contributor 1932  
Architect: Paul W. Nelson Builder: Jackson Bros. Original Owner: Von's Investment Co.

A two-story eightplex in the Spanish Colonial Revival style. It has an irregular plan, and its cladding is smooth stucco. Details include balcony(ies), arch(es), exterior stairs, and a string course. The roof is flat and side gable with clay tile coping, a cornice, decorative vents, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a walled entry courtyard. Alterations: gate added/replaced and security door added.

Miracle Mile Apartments Historic District  
 Name of Property

Los Angeles, CA  
 County and State

218. 648 S. Ridgeley Drive APN 558012029-37 Noncontributor 1978  
 Architect: Lewis Bishop Builder and Original Owner: Kew Investment Inc.

A two-story nine-unit condominium building in the Late Modern style. It has a rectangular plan, and its cladding is textured stucco, wood vertical board, and wood diagonal board. Details include balcony(ies) and exterior stairs. The roof is flat and shed with bargeboards, closed eaves, and a flat parapet, surfaced with composition shingle and a material not visible. Related features include planters and soft story parking. Alterations: gate added/replaced and railings added/replaced.

219. 656 S. Ridgeley Drive APN 5508012022 Contributor 1929  
 Builder and Original Owner: Jeanette Robbin

A four-story apartment house in the French Revival style. It has a T-shaped plan, and its cladding is smooth stucco, brick, and stucco scored to mimic stone. Details include applied decoration, arch(es), balconettes, a fire escape, and a string course. The roof is flat and mansard with a cornice, a flat parapet, and wall dormers, surfaced with composition shingle and a material not visible. Alterations: grilles added/replaced, railings added/replaced, roof material replaced (compatible), security window bars added, and some windows replaced.

**Resource Table**

#	Address	Year Built	Status	APN	Notes/Photo #
1	5718 W. 4 <sup>th</sup> Street	1925	Contributor	5508005012	
2	5722 W. 4 <sup>th</sup> Street	1925	Contributor	5508005013	
3	5481-5483 W. 6 <sup>th</sup> Street, 464 S. Cloverdale Avenue	1933	Contributor	5508005024	
4	5524 W. 6 <sup>th</sup> Street, 602 S. Cochran Avenue	1936	Contributor	5508009014	
5	5564-5566 W. 6 <sup>th</sup> Street, 603 Dunsmuir Avenue	1933	Contributor	5508011013	
6	5604-5606 W. 6 <sup>th</sup> Street, 603 S. Burnside Avenue	1933	Contributor	5508012012	
7	600 S. Burnside Avenue, 5566 W. 6 <sup>th</sup> Street	1931	Contributor	5508011014	
8	606-608 S. Burnside Avenue	1947	Contributor	5508011015	
9	607-613 S. Burnside Avenue	1931	Contributor	5508012011	Photo 10
10	612-622 S. Burnside Avenue	1990	Noncontributor	5508011028	
11	621 S. Burnside Avenue	1952	Contributor	5508012009	
12	625-629 S. Burnside Avenue	1940	Contributor	5508012027	
13	626 S. Burnside Avenue	1930	Contributor	5508011018	
14	630 S. Burnside Avenue	1930	Contributor	5508011019	Photo 11
15	631-635 S. Burnside Avenue	1938	Contributor	5508012007	
16	636 S. Burnside Avenue	1930	Contributor	5508011020	

Miracle Mile Apartments Historic District

Los Angeles, CA

Name of Property

County and State

#	Address	Year Built	Status	APN	Notes/Photo #
17	637-641 S. Burnside Avenue	1939	Contributor	5508012006	
18	642 S. Burnside Avenue	1946	Contributor	5508011021	
19	645 S. Burnside Avenue	1947	Contributor	5508012005	
20	648-52 S. Burnside Avenue	1938	Contributor	5508011022	
21	649 S. Burnside Avenue	1929	Contributor	5508012004	
22	654 S. Burnside Avenue	1933	Contributor	5508011023	
23	311-315 S. Cloverdale Avenue	1928	Contributor	5508003010	
24	314-316 S. Cloverdale Avenue	1950	Contributor	5508002016	
25	319 S. Cloverdale Avenue	1931	Contributor	5508003009	
26	325 S. Cloverdale Avenue	1931	Contributor	5508003008	
27	322-328 ½ S. Cloverdale Avenue	1990	Noncontributor	5508002027	
28	329 S. Cloverdale Avenue	1927	Contributor	5508003007	
29	334-348 S. Cloverdale Avenue	1988	Noncontributor	5508002026	
30	335 S. Cloverdale Avenue	1931	Contributor	5508003006	
31	345-347 S. Cloverdale Avenue	1990	Noncontributor	5508003026	
32	350-354 ½ S. Cloverdale Avenue	1936	Contributor	5508002023	
33	353 S. Cloverdale Avenue	1927	Contributor	5508003003	
34	359 S. Cloverdale Avenue	1932	Contributor	5508003002	
35	360 S. Cloverdale Avenue	1931	Contributor	5508002024	
36	364 S. Cloverdale Avenue	1930	Contributor	5508002025	Photo 12
37	365 S. Cloverdale Avenue	1928	Contributor	5508003001	
38	400 S. Cloverdale Avenue	1925	Contributor	5508005014	
39	401 S. Cloverdale Avenue, 5736-58 W. 4 <sup>th</sup> Street	1938	Contributor	5508004010	
40	404 S. Cloverdale Avenue	1925	Contributor	5508005015	
41	409 S. Cloverdale Avenue	1931	Contributor	5508004009	
42	414 S. Cloverdale Avenue	1989	Noncontributor	5508005029	
43	415 S. Cloverdale Avenue	1928	Contributor	5508004008	
44	419 S. Cloverdale Avenue	1931	Contributor	5508004007	
45	423 S. Cloverdale Avenue	1947	Contributor	5508004006	Photo 13
46	426-430 S. Cloverdale Avenue	1928	Contributor	5508005019	Photo 14
47	431 S. Cloverdale Avenue	1929	Contributor	5508004005	
48	436-440 ½ S. Cloverdale Avenue	1929	Contributor	5508005020	
49	437 S. Cloverdale Avenue	1930	Contributor	5508004004	
50	442 S. Cloverdale Avenue	1929	Contributor	5508005021	
51	443 S. Cloverdale Avenue	1928	Contributor	5508004003	
52	448-452 S. Cloverdale Avenue	1938	Contributor	5508005022	Shares driveway with 454-458 S. Cloverdale Avenue.
53	449 S. Cloverdale Avenue	1928	Contributor	5508004002	

Miracle Mile Apartments Historic District

Los Angeles, CA

Name of Property

County and State

#	Address	Year Built	Status	APN	Notes/Photo #
54	454-458 S. Cloverdale Avenue	1939	Contributor	5508005023	Shares driveway with 448-452 S. Cloverdale Avenue.
55	461 S. Cloverdale Avenue	1950	Contributor	5508004001	
56	600-608 S. Cloverdale Avenue	1990	Noncontributor	5508008030	
57	601 S. Cloverdale Avenue	1928	Contributor	5508009013	Photo 15
58	607 S. Cloverdale Avenue	1928	Contributor	5508009012	
59	611 S. Cloverdale Avenue	1929	Contributor	5508009011	
60	614 S. Cloverdale Avenue	1927	Contributor	5508008016	
61	618-622 S. Cloverdale Avenue	1948	Contributor	5508008017	
62	621 S. Cloverdale Avenue	1928	Contributor	5508009010	
63	626 S. Cloverdale Avenue	1928	Contributor	5508008018	
64	627 S. Cloverdale Avenue	1928	Contributor	5508009009	
65	631 S. Cloverdale Avenue	1927	Contributor	5508009008	
66	632 S. Cloverdale Avenue	1939	Contributor	5508008019	Shares courtyard with 638 S. Cloverdale Avenue.
67	637 S. Cloverdale Avenue	1951	Contributor	5508009007	
68	638 S. Cloverdale Avenue	1940	Contributor	5508008020	Shares courtyard with 632 S. Cloverdale Avenue.
69	642-646 S. Cloverdale Avenue	1928	Contributor	5508008021	Shares courtyard with 648-652 S. Cloverdale Avenue.
70	643-645 S. Cloverdale Avenue	1927	Contributor	5508009006	
71	648-652 S. Cloverdale Avenue	1929	Contributor	5508008022	Shares courtyard with 642-646 S. Cloverdale Avenue.
72	654 S. Cloverdale Avenue	1928	Contributor	5508008023	
73	649-659 S. Cloverdale Avenue	1972	Noncontributor	5508009005	
74	660 S. Cloverdale Avenue	1927	Noncontributor	5508008024	
75	661 S. Cloverdale Avenue	1928	Contributor	5508009004	
76	664 S. Cloverdale Avenue	1928	Contributor	5508008028	
77	313 S. Cochran Avenue	1935	Contributor	5509002011	
78	316-322 ½ S. Cochran Avenue	1936	Contributor	5508003016	
79	317-321 ½ S. Cochran Avenue	1935	Contributor	5509002010	
80	324 S. Cochran Avenue	1930	Contributor	5508003017	
81	325 S. Cochran Avenue	1932	Contributor	5509002009	
82	329-333 S. Cochran Avenue	1949	Contributor	5509002008	
83	330 S. Cochran Avenue	1930	Contributor	5508003018	
84	335 S. Cochran Avenue	1927	Contributor	5509002007	
85	336 S. Cochran Avenue	1929	Contributor	5508003019	
86	342-346 S. Cochran Avenue	1991	Noncontributor	5508003029	
87	345 S. Cochran Avenue	1930	Contributor	5509002006	
88	347-351 ½ S. Cochran Avenue	1937	Contributor	5509002005	
89	354 S. Cochran Avenue	1930	Contributor	5508003022	

Miracle Mile Apartments Historic District

Los Angeles, CA

Name of Property

County and State

#	Address	Year Built	Status	APN	Notes/Photo #
90	353-355 S. Cochran Avenue	1935	Contributor	5509002004	
91	358 S. Cochran Avenue	1930	Contributor	5508003023	
92	359 S. Cochran Avenue	1927	Contributor	5509002003	
93	365 S. Cochran Avenue	1931	Contributor	5509002002	
94	366 S. Cochran Avenue	1930	Contributor	5508003024	
95	372 S. Cochran Avenue	1933	Contributor	5508003025	
96	373 S. Cochran Avenue	1966	Noncontributor	5509002001	
97	401 S. Cochran Avenue	1928	Contributor	5509001011	
98	402-404 S. Cochran Avenue, 5766 W. 4 <sup>th</sup> Street	1994	Noncontributor	5508004011	
99	408 S. Cochran Avenue	1930	Contributor	5508004012	Photo 16
100	409 S. Cochran Avenue	1930	Contributor	5509001010	
101	412 S. Cochran Avenue	1928	Contributor	5508004013	Photo 17
102	413-417 S. Cochran Avenue	1939	Contributor	5509001009	
103	420 S. Cochran Avenue	1929	Contributor	5508004014	
104	419-421 S. Cochran Avenue	1930	Contributor	5509001008	
105	424 S. Cochran Avenue	1928	Contributor	5508004015	Photo 18
106	425 S. Cochran Avenue	1930	Contributor	5509001007	
107	432 S. Cochran Avenue	1929	Contributor	5508004016	
108	433 S. Cochran Avenue	1931	Contributor	5509001006	
109	436-440 S. Cochran Avenue	1930	Contributor	5508004017	
110	437 S. Cochran Avenue	1929	Contributor	5509001005	
111	442 S. Cochran Avenue	1928	Contributor	5508004018	
112	443 S. Cochran Avenue	1929	Contributor	5509001004	
113	450 S. Cochran Avenue	1929	Contributor	5508004019	
114	451 S. Cochran Avenue	1929	Noncontributor	5509001003	
115	456 S. Cochran Avenue	1929	Contributor	5508004020	Photo 19
116	455-57 S. Cochran Avenue	1930	Contributor	5509001002	
117	461-463 ½ S. Cochran Avenue	1925	Contributor	5509001012	
118	462 S. Cochran Avenue, 5515-5525 W. 6 <sup>th</sup> Street	1938	Contributor	5508004021	
119	603-607 S. Cochran Avenue	1929	Contributor	5508010012	
120	608-618 S. Cochran Avenue	1989	Noncontributor	5508009028	
121	615 S. Cochran Avenue	1947	Contributor	5508010011	
122	619 S. Cochran Avenue	1928	Contributor	5508010010	
123	625 S. Cochran Avenue	1928	Noncontributor	5508010009	
124	624-626 S. Cochran Avenue	1926	Noncontributor	5508009018	Photo 20
125	630 S. Cochran Avenue	1927	Contributor	5508009019	
126	631 S. Cochran Avenue	1928	Contributor	5508010008	



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

#	Address	Year Built	Status	APN	Notes/Photo #
127	636 S. Cochran Avenue	1928	Contributor	5508009020	
128	639 S. Cochran Avenue	1940	Contributor	5508010007	
129	642 S. Cochran Avenue	1928	Contributor	5508009021	
130	643 S. Cochran Avenue	1930	Contributor	5508010006	
131	649 S. Cochran Avenue	1927	Contributor	5508010005	
132	650 S. Cochran Avenue	1928	Contributor	5508009022	
133	656 S. Cochran Avenue	1950	Contributor	5508009023	
134	657 S. Cochran Avenue	1928	Contributor	5508010004	
135	660 S. Cochran Avenue	1928	Contributor	5508009024	
136	665 S. Cochran Avenue	1929	Contributor	5508010003	
137	315 S. Detroit Street	1930	Contributor	5508002009	
138	319-323 S. Detroit Street	1930	Contributor	5508002008	
139	325-329 S. Detroit Street	1930	Contributor	5508002007	
140	330-334 ½ S. Detroit Street	1928	Contributor	5508001023	
141	331-335 ½ S. Detroit Street	1929	Contributor	5508002006	
142	336-340 S. Detroit Street	1928	Contributor	5508001024	
143	339 S. Detroit Street	1929	Contributor	5508002005	
144	342-346 ½ S. Detroit Street	1937	Contributor	5508001025	
145	343 S. Detroit Street	1928	Contributor	5508002004	
146	348-350 S. Detroit Street	1928	Contributor	5508001026	
147	351 S. Detroit Street	1925	Contributor	5508002003	
148	355-359 S. Detroit Street	1949	Contributor	5508002002	
149	361 S. Detroit Street	1928	Contributor	5508002001	
150	401-415 S. Detroit Street	1988	Noncontributor	5508005028	
151	420 S. Detroit Street	1929	Contributor	5508006017	
152	421 S. Detroit Street	1940	Contributor	5508005027	
153	422-428 S. Detroit Street	1936	Contributor	5508006018	
154	425 S. Detroit Street	1928	Contributor	5508005007	
155	432 S. Detroit Street	1929	Contributor	5508006019	
156	434-440 ½ S. Detroit Street	1937	Contributor	5508006022	
157	435 S. Detroit Street	1992	Noncontributor	5508005030	Photo 21
158	442-446 ½ S. Detroit Street	1939	Contributor	5508006023	
159	445 S. Detroit Street	1933	Contributor	5508005004	Photo 22
160	450-458 S. Detroit Street	1926	Contributor	5508006024	
161	451 S. Detroit Street	1933	Contributor	5508005003	
162	455-459 ½ S. Detroit Street	1949	Contributor	5508005002	
163	460 S. Detroit Street	1949	Noncontributor	5508006025	

Miracle Mile Apartments Historic District

Los Angeles, CA

Name of Property

County and State

#	Address	Year Built	Status	APN	Notes/Photo #
164	465 S. Detroit Street	1928	Contributor	5508005001	Matching building at 601 S. Detroit Street.
165	601 S. Detroit Street	1928	Contributor	5508008013	Matching building at 465 S. Detroit Street.
166	607-611 ½ S. Detroit Street	1939	Contributor	5508008012	Shares courtyard with 613-617 ½ S. Detroit Street.
167	613-617 ½ S. Detroit Street	1939	Contributor	5508008011	Shares courtyard with 607-611 ½ S. Detroit Street.
168	619-623 ½ S. Detroit Street	1939	Contributor	5508008010	
169	625 S. Detroit Street	1925	Contributor	5508008009	
170	630-634 ½ S. Detroit Street	1938	Contributor	5508007006	
171	631-635 ½ S. Detroit Street	1938	Contributor	5508008008	Shares courtyard with 637-642 ½ S. Detroit Street.
172	637-641 ½ S. Detroit Street	1939	Contributor	5508008007	Shares courtyard with 631-635 ½ S. Detroit Street.
173	640 S. Detroit Street	1933	Contributor	5508007007	
174	642-646 ½ S. Detroit Street	1938	Contributor	5508007008	
175	643-647 S. Detroit Street	1925	Contributor	5508008006	
176	649-653 S. Detroit Street	1948	Contributor	5508008005	
177	650 S. Detroit Street	1931	Contributor	5508007009	
178	654 S. Detroit Street	1928	Contributor	5508007010	
179	602 S. Dunsmuir Avenue	1948	Contributor	5508010013	
180	607 S. Dunsmuir Avenue	1929	Contributor	5508011012	
181	608 S. Dunsmuir Avenue	1930	Contributor	5508010014	
182	612 S. Dunsmuir Avenue	1948	Contributor	5508010015	
183	613-617 ½ S. Dunsmuir Avenue	1939	Contributor	5508011011	
184	618-622 S. Dunsmuir Avenue	1938	Contributor	5508010016	
185	619-621 S. Dunsmuir Avenue	1929	Contributor	5508011010	
186	624 S. Dunsmuir Avenue	1930	Contributor	5508010017	
187	625 S. Dunsmuir Avenue	1928	Contributor	5508011009	
188	630 S. Dunsmuir Avenue	1930	Contributor	5508010018	
189	633 S. Dunsmuir Avenue	1940	Contributor	5508011008	
190	636 S. Dunsmuir Avenue	1931	Contributor	5508010019	
191	637 S. Dunsmuir Avenue	1948	Noncontributor	5508011007	
192	642-646 S. Dunsmuir Avenue	1949	Contributor	5508010020	Shares driveway with 648-652 S. Dunsmuir Avenue.
193	645 S. Dunsmuir Avenue	1929	Contributor	5508011006	
194	648-652 S. Dunsmuir Avenue	1949	Contributor	5508010021	Shares driveway with 642-646 S. Dunsmuir Avenue.
195	651 S. Dunsmuir Avenue	1929	Contributor	5508011005	
196	654 S. Dunsmuir Avenue	1928	Contributor	5508010022	
197	655 S. Dunsmuir Avenue	1931	Contributor	5508011004	
198	601-605 Hauser Boulevard	1942	Contributor	5508014027	Shares courtyard with 607-611 Hauser Boulevard.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

#	Address	Year Built	Status	APN	Notes/Photo #
199	602 Hauser Boulevard, 5640-5648 W. 6 <sup>th</sup> Street	1941	Contributor	5508013012	
200	606-612 Hauser Boulevard	1941	Contributor	5508013013	
201	607 Hauser Boulevard	1942	Contributor	5508014012	Shares courtyard with 601-605 Hauser Boulevard.
202	614 Hauser Boulevard	1946	Contributor	5508013014	
203	615 Hauser Boulevard	1946	Contributor	5508014011	Matching building at 619 Hauser Boulevard.
204	618-620 Hauser Boulevard	1949	Contributor	5508013015	
205	619 Hauser Boulevard	1946	Contributor	5508014010	Matching building at 615 Hauser Boulevard.
206	624-628 Hauser Boulevard	1938	Contributor	5508013016	
207	601 S. Ridgeley Drive, 5626-5636 W. 6 <sup>th</sup> Street	1940	Contributor	5508013011	
208	605 S. Ridgeley Drive	N/A	Noncontributor	5508013010	Gated surface parking lot.
209	613-619 S. Ridgeley Drive	1932	Contributor	5508013028	
210	624-628 S. Ridgeley Drive	1939	Contributor	5508012017	
211	625-629 S. Ridgeley Drive	1949	Contributor	5508013007	
212	630 S. Ridgeley Drive	1941	Contributor	5508012018	
213	631-635 S. Ridgeley Drive	1941	Contributor	5508013027	
214	636-640 S. Ridgeley Drive	1948	Contributor	5508012019	
215	637 S. Ridgeley Drive	1941	Contributor	5508013005	Shares courtyard with 643-647 S. Ridgeley Drive.
216	643-647 S. Ridgeley Drive	1941	Contributor	5508013004	Shares courtyard with 637 S. Ridgeley Dr. Photo 23.
217	642-644 S. Ridgeley Drive	1932	Contributor	5508012020	
218	648 S. Ridgeley Drive	1978	Noncontributor	558012029-37	
219	656 S. Ridgeley Drive	1929	Contributor	5508012022	

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

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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

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1925-1952

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Maltzman, Max (architect)

Northman, Edith (architect)

Rothenberg, Albert (builder)

CONTINUED Section 8 page 95

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**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 Miracle Mile Apartments Historic District is eligible for the National Register of Historic Places at the local level of significance under Criteria A and C. Under Criterion A, the district is significant in the area of Community Planning and Development for its association with automobile-centered multi-family residential development tied to the growth of Wilshire Boulevard's Miracle Mile. Under Criterion C, the district is eligible in the area of Architecture as an excellent collection of Period Revival architecture 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. The period of significance is 1925 to 1952, during which time the district developed as a distinctive neighborhood of Period Revival apartment buildings associated with Los Angeles' westward expansion, a largely automobile-dependent development pattern stimulated by the rise of Wilshire Boulevard as the city's preeminent commercial corridor and Miracle Mile as its showcase shopping district.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Early History of the Miracle Mile Area**

The Tongva people are the original inhabitants of the land that later included most of Los Angeles, including the central Los Angeles area later known as Mid-City/Mid-Wilshire.<sup>3</sup> They resided in villages connected by foot trails, part of a larger network that also led to known resources like the La Brea tar pits where tar, *la brea* in Spanish, bubbled up from the vast subsurface oil fields underlying much of what became the Mid-City/Mid-Wilshire area. The Tongva, and the early Spanish residents that followed in the late eighteenth century, used tar from this source to waterproof everything from canoes to water carriers to roofing. The Spanish settlers of El Pueblo de Los Angeles used the rest of the trail network as well and referred to a major trail leading west from the Tongva village known as Yang-Na (in what became downtown Los Angeles) to the tar pits as El Camino Viejo (old road). It was also commonly known as La Brea Road.

The mission system established under Spanish rule slowly disintegrated after Mexico obtained its independence in 1821, and former mission lands were granted to individuals in favor as ranchos. The area around the Miracle Mile Apartments Historic District was part of Rancho La Brea, granted in 1828 by Los Angeles mayor José Antonio Carrillo to Antonio José Rocha and named for the well-known tar pits within. The La Brea Road/El Camino Viejo served as the dividing line between Rancho La Brea on the north and Francisco Avila's Rancho Las Cienegas on the

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<sup>3</sup> The Miracle Mile Apartments Historic District is commonly referred to as being part of the larger Mid-City/Mid-Wilshire area of the city, and more specifically as within the smaller Miracle Mile sub-area of the Wilshire Boulevard corridor between La Brea Avenue and Fairfax Avenue. Prior to these areas' development, this region was commonly known as part of West Los Angeles, historically (pre-1930s) the westernmost portion of the city.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

south. It later became Wilshire Boulevard, the backbone of the area and one of the most iconic and influential commercial corridors in the nation.

Deeply in debt after years of court battles to prove their claim to Rancho La Brea upon California's cession to the United States, Rocha's heirs deeded the land in its entirety to Los Angeles attorney and surveyor Henry Hancock in 1860. Hancock made the first efforts to develop the area commercially, primarily focusing on its fossil fuel resources and subdividing and selling off some portions of the rancho. The bulk of it remained in the family, passing to Hancock's wife Ida Hancock after his 1883 death and then to his son G. Allan Hancock. Rancho La Brea remained mostly rural and unoccupied until the city's first population and land boom in the late 1880s. The expansion of rail networks and a fare war between the Southern Pacific and Santa Fe Railroads led to rampant land speculation as developers began realizing the potential of areas outside of Los Angeles' original core.

### **Criterion A: Community Planning and Development**

#### Development of Wilshire Boulevard and the Miracle Mile

Brothers Henry Gaylord Wilshire and William Wilshire were among the first to gamble on developing what was then considered the remote periphery of the city. They purchased thirty-five acres at the western edge of Los Angeles in 1887 and subdivided the land in 1895, envisioning a luxurious subdivision called Westlake that would be designed for Los Angeles' wealthy and anchored by a wide, graveled boulevard called Wilshire.<sup>4</sup> While Wilshire Boulevard was only four blocks long to start, connecting the city's new Westlake Park and Sunset Park (little more than tar-fouled mud at that time), Henry Gaylord Wilshire had grand plans for it and convinced the city council to disallow streetcars and to forbid the hauling of industrial materials.<sup>5</sup>

In 1897, the western boundary of Los Angeles moved west from Hoover Street to Vermont Avenue, and Wilshire Boulevard was extended to meet it; the road angled away from its original direction in line with the skewed downtown street grid to instead orient toward the cardinal directions, a shift in the street grid that shaped all future development of the area.<sup>6</sup> Between the wide streets, wealthy inhabitants, and streetcar restrictions, the stage was set for Wilshire Boulevard to become what historian Kevin Roderick calls "the showcase drive of the Automobile Age."<sup>7</sup> The subsequent residential growth of the area extended far beyond the great boulevard; its beginnings were rooted in the same place.

Beckoned by open space and the grand new boulevard, wealthy Angelenos flocked to the prestigious new residential district starting at the turn of the century. New residents of more modest means soon followed through the 1910s as expansion of the city's streetcar network and

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<sup>4</sup> Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles* (Santa Monica: Angel City Press, 2005), 17-21.

<sup>5</sup> Roderick and Lynxwiler, *Wilshire Boulevard*, 21.

<sup>6</sup> Roderick and Lynxwiler, *Wilshire Boulevard*, 38-39.

<sup>7</sup> Roderick and Lynxwiler, *Wilshire Boulevard*, 21.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

road system made living in the western suburbs and commuting to work in the downtown commercial core more feasible. 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 adjacent areas. Commercial and institutional development occurred along major streets beyond Wilshire Boulevard, with business districts emerging over the next two decades along streetcar lines and major streets like Pico Boulevard, Country Club Drive (later W. Olympic Boulevard), W. San Vicente Boulevard (originally Eulalia Avenue), Beverly Boulevard, and La Cienega Boulevard.

Los Angeles's westward expansion accelerated in the early to mid-1920s, when a massive population influx triggered a regional construction boom. It was during this period that substantial development began in the westernmost portion of Los Angeles. Both residential and commercial construction continued moving west through what became Mid-City/Mid-Wilshire for the next several decades, both along and well beyond Wilshire Boulevard itself. Even in the early 1920s few people would have predicted the future development of the western reaches of Wilshire Boulevard. The area that became the Miracle Mile Apartments Historic District was thought of by most as laughably distant from Los Angeles and its neighbor to the west, Santa Monica.

When the Wilshires were starting to develop their new subdivision and boulevard in the 1890s, Rancho La Brea owner G. Allan Hancock was focusing on extracting oil from his property. The discovery of the Salt Lake Oil Field under Hancock's property and that of his immediately adjacent neighbor Arthur F. Gilmore led to their establishment of hundreds of oil derricks under the auspices of the Salt Lake Oil Company and the Rancho La Brea Oil Company. The major north/south corridor that became La Brea Avenue was established around this time as a service road connecting the oil wells to Hollywood, site of the closest major railroad connection.<sup>8</sup> Harvesting the area's oil was a relatively short-lived endeavor, as by the mid-1920s the entrepreneurs saw more value in subdividing and developing the less productive portions of the land. That shift required some inspiration from another visionary.

Iowa-born developer Alvah Warren (A.W.) Ross foresaw a grand commercial destiny for the western reaches of Wilshire Boulevard earlier than anyone else. In the early 1920s, Ross began buying up land on the south side of Wilshire. He carefully chose the then-distant location by drawing on a map a four-mile-radius circle encompassing the fashionable suburbs of Westlake, Hollywood, Beverly Hills and West Adams, reasoning that four miles was the farthest anyone would be likely to drive to shop. The center of the circle was the mile of Wilshire Boulevard between La Brea Avenue and Fairfax Avenue. There Ross envisioned an automobile-centered, destination shopping district, Wilshire Boulevard Center, which would be "the most modern and convenient shopping district in the world."<sup>9</sup> Others called it "Ross's Folly." He began selling lots

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<sup>8</sup> City of Los Angeles, "Historical and Cultural Resources Survey, Miracle Mile Area, Part II: Apartment District" (prepared by Johnson Heumann Research Associates for the City of Los Angeles, Department of Public Works, Bureau of Engineering, Project Management Division, Environmental Engineering Section, 1988), 6.

<sup>9</sup> "Wilshire Boulevard Center Developing," *Los Angeles Evening Express*, March 16, 1929.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

for commercial development and found his progress slowed in 1925 when the city annexed the area and made this part of Wilshire, like the eastern part, an exclusively residential zone.<sup>10</sup>

After losing multiple appeals and a public referendum, Ross and any fellow would-be developers were forced to request individual zone changes, property by property, in order to construct commercial buildings. As a result of this costly hurdle, Ross's development did not make him wealthy—the constraints he faced, which included planning commission reviews, “brought extraordinary control which resulted in a tightly knit business district with exceptional building stock because each development came under intense scrutiny.”<sup>11</sup> Ross himself oversaw most architectural design, enforcing restrictions that assured, as noted in a 1930 display advertisement, “the very best that architectural designing can produce.”<sup>12</sup>

By 1928, Wilshire Boulevard Center was seeing construction of the architecturally distinctive commercial buildings for which it would become renowned; it had also gained the informal moniker of “Miracle Mile.” Ross appears to have adopted the new, more dynamic name in newspaper advertisements by early 1930, by which time Wilshire Boulevard had been improved into a wide paved thoroughfare, and cross-streets like La Brea Avenue had been extended and improved to fully connect the district with the rest of the region.<sup>13</sup> Ross's vision of a fully automobile-centered commercial corridor had become reality. In March 1929, the City Traffic Commission found that the corner of Wilshire Boulevard and Western Avenue carried “more automobile traffic than any other intersection of the world,” with the intersection of Wilshire and Vermont (one mile east of Wilshire/Western) a close second.<sup>14</sup> The intersection of Wilshire and La Brea, two miles west of Wilshire/Western and the start of Ross's Miracle Mile, came in third, carrying only about two percent less traffic; Ross unsurprisingly prophesized that “within a few years the title for the greatest amount of vehicle traffic in the world will shift to the corner of La Brea and Wilshire.”<sup>15</sup> He was right.<sup>16</sup>

Miracle Mile was soon the pre-eminent shopping district of Los Angeles, as additional developers followed Ross' lead on the lots he did not already own, and large retailers erected massive new buildings with major entrances from surface parking lots. The buildings' exuberant architecture served as advertisement, striving to draw the eye of the passing motorist, and hinting at the high-quality merchandise to be found inside. Large retailers like Desmond's and Silverwoods boasted Art Deco and Streamline Moderne styles (in this particular case, the department stores occupied the shorter wings flanking the massive Wilshire Tower in a block-long development), and even supermarkets boasted flashy architecture on a grand scale—the 1928 Ralph's at Hauser Boulevard (demolished) was designed in the ornate Churrigueresque variant of Spanish Colonial Revival. Despite their ornate exteriors, the retail businesses of

<sup>10</sup> City of Los Angeles, “Miracle Mile Apartment District Survey,” 7; Roderick and Lynxwiler, *Wilshire Boulevard*, 130.

<sup>11</sup> Ibid; direct quote from City of Los Angeles, “Miracle Mile Apartment District Survey,” 7.

<sup>12</sup> Full-page display advertisement “The Miracle Mile of Wilshire Boulevard,” *Los Angeles Times* January 2, 1930.

<sup>13</sup> “The Miracle Mile of Wilshire Boulevard.”

<sup>14</sup> “Wilshire Boulevard Center Developing.”

<sup>15</sup> “Wilshire Boulevard Center Developing.”

<sup>16</sup> Roderick and Lynxwiler, *Wilshire Boulevard*, 127.

Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

Miracle Mile were not exclusively for the wealthy like some of their compatriots downtown and in the older Westlake district of Wilshire Boulevard. As historian Kevin Roderick points out, “The Miracle Mile wasn’t for the swells who required the white-gloved attentiveness of Bullock’s Wilshire or I. Magnin. It belonged to the masses who packed into clearance sales, grabbed a sandwich at Melody Lane and took coffee breaks under the blue windmill at Van de Kamp’s.”<sup>17</sup> Many of the patrons and employees of these businesses lived nearby, in the densely occupied multi-family residential neighborhood that began arising on the blocks immediately north of Wilshire’s Miracle Mile in the mid-1920s.

#### Development of the Miracle Mile Apartments Historic District

The Mid-City/Mid-Wilshire neighborhood had its share of earlier residential subdivisions like Oxford Square (1907) and Fremont Place (1911) joining the earlier Westlake. The bulk of its residential construction, and all major development at its western extent, began during the immense population and real estate boom of the 1920s. Although the boom of the 1880s was, proportionately, the greatest period of growth in the history of Los Angeles, the intense development of the 1920s arguably did more to shape the modern city. It was during the twenties that the greater Los Angeles area reached a million inhabitants, making it the fifth largest city in the United States.<sup>18</sup> According to historian Kevin Starr, by 1930, “Los Angeles had a population of 1,470,516, which represented a tripling of its population over [a period of] ten years.”<sup>19</sup> New construction met the needs of the growing population. In 1918, 6,000 new building permits had been issued in Los Angeles. In 1919, that figure more than doubled to 13,000, increasing to 37,000 in 1921, and 47,000 in 1922. 1923 was the peak year of the boom, with an astonishing 62,500 new building permits for an estimated \$200 million in construction.<sup>20</sup>

In 1924, Rancho La Brea owner G. Allan Hancock joined the development boom by subdividing a portion of his land as Tract 7705, split into two sections flanking the twenty-three-acre Hancock Park<sup>21</sup> area he had donated to Los Angeles County in 1923 (later containing the La Brea Tar Pits and the Los Angeles County Museum of Art complex). The western section of the tract comprised Ogden Drive, Orange Grove Avenue, and the east side of Fairfax Avenue, all between 6<sup>th</sup> Street and Wilshire Boulevard. The eastern section, shaped like a backwards “L” and containing the Miracle Mile Apartments Historic District in its entirety, was roughly bounded by Curson Avenue on the west, 6<sup>th</sup> and 3<sup>rd</sup> Streets on the north, Detroit Street on the east, and Wilshire Boulevard on the south. In addition to the new county park, Hancock left the oil derrick-dotted fields north of 6<sup>th</sup> Street undeveloped except for the three north/south streets closest to La Brea Avenue (S. Detroit Street, S. Cloverdale Avenue, and S. Cochran Avenue). Various companies held oil leases on this portion of Rancho La Brea, most of which would not expire until mid-1930.<sup>22</sup>

<sup>17</sup> Roderick and Lynxwiler, *Wilshire Boulevard*, 122.

<sup>18</sup> Kevin Starr, *Material Dreams: Southern California Through the 1920s* (New York: Oxford University Press, 1990), 69.

<sup>19</sup> *Ibid.*

<sup>20</sup> Starr, *Material Dreams*, 69.

<sup>21</sup> Not to be confused with the wealthy residential subdivision with the same name, starting five blocks west of La Brea Avenue and now a Los Angeles Historic Preservation Overlay Zone.

<sup>22</sup> “Huge Wilshire Deal Near,” *Los Angeles Times* November 7, 1929.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

It appears that Hancock only carried out the initial development of Tract 7705 before selling off lots to individual owners, builders, and developers. He was the Original Owner of at least one multi-family property in the district (#160, 450-458 S. Detroit Street, 1926). He otherwise seems not to have been greatly involved in the residential portion of the tract. There was no coordinated or specific advertising for the subdivision, and it was not given a marketable name, unlike some of his other subdivisions in the area. The tract included some street improvements, including concrete curbs, concrete sidewalks, and parkways planted with lawn and street trees. Lot sizes were very consistent (60 ft x 130 ft). Based on historic photographs, at least some streets in the tract contained streetlights of cast stone or cast iron, none extant.<sup>23</sup>

Lot sales were brisk, and construction followed at a somewhat slower pace soon thereafter; approximately twenty-seven buildings were completed by August 1927.<sup>24</sup> Development took off that year, reflecting a direct correlation with the boom along A.W. Ross' Miracle Mile. The district saw its most intense period of development between 1927 and 1931, when 110 of its 219 properties were constructed, approximately fifty percent of the total. The greatest single year of development was 1928, when at least thirty-eight buildings were constructed.<sup>25</sup> All thirty-one of the district's distinctive three and four-story apartment houses were built between 1928 and 1933, with 1928 alone seeing the construction of thirteen of them. Generally speaking, early construction was heaviest in the streets closest to La Brea Avenue—S. Detroit Street, S. Cloverdale Avenue, and S. Cochran Avenue—with development moving west over time.

Both A.W. Ross and G. Allan Hancock had ambitious plans for the derrick-dotted portion of Hancock Park and of the parts of Tract 7705 west of Hauser Boulevard—upon expiration of the oil leases in this area in July 1930, Hancock intended to develop what had become “an island in the progress of that particular section of the city.”<sup>26</sup> In November 1929, Ross announced a massive construction program there that would build apartment houses and hotels (including a proposed forty-story hotel) around the county's Hancock Park, a program which would make the area “the Park Avenue of the West” and enable “the densest population of any similar area in Southern California, or in the entire West, for that matter, owing to the plans for multiple dwelling construction.”<sup>27</sup> Their PR campaign began barely a week after the stock market crash of October 1929. The construction plan never came to fruition, presumably due to the drying up of investment funding that presaged the worst of the Great Depression. Ross and Hancock put their plans for July 1930 on hold and eventually abandoned them; their vision of dense multi-family

<sup>23</sup> 1928 photograph of Bert-Ell Manor (465 S. Detroit Street), Security Pacific National Bank Photo Collection, Los Angeles Public Library Photo Collection; 1935 photograph of Greenwich Arms (361 S. Detroit Street), Security Pacific National Bank Photo Collection, Los Angeles Public Library Photo Collection.

<sup>24</sup> Estimate based on LADBS building permits (recognizing lag between permit approval and completion of construction) and 1927 Fairchild Aerial Survey photograph Flight C-113, Frame 166 (August 1927), [https://mil.library.ucsb.edu/apcatalog/report/report.php?filed\\_by=C-113](https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=C-113), part of UC Santa Barbara Library Geospatial collection, accessed via map search May 2022, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

<sup>25</sup> Due to demolition of some older properties for new construction of larger buildings, the exact number is unknown; thirty-eight extant buildings in the district date to 1928.

<sup>26</sup> “Huge Wilshire Deal Near,” *Los Angeles Times* November 7, 1929.

<sup>27</sup> *Ibid*; direct quotes from “Future of Park Area Predicted,” *Los Angeles Times* December 22, 1929.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

development was at least partially realized in the still-growing Miracle Mile Apartments Historic District. Development in this already-active part of Tract 7705 slowed after 1931 and stopped entirely in 1934 as investors, owners, and renters felt the harshest effects of the Depression, started again in 1935, and accelerated in 1938-1939.

By the time the U.S. entered World War II in December 1941, the district was very close to full buildout, with fewer than thirty parcels remaining undeveloped.<sup>28</sup> Hancock's massive parcel west and north of the district was finally being developed into housing—the Metropolitan Life Company's Park La Brea garden apartment complex started construction of two-story buildings in an innovative radial plan in 1941, seeing completion in 1943. Between 1948 and 1951, eighteen residential towers were added to the site to provide housing for the city's exploding postwar population.

Construction essentially ceased in the Miracle Mile Apartments Historic District after the U.S. entry into World War II and the accompanying building moratorium, with only two buildings completed in 1942 and none between 1943 and 1945. It resumed after the war, and the district's last open parcels were developed with apartment buildings on the same scales and in similar and compatible styles to those already present. By 1952, the district was fully developed and had achieved its architectural character. A handful of properties were demolished for new construction of similarly scaled buildings between the 1960s and the mid-1980s. The district experienced its greatest alterations between 1988 and 1994, when the construction of eleven large-scale apartment buildings, each spanning multiple parcels, resulted in the demolition of earlier properties on those parcels. These buildings comprise the majority of the district's noncontributing properties.

Aside from a cluster of four Tudor Revival houses at the corner of S. Cloverdale Avenue and W. 4<sup>th</sup> Street, G. Allan Hancock's Tract 7705 was developed exclusively with apartment buildings on a variety of scales. The houses were all constructed by a single owner-contractor in 1925 and pre-dated the higher-density plans that Hancock and A.W. Ross envisioned for this area; it appears that they and other developers quickly decided apartment houses would be more profitable than single-family residences. This ran somewhat counter to the conventional wisdom of the Wilshire area's 1920s subdividers, who predominantly focused on single-family residences developed in a series of adjacent automobile suburbs that restricted larger multi-family residences, commercial buildings, and institutions to major thoroughfares and the streets directly adjacent to them. Several neighborhoods, like the National Register-listed Beverly Fairfax District to the northwest and the National Register-listed Wilshire Vista West District to the southwest, were almost exclusively developed with multi-family properties. Others, like the National Register-listed Carthay Neighborhoods District, incorporated multi-family residential

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<sup>28</sup> LADBS building permits; 1938 Laval Company photograph Flight AXJ-1938, Frame 26-24 (May-July 1938), [https://mil.library.ucsb.edu/apcatalog/report/report.php?filed\\_by=AXJ-1938](https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=AXJ-1938), part of UC Santa Barbara Library Geospatial collection, accessed via map search May 2022, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/); 1940 Fairchild Aerial Surveys photograph Flight C-6630, Frame 26 (October 1940), [https://mil.library.ucsb.edu/apcatalog/report/report.php?filed\\_by=C-6630](https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=C-6630), part of UC Santa Barbara Library Geospatial collection, accessed via map search May 2022, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

buildings into their more single-dwelling-focused community designs. In all of these examples, apartment buildings were most commonly rendered on small scales compatible with single-family houses, to ensure consistent streetscapes and harmony of design.

The main characteristic distinguishing the Miracle Mile Apartments Historic District from these other multi-family districts is the larger scale and higher unit count of its buildings, resulting in a higher housing density with more residents per block than seen in most other parts of Mid-City/Mid-Wilshire during the historic period. By far the most common property type in the neighborhood was and is the large, three- to four-story apartment house (a few configured as courtyard apartments) containing nine or more units, with two-story eightplexes a distant second, and sixplexes third. All of these multi-family property types are larger and contain more units than those most common in the greater Wilshire area. No multi-family residences with fewer than four units or two stories are present in the district, and Sanborn fire insurance maps from 1926 and 1950 indicate that this was the case historically as well.

Typically, the multi-family residential neighborhoods of the Mid-City/Mid-Wilshire area were filled with popular types of small-scale apartment buildings explicitly designed to emulate the appearance of single-family dwellings with regard to size, massing, and configuration. Duplexes, triplexes, and fourplexes were by far the most common property types. These kind of low-scale, “limited multiple-dwelling unit” properties were perceived as being akin to single-family dwellings rather than the much larger apartment buildings constructed on major corridors in the 1920s.<sup>29</sup> In 1928, owners of small-scale multi-family properties in at least six Los Angeles neighborhoods loudly protested “the helter-skelter erection of high apartment-houses adjacent to their duplexes, four-family flats and triplexes, which thereby shut out light and air from the homes, destroy the residential beauty of the section and injure property values.”<sup>30</sup> They were referring to the kinds of larger apartment houses that characterize the Miracle Mile Apartment District, along with even larger examples along Wilshire Boulevard itself and arising in places like Rossmore Avenue. Builders and architects swiftly responded to the desire for multi-family buildings scaled and detailed to resemble single-family residences, resulting in thousands of two- to four-unit “apartments-in-disguise” across Los Angeles in the 1920s and 1930s.<sup>31</sup> Historian Todd Gish notes that “it may be that the proliferation of this type and its outward disguise is one reason that Los Angeles managed to keep its reputation as a ‘city of homes’ despite its considerable stock of multi-family dwellings.”<sup>32</sup>

The larger size and higher unit density of the Miracle Mile Apartments district reflects the overall popularity of this burgeoning area during the 1920s and 1930s, as well as its convenient location within walking distance from the businesses on Wilshire Boulevard and other thoroughfares like La Brea Avenue. Although built in close proximity to the Los Angeles Railway streetcar line on 3<sup>rd</sup> Street (west terminus at La Brea Avenue), with a more distant

<sup>29</sup> “Zone Condition Draws Protest,” *Los Angeles Times* December 2, 1928.

<sup>30</sup> “Zone Condition Draws Protest.”

<sup>31</sup> Todd Douglas Gish, “Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936” (Dissertation, University of Southern California, 2007), 93.

<sup>32</sup> “Building Los Angeles,” 93-94.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

option at San Vicente Boulevard, no such lines ran down Wilshire, La Brea, or Fairfax.<sup>33</sup> Instead, motorcoach (bus) lines provided public transportation, which was doubtless used by many local residents. In 1925, the Los Angeles Railway expanded its Wilshire bus line west from La Brea to Fairfax, ensuring service for all of Miracle Mile.<sup>34</sup> That said, the curb cuts, driveways, and rear surface parking lots and/or detached garages characterizing the district indicate its buildings catered to people traveling by private automobile as well as local bus.

Many of the district's residents may not have needed to commute by car anyway. Thanks to its ties to Miracle Mile's growing business district, the neighborhood had all the resources and services needed of an independent community—grocery stores, restaurants, and retailers, as well as offices. Developers of the large office buildings of Miracle Mile saw the area's growing residential districts as a rich source of both customers and employees eager to avoid commuting downtown. As noted in 1929 by Charles G. Andrews, leasing director for the Art Deco E. Clem Wilson Building at the northeast corner of Wilshire and La Brea,

We have absolute confidence in the location of this building because of the tremendous potential possibilities for major developments, both in the "Miracle Mile" on the boulevard, and the apartment-house section now developing just west of La Brea and the subdivision of the Hancock properties lying north of Hancock Park.<sup>35</sup>

It is apparent that many of the residents of the Miracle Mile Apartments Historic District worked near their homes, reflecting the new status of Miracle Mile as a commercial and institutional hub whose residents and workers did not have to rely on the historic business core of downtown.

#### The Residents and Owners of the Miracle Mile Apartments Historic District

The district appears to have had a fairly homogeneous population during its period of significance, in terms of socio-economic status and ethnicity. Residents were largely middle-to-working-class, with a common occupations including salesman/saleswoman, real estate broker, store proprietor, bookkeeper, clerk, teacher, stenographer, secretary, insurance agent, builder, oil company employee, musician, and apartment house manager. Jobs in retail sales were ubiquitous in both the 1930 and 1940 census data, strongly suggesting many residents of the district worked in the businesses of the thriving Miracle Mile commercial area.<sup>36</sup> Real estate sales jobs were also common, reflecting the intense subdividing and developing occurring in the Wilshire area at this time. Less common and still notable were jobs in the entertainment industry, including directors,

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<sup>33</sup> "Security Trust and Savings Bank Map of Wilshire-La Brea District Los Angeles City," ca. 1929, The Huntington Digital Library, accessed May 2022 at <https://hdl.huntington.org/digital/collection/p15150coll4/id/4117/>; "Route Map, Los Angeles Railway Electric Car and Bus Routes," 1935, Barry Lawrence Ruderman Antique Maps Inc., accessed May 2022 at <https://www.raremaps.com/gallery/detail/82625/route-map-los-angeles-railway-electric-car-and-bus-routes-los-angeles-railway-corp>.

<sup>34</sup> "Wilshire Bus Line Extension to Open," *Los Angeles Times* May 30, 1925.

<sup>35</sup> "Skyscraper Reveals New Type Architecture," *Los Angeles Times* July 28, 1929.

<sup>36</sup> In most cases, business names were not enumerated along with occupations; as a result it cannot be said with one hundred percent certainty that the majority of the district's residents worked in Miracle Mile. All other lines of evidence point to this conclusion.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

radio actors, musicians, singers, crew members, and film studio office staff, underscoring the neighborhood's close connection with Hollywood to the north.

Analysis of the 1930 census data found that a vanishingly small percentage of district buildings had owners in occupancy during the earliest years, about two percent. In other words, the vast majority of the apartment buildings contained tenants only during that time period, with owners living elsewhere. This is not surprising, given that building permit research indicates many of the properties in the district were constructed by owner-developers who built on multiple parcels; at least 130 buildings had Original Owners who developed more than one parcel in the district. This indicates 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 extremely unlikely to live in them. Most of the owners who built on multiple parcels did so on two or three, often clustered within a block or two of each other and sometimes on directly adjoining parcels. At least nine owner-developers built on four or five parcels apiece; one, Archie Preissman, owned and developed five properties along 6<sup>th</sup> Street. Brothers Arthur, David, and William P. Bergman owned and developed at least five in the 300 block of S. Detroit Street, and each lived in one of their buildings with his family. By far the most prolific owner-builder was Albert Rothenberg, who developed at least thirteen buildings—eightplexes, sixplexes, and apartment houses in distinctive, similar French Revival and Chateausque styles.

The district's population was almost entirely white, with the exception of a handful of households containing Mexican American or Filipino American residents (the latter exclusively men holding the occupation of apartment house employees), and a few live-in servants who were people of color.<sup>37</sup> This homogeneity was a result of widespread racist housing practices during this time, which included the addition of racially restrictive covenants to building deeds. Appearing in the late nineteenth century and becoming more common in the twentieth, racially restrictive 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 (and, in some cases, non-Christians).<sup>38</sup> Prohibiting the sale of property to ethnic minorities greatly limited neighborhood choice and reinforced racial segregation.<sup>39</sup> Restrictive covenants were very common in Los Angeles during the 1920s and 1930s, and their expanded use was directly linked to the geographic expansion of the city itself during the 1920s. The brand-new suburbs of the western Wilshire area were particularly desirable and easily accessible, and their developers saw financial profit in restricting residency to white people only. Many of the new subdivisions, especially in the most desirable areas in close proximity to the Wilshire corridor, boasted racially restrictive covenants that had not been present in the older neighborhoods closer to downtown.

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<sup>37</sup> U.S. Bureau of the Census, Fifteenth Census of the United States: 1930—Population Schedule (Los Angeles City, Los Angeles County, California).

<sup>38</sup> Michael Jones-Correa, "The Origins and Diffusion of Racial Restrictive Covenants," *Political Science Quarterly* 115 (2000-2001), 544.

<sup>39</sup> Max Vorspan and Lloyd P. Gartner, *History of the Jews of Los Angeles* (San Marino, CA: Huntington Library, 1970), 205.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

While the residents of the Miracle Mile Apartments Historic District were mostly white, they were not exclusively American-born. A notable number of households contained foreign-born emigres. Nations of birth included Russia, Poland, Romania, Lithuania, Hungary, Canada, Italy, Germany, Austria, Switzerland, England, Denmark, Sweden, Ireland, Mexico, Norway, Holland, France, and Turkey. Jewish first- and second-generation Americans were a prominent subgroup in the district, comprising at least nine percent of households in the 1930 census.<sup>40</sup> This suggests that skin color was more stringently policed than ethnicity or religion in this area. It also illustrates the general demographic shift of Los Angeles' Jewish diaspora starting in the 1920s, as residents moved from traditional east side enclaves like Boyle Heights and City Terrace to the new western suburbs. By 1930, 8.6% of the city's Jewish population lived in West Los Angeles (the common name for this part of the city at that time).<sup>41</sup>

While many Jewish Angelenos found limited housing options available due to restrictive covenants, others were able to buy and rent in new subdivisions, such as the National Register-listed Beverly Fairfax Historic District to the northwest, which became an early majority-Jewish enclave and the center of the west side Jewish community by 1940.<sup>42</sup> Many of the Original Owners and developers of buildings in the Miracle Mile Apartments Historic District were also Jewish, reflecting the shift of wealthy entrepreneurs of various backgrounds to the Wilshire area during its 1920s boom. 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

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<sup>40</sup> U.S. Bureau of the Census, Fifteenth Census of the United States: 1930—Population Schedule (Los Angeles City, Los Angeles County, California). ARG's census data analysis used methods utilized in 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; Barry R. Chiswick, "The Economic Progress of American Jewry: From Eighteenth Century Merchants to Twenty-First Century Professionals" in Aaron Levine, ed., *The Oxford Handbook of Judaism and Economics* (Oxford: Oxford University Press, 2010); Esther Isabelle Wilder, "Defining and Measuring the Socioeconomic Status of Jews," in Uzi Rebhun, ed., *The Social Scientific Study of Jewry: Sources, Approaches, Debates* (Oxford: Oxford University Press, 2014); and Stanley Lieberson and Mary C. Waters, *From Many Strands: Ethnic and Racial Groups in Contemporary 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 reviewed all 1930 census sheets for the district's streets with this identification framework in mind, and considered households of Romanian, Lithuanian, and Polish-born residents to likely be Jewish as well (based on known immigration history from Russian-controlled areas that experienced pogroms); additional research in newspapers, census data, and death/burial records was also conducted in these case and others that were unclear. 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>41</sup> Phillips, "Not Quite White," 83.

<sup>42</sup> National Register of Historic Places, Beverly Fairfax Historic District, Los Angeles, Los Angeles County, California (NR#100002993); 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 Nicolaidis, for the City of Los Angeles, Department of City Planning, Office of Historic Resources, 2016).



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

west of downtown.”<sup>43</sup> The Jewish developers of Miracle Mile’s residential and commercial districts, like Albert Rothenberg, Oscar Kalish, Nathaniel Akst, Jeanette Robbin, Louis Rowe, and Nathan Epstein, were in some ways the vanguard of this larger movement of well-to-do Jewish Angelenos to the Wilshire area.

It is presumed that the 1940 census enumerated an even larger number of Jewish households in the Miracle Mile Apartments Historic District, given the known demographic shift and this neighborhood’s proximity to Beverly Fairfax. However, the census sheets for the neighborhood are extremely disorganized, exacerbating another typical data gap in the 1940 census information. Unlike the 1930 census, it did not record the place of birth of an individual’s parents, or the native language spoken. As a result, the approximate percentage of Jewish households in the district in 1940 could not be determined through the usual methods. A generous estimate of the district’s 1940 Jewish population, arrived at by both reviewing the traditionally Ashkenazi Jewish surnames present in legible enumerations and simply tripling the 1930 amount of nine percent, would put it at about twenty-seven percent of households in the district. By comparison, Beverly Fairfax had a minimum of twenty-six percent Jewish households in 1930, and sixty-six percent in 1940.<sup>44</sup> It appears that the Jewish population of the Miracle Mile Apartments Historic District was sizable from an early date and did not rise to the level of an ethnic enclave like Beverly Fairfax.<sup>45</sup>

The ethnically homogeneous population of the Miracle Mile area began to change after World War II. This was due in part to the increasing diversity of Los Angeles as a whole, driven by new residents from all over the country who had migrated there to find work in the thriving defense industry, including many African Americans from the South, part of the Great Migration. The most crucial factor was the 1948 Supreme Court decision in the *Shelley v. Kraemer* case, ruling that restrictive covenants were illegal. People of color finally had the opportunity—on paper—to purchase housing all over the city. The social prejudices of the period still worked actively against desegregation of residential subdivisions. Mid-City/Mid-Wilshire experienced a slow diversification of its population during the 1950s and 1960s; census data from 1960 showed that the area containing the Miracle Mile Apartments Historic District contained fewer than fifty African Americans in its population of thousands, which increased over the next decade.<sup>46</sup> As

<sup>43</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>44</sup> National Register of Historic Places, Beverly Fairfax Historic District, 8-138.

<sup>45</sup> As discussed in Phillips, “Not Quite White,” 92-95 with particular reference to Jewish ethnoburbs, scholars have used various criteria to identify ethnic concentrations; a common approach is using twenty-five to thirty-five percent density of a particular ethnic group within a defined area as the threshold for considering a neighborhood an ethnic enclave or concentration. See also John R. Logan, Wenquan Zhang, and Richard D. Alba, “Immigrant Enclaves and Ethnic Communities in New York and Los Angeles,” *American Sociological Review* Vol. 67 No. 2 (April 2002), pp. 299-322; Li Wei, “Spatial Transformation of an Urban Ethnic Community: From Chinatown to Ethnoburb in Los Angeles,” *From Urban Enclave to Ethnic Suburb: New Asian Communities in Pacific Rim Countries*, Wei Li, editor (Honolulu: University of Hawaii Press, 2006), 119-33; Ming Wen, Diane S. Lauderdale, and Namratha R. Kandula, “Ethnic Neighborhoods in Multi-Ethnic America, 1990-2000: Resurgent Ethnicity in the Ethnoburbs?” *Social Forces* 88, No. 1 (2009), 425-460. Following these studies, ARG used a thirty percent threshold in its analysis of whether the Miracle Mile Apartments Historic District is identifiable as an early Jewish enclave.

<sup>46</sup> U.S. Bureau of the Census map, “County of Los Angeles: Distribution of Negro Population by Census Tracts,

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Black Angelenos slowly shifted north into the Mid-City/Mid-Wilshire area and elsewhere from the areas to which they had been restricted for decades, some white residents moved to suburban outskirts in a “white flight” pattern; some of the district’s Jewish population followed the same pattern of broad dispersal, relocating to the Westside and the San Fernando Valley.<sup>47</sup>

By the 1970s, the Mid-City/Mid-Wilshire area was much more ethnically diverse, and the Miracle Mile Apartments Historic District is presumed to have reflected the changing demographics of the area. The Miracle Mile itself was in economic decline by then, in a period of rapid urban decentralization as suburbs sprawled everywhere. Despite its own automobile-centric nature, like many urban commercial cores, it fell victim to consumers’ shift to suburban shopping malls. It hung on thanks largely to the Los Angeles County Museum of Art, which opened its new (since demolished) complex in Hancock Park in 1965 and became the anchor for Miracle Mile’s new institutional identity as “museum row.” The multi-family residences of the Miracle Mile Apartments Historic District remained occupied, active, and largely intact during these years of change. In the late 1980s and early 1990s, a few properties were demolished for new construction of large apartment complexes in anticipation of a new subway line on Wilshire Boulevard. Neighborhood opposition resulted in height limits and parking minimums that required costly subsurface parking garage construction, which halted new infill for several decades.

### **Criterion C: Architecture**

The Miracle Mile Apartments Historic District is an unusually cohesive 1920s to 1950s multi-family residential 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 1925, the district saw continued development through the early 1950s, with by far its most intense development—predominantly resulting in Period Revival styles—during the 1920s and 1930s. From the late 1930s through the 1940s, new buildings in the district were commonly designed in the Minimal Traditional style as well as late Period Revival styles, with a few Art Deco and one Streamlined Moderne example. These compatible styles complemented the earlier Period Revival architecture in terms of scale, massing, and character. The district’s period of significance ends in 1952, when it was completely built out and its architectural character had been achieved. Twelve of the district’s buildings have been locally designated as Los Angeles Historic-Cultural Monuments based on their architectural merit, in addition to contributing to the significance of the larger grouping of properties.

### **Period Revival**

The architecture of the Miracle Mile Apartments 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

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1960,” on display at the Mayme Clayton Library and Museum, Culver City.

<sup>47</sup> City of Los Angeles, “Jewish History,” 23-24.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

across a variety of building types; the film industry also played a huge role in influencing the public's expectations of historical precedents. Los Angeles' 1920s building boom led to the use of Period Revival styles throughout the city. They remained a popular choice for residential design through the late 1930s and early 1940s, before losing favor to post-World War II styles like Minimal Traditional and Mid-Century Modern that were more pared down and embraced more contemporary materials in lieu of references to the past.

The Miracle Mile Apartments 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, French Renaissance Revival, Mediterranean Revival, Italian Renaissance Revival, Chateausque, Tudor Revival, American Colonial Revival, Monterey Revival, and Classical Revival. Both high style examples and more modest interpretations of the various styles exist in the district. All of the district's buildings are one or two stories in height, so as to integrate single-family and multi-family properties with respect to scale, massing, and configuration.

The most common architectural style in the Miracle Mile Apartments 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>48</sup> The district's Spanish Colonial Revival buildings generally feature clay tile-clad gable, hipped, shed, and/or flat roofs, sometimes with towers and turrets; asymmetrical façades and complex, irregular massing; stucco exterior walls; the incorporation of balconies, patios, courtyards, loggias, and/or covered porches; arched door and window openings; wood, molded stucco, wrought iron, and tile decorative elements; and details like wing walls, pierced stucco screens, jetties, clay attic vents, and stepped or scalloped elements. Some of the buildings also display borrowings from Art Deco, Mediterranean Revival, or Mission Revival styles.

The second most common style within the historic district is the French Renaissance Revival style, an umbrella term for the large number of French-inspired derivatives that appeared in the United States immediately after World War I. While earlier, single-family examples were typically more eclectic and ornate, the style became less refined in later years, and multi-family residential buildings rendered in the style exhibited a range of detail and articulation. 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 district's later (late 1930s-1940s) typically reflect

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<sup>48</sup> City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering: Mediterranean and Indigenous Revival Architecture, 1893-1948." Prepared by Daniel Prosser (theme based largely on work by Leslie Heumann) for the City of Los Angeles, Department of City Planning, Office of Historic Resources, 2018.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

simpler articulation and ornamentation than earlier examples. The Chateausque style is a variation of French Renaissance Revival architecture that is common in the district and is particularly notable for its use in two very large courtyard apartments (#9, 607-613 S. Burnside Avenue and #209, 613-619 S. Ridgeley Drive, both built by Glenn A. Doughty). 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. When viewed together, the French Renaissance Revival/Chateausque idiom is nearly equal in numbers to Spanish Colonial Revival in the Miracle Mile Apartments 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.

Italian Renaissance Revival architecture was part of a second revival of Italian Renaissance architectural forms in the United States, imitating the Renaissance and Baroque architecture of Italy and France.<sup>49</sup> As it was born out of the traditions taught at the École des Beaux-Arts, it shared many of the same characteristics as the Beaux Arts style, including the organization of a building into three horizontal sections: a rusticated base, a defined middle section (often separated by string courses), and a cornice. This was based on the structure of a classical column, with a base, a shaft, and a cornice. Common character-defining features of the district's Italian Renaissance Revival buildings include simple building forms with primary façade organized in the three-section scheme; flat or low-pitched roofs; brick cladding accented by cast stone or stucco details (the latter often scored to mimic stone); arched openings accented by classical columns or pilasters; corner quoins; and ornamental detailing. Within the Miracle Mile Apartments Historic District, the style is exclusively applied to the larger apartment houses—these are typically three or four stories and contain a minimum of ten units.

The Tudor Revival style was applied to a variety of buildings in Los Angeles, 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>50</sup> Character-defining features of the Tudor Revival style exhibited in the district's

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<sup>49</sup> City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering: Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940" (prepared by Teresa Grimes, Allison M. Lyons, and Emily Rinaldi of GPA Consulting for the City of Los Angeles, Department of City Planning, Office of Historic Resources, 2018), 28-29.

<sup>50</sup> City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering: Arts and Crafts Movement, 1895-1930." Prepared by Teresa Grimes of GPA Consulting for the City of Los Angeles, Department of City Planning, Office of Historic Resources, 2016, 22-24.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

buildings include complex, irregular building forms; steeply pitched, multi-gabled roofs; prominent chimneys; stucco exteriors, often with decorative half-timbering and brick accents; tall, narrow, window openings; and arched entrance openings.<sup>51</sup>

American Colonial Revival architecture used elements from a variety of earlier classically based architectural modes, including Neoclassical, Federal, and Georgian. The style experienced a resurgence during the 1920s population boom in Southern California. Early examples of the style were typically single-family residences though by the 1930s and early 1940s, the style was also often employed in the design of multi-family residential and small-scale commercial properties. Within the Miracle Mile Apartments Historic District, the style is most commonly used in later (late 1930s-1940s) apartment houses with secondary elements influenced by Regency and Moderne styles. Common character-defining features of the district's American Colonial Revival buildings include one- or two-story height; simple building forms; symmetrical façades; hipped or gabled roofs; roof dormers; stucco exteriors; multi-light, double-hung windows, often paired; entryways accentuated with classical detailing; paneled front doors; and details including pediments, columns or pilasters, fixed shutters, and double-height porches.

The district's Period Revival designs also include examples of Monterey Revival and Neoclassical Revival styles. As each style is represented by four or fewer examples, they are not addressed in detail here. These examples are compatible with the rest of the district's Period Revival architecture and illustrate the breadth of this idiom's usage in Los Angeles in the 1920s.

#### Moderne Styles

By the mid-1930s, the architecture of the district had expanded beyond its Period Revival style origins to also include several examples of Moderne styles. Some are true expressions of these styles; others are principally designed in another architectural style and incorporate some Moderne style elements into their design. Two derivatives of the Moderne movement—Art Deco and Streamlined Moderne—are manifest in some of the district's buildings.

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, it embraced a new aesthetic that took inspiration from the city's booming oil, real estate, and film industries, as well as from 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. The style also embraced ornamentation that was uninhibited and extravagant, which was often expressed in the use of motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna, and natural features. The architects of these buildings often experimented with the use of various 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.

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<sup>51</sup> Ibid., 28.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Often considered a distant cousin of the Art Deco style, Streamlined Moderne architecture embraced the public's expanding interest in industrial technology and the feelings of optimism lingering from the city's rapid growth in the 1920s. More stripped down than the flamboyant Art Deco style, Streamlined Moderne made loose visual reference to 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 (mid- to late-1930s), albeit in a more restrained, modest form that draws more strongly on the simplified characteristics of the Minimal Traditional idiom.

### Minimal Traditional

Also emerging during the late 1930s and continuing through the early 1950s was the use of the Minimal Traditional style, a mode of architecture that is characterized by simple, exterior forms and restrained detailing. This is the fifth-most-common architectural style for contributors to the Miracle Mile Apartments Historic District, with nineteen examples to Spanish Colonial Revival's fifty-eight, French Renaissance Revival/Chateausque's fifty-five, and Mediterranean Revival's twenty-one. Often referred to as a "compromise style,"<sup>52</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. It emerged in response to the design standards of the Federal Housing Authority (FHA) and its emphasis on small, efficient homes. Despite these origins, the Minimal Traditional style was easily, and frequently, applied to multi-family residential buildings on various scales as well as single-family. Minimal Traditional became the dominant residential building style in the United States through the early 1950s. This trend was paralleled within the district, which saw construction of its Minimal Traditional buildings between 1933 and 1951. Minimal Traditional style buildings within the district generally feature simple building forms and basic massing, low-pitched hipped roofs with narrow or boxed eaves; stucco cladding, sometimes combined with wood tongue-and-groove; and minimal applied ornament. Some read as pared-down versions of Period Revival styles; others incorporated some Streamlined Moderne features.

### Other Post-World War II Styles

The district also includes examples of postwar architectural styles including Mid-Century Modern, Late Modern, and Contemporary. As the first two are represented by only five examples in total, they are not addressed in detail here. Those that were constructed within the district's 1924 to 1952 period of significance and that retain physical integrity were evaluated as

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<sup>52</sup> E.g., John Milnes Baker, *American House Styles: A Concise Guide* (New York: W.W. Norton Co., 1994), 148; South Dakota State Historic Preservation Office, "Architectural History in South Dakota" (Pierre, SD: South Dakota State Historic Preservation Office, 2000), 13, accessed July 2022 at <https://history.sd.gov/preservation/docs/SDArchitecturalHistory.pdf>.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

contributors to the district's significance. The district's fourteen Contemporary buildings were built between 1988 and 2009, span multiple parcels, and are four to six stories in height. Their architecture is not compatible with the historic character of the area, and they do not contribute to the district's significance.

### Architects and Builders

Buildings within the Miracle Mile Apartments Historic District were designed by numerous architects and builders, rather than a single developer. In many cases, multiple buildings were designed by a single architect and/or constructed by a single builder, reflecting the general pattern of apartment buildings being erected in this area on spec and for profit rather than as homes intended for owner occupation. Most commonly, permits reflect that buildings were designed and/or built by the property owner, who in most cases would have hired a builder/architect whose names were not listed on the permit. Architect names on original construction permits for the district's buildings are less common than owner/builder names, reflecting owner/builders' widespread use of designs either designed themselves, derived from a pattern book, or custom-designed by architects not named.

Architects known to have designed buildings in the Miracle Mile Apartments Historic District included numerous practitioners notable for the quality and/or number of their designs, both here and across Los Angeles. These architects, discussed below, include H. William Greene, Max Maltzman, Edith Northman, Arthur W. Hawes, Milton R. Sutton, R.S. Loring, Arlos R. Sedley, Louis Seldon, Milton J. Black, Horatio W. Bishop, Leland A. Bryant, S. Charles Lee, C.J. Smale, H.H. Whiteley, and Julian Weinstock. In terms of style, articulation, and material quality, the known architect-designed buildings in the district are largely indistinguishable from the rest of the properties—a testament to the uniformly high quality of design in the Miracle Mile Apartments Historic District. It is quite likely that other properties in the district were architect-designed, or at least drew on widely available patterns originally designed by licensed architects, despite the lack of architect names on many construction permits.

At least thirty-nine of the district's builders constructed more than one property; most commonly two or three—only eight builders are known to have built four or more. The majority were responsible for only one structure each, at least based on the limited permit information. Those who constructed four or more buildings include Albert Rothenberg (thirteen buildings), George Terranova (six buildings), J.A. Carter (six buildings), A.S. Roscoe (six buildings), Oscar Kalish (five buildings), H. Bank (four buildings), Income Properties Construction Co. (four buildings), and Nathaniel Akst (four buildings). Builders who constructed three buildings in the district include Bergman Bros., Charles J. Dorfman, Gray Construction Co., Homestead Building Co., Irving Grusine, J. Jacobowitz, Jeanette Robbin (who lived in one of her buildings with husband Maurice in 1930), Louis H. Rowe (who lived in one of his buildings with wife Esther), Peters-Green Co., Ridgley Wilson Co., Securities Construction Co., W.L. Holmes, and Wagner Construction Co. Builders of two buildings in the district include Aldon Construction Co., B.N. Schneider, Ben Bromberg, Beverly Wilshire Construction Co., Century West Development, GCS Construction, Glenn A. Doughty, Harris and Chase, I.M. Schneider, Interstate Development Co., Irving Caster, J.R. Croin, Joe Eudemiller, Max Selditz, Nathan Epstein, Philip Mass, Samuel

Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

Pollock, and William Feigenbaum. Very little information could be found on most of the district's builders, indicating they were working on relatively small scales.

Following is a discussion of the most notable architects and builders, listed in order of productivity within the district.

### Architects

#### *H. William Greene*

H. William Greene designed 10 buildings in the Miracle Mile Historic District, the most of any architect. Constructed between 1939-1941, Greene's designs are all French Revival style sixplexes with the exception of one eightplex. His buildings are often found in adjacent pairs or trios and all are located south of 6<sup>th</sup> Street. Greene worked extensively with builder/owners such as Oscar Kalish, W.L. Holmes, and Albert Rothenberg. Not well known outside of residential Los Angeles enclaves, Greene was nevertheless a prolific architect of Period Revival and Minimal Traditional style homes in the Beverly Fairfax and Los Feliz neighborhoods.

#### *Max Maltzman*

Max Maltzman, one of the first successful Jewish architects to break into mainstream design in Los Angeles, was also one of the most prolific architects in the Miracle Mile Apartments district, designing nine four-story apartment houses all in the Italian Renaissance Revival or Art Deco styles. Three of these buildings are Historic Cultural Monuments: the Beaumont Apartments (636 S. Burnside Avenue, #16, HCM 425), the Cornell Apartments (603-607 S. Cochran Avenue, #119, HCM 430), and 626 S. Burnside Avenue (#13, HCM 424). Maltzman's designs in the district were all constructed between 1928 and 1930 and he worked with many different builders and owners, all of whom were likely Jewish.

Born in Nickolayev, Russia in 1899, Maltzman and his family immigrated to Montreal, Canada in 1909 before coming to the U.S.<sup>53</sup> After returning from military service during World War I, Maltzman studied architecture and moved to Los Angeles, where he established his own architecture firm.<sup>54</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. He was well known for his grand Period Revival apartment complexes, particularly for his Art Deco styles. Maltzman showed his loyalty to his 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>55</sup>

#### *Edith Northman*

Pioneering female architect Edith Northman was a productive, long-term designer in the Miracle Mile Apartments Historic District, creating seven buildings over the course of nineteen years

<sup>53</sup> "Beginnings," Max Maltzman, accessed May 2022, <http://maxmaltzman.com/>.

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

(1928-1947). Northman's designs, in the form of apartment houses, sixplexes and one sevenplex, are spread throughout the district and include French Revival, Minimal Traditional, Spanish Colonial Revival, and Mediterranean Revival styles.

Edith Mortensen Northman was one of the first licensed female architects in Los Angeles and the designer of hundreds of residential, commercial, and institutional buildings throughout the West Coast, primarily in California. Born in Copenhagen, Denmark in 1893, Northman immigrated with her family to Utah in 1914.<sup>56</sup> As quoted in a modern article, Northman remembered that as a little girl she "loved watching buildings go up, but didn't tell anyone. It wasn't 'ladylike.'"<sup>57</sup> In 1918-1919, she worked as a junior draftsman in the office of Eugene R. Wheelon in Salt Lake City. Moving to Los Angeles in 1920, Northman joined the office of Henry J. Knauer and worked there for about a year; then from 1921 to 1926 she worked for Clarence J. Smale, first as a draftsman and then as chief draftsman.<sup>58</sup>

From 1927 to 1930, Northman studied at the University of Southern California School of Architecture; during this time, she also designed three buildings for builder/owners Louis H. and Esther Rowe in the Miracle Mile Apartments Historic District, including the one they lived in at 651 S. Dunsmuir Avenue (#195). Opening her own practice in 1930, she passed the California state licensing exam in 1931.<sup>59</sup> Working with just one draftsman, Northman accomplished an enormous amount during the Great Depression and completed hundreds of designs including single-family residences (on scales from modest to palatial), multi-family residences (from duplexes to large apartment houses), hotels, churches, synagogues, commercial buildings, and industrial buildings. Northman most commonly designed Period Revival style buildings, with notable properties in Los Angeles including the 1937 Emanuel Danish Evangelical Lutheran Church at 4260 3<sup>rd</sup> Avenue, the 1934 Sephardic Orthodox Congregation Ohel Avraham synagogue at 5500 S. Hoover Street (later a church), and the 1940 Altman Apartments at 412-416 S. Catalina Street. Examples of Northman's residential designs also survive in Leimert Park, Beverly Hills, Santa Monica, and even Fresno.

A full study of Northman's body of work and legacy as one of Los Angeles' first women architects in individual practice has yet to be completed. It is clear that she was an influential practitioner in the Los Angeles area during its most prolific period of residential development and growth. In 1990, Northman was featured in a UCLA exhibit highlighting four important women architects of the first half of the twentieth century; the other architects addressed were Edla Muir, Alice Constance Austin, and Julia Morgan.<sup>60</sup>

<sup>56</sup> Sarah Allaback, *The First American Women Architects* (Urbana, IL: University of Illinois Press, 2008), 164.

<sup>57</sup> John Edward Powell, "Edith Mortensen Northman: Tower District Architect" *The Fresno Bee*, May 11, 1990 (reposted in [HistoricFresno.org](http://historicfresno.org)'s "A Guide to Historic Architecture in Fresno, California," <http://historicfresno.org/bio/northman.htm> (accessed May 2021).

<sup>58</sup> *The First American Women Architects*, 164.

<sup>59</sup> AIA, *Historical Directory*; Allaback, *The First American Women Architects*, 164.

<sup>60</sup> "Works of Women Architects Shown," *Los Angeles Times*, April 29, 1990.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

*Arthur W. Hawes*

Arthur W. Hawes designed five buildings across the Miracle Mile Apartments Historic District between 1933 and 1936, all with builder A.S. Roscoe for owner Archie Preissman. Hawes' multi-family residences in the district include two Spanish Colonial Revival, two Minimal Traditional, and one Chateausque design. The notable Los Angeles architect often worked in Period Revival and Streamline Moderne styles and completed single-family and multi-family residences across the city, as well as a number of commercial buildings. Notable examples include his 1940 Crest Theater in Westwood, designed in a Moderne style obscured by a 1980s Neo-Art Deco renovation, and the 1936 rear building of the Hollywood Reporter building (both Los Angeles Historic-Cultural Monuments). Hawes also designed three residences in the Wilshire Vista West district. Little additional information could be found on Hawes; his known work marks him as a master of both Period Revival and Streamlined Moderne residential design.

*Milton R. Sutton*

Architect Milton R. Sutton designed five Mediterranean Revival eightplexes in the district between 1928 and 1930. He worked with builder/owners including Harris and Chase, H. Bank, and Interstate Development Co. Sutton worked primarily in Period Revival styles in neighboring residential developments in the 1920s and 1930s. He was also particularly prolific in Beverly Hills, where he is credited with designing at least twenty buildings, mostly Spanish Colonial Revival style single-family residences.

*R.S. Loring*

Architect R.S. Loring designed three Minimal Traditional style sixplexes in the district between 1948 and 1949. A prolific Los Angeles architect, Ralph Studley Loring often worked in conjunction with builders working at various scales to construct multi-family and single-family residential developments. While he 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. In addition to his Miracle Mile sixplexes, Loring also built at least two properties in the National Register-listed Wilshire Vista West Historic District and at least twenty-five multi-family residences in the National Register-listed Beverly Fairfax Historic District (mostly Minimal Traditional sixplexes).

*Arlos R. Sedgley*

Arlos R. Sedley designed three apartment houses in the Miracle Mile Apartments Historic District between 1928 and 1929. All three appear to have been designed in Period Revival styles and were built or owned by the Peters-Green Co. A Los Angeles-based architect, Sedgley was born in Iowa in 1899. One of his best known designs is located in the Koreatown neighborhood at 900 S Hobart Boulevard; known as the French Chateau Apartments, the building was designated Historic Cultural Monument 815.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

### *Louis Seldon*

Local architect Louis Seldon designed two buildings in the district, an American Colonial Revival apartment house (602 S. Dunsmuir Avenue, #179) and a Spanish Colonial Revival eightplex with Art Deco elements (358 S. Cochran Avenue, #91). Seldon is known to have designed numerous multi-family buildings during the 1930s and 40s, including some in the National Register-listed Beverly Fairfax and Carthay Neighborhoods Historic Districts. Seldon was also known locally for his lavish Period Revival homes, particularly those he designed in the Los Feliz neighborhood.

### *Milton J. Black*

Milton J. Black designed two buildings in the Miracle Mile Apartment District: a four-story Spanish Colonial Revival apartment house (654 S. Burnside Avenue, #22, HCM 426) and a two-story Streamline Moderne eightplex (462 S. Cochran Avenue, #118). Black was a prolific Los Angeles architect who designed dozens, if not hundreds, of buildings from the 1920s through the 1940s. He specialized in multi-family residential designs, working with individual owners to design just one or two buildings, as well as with larger development companies constructing multiple properties in neighborhoods like Beverly Square and Leimert Park. Black is known to have completed multiple Period Revival designs, some of which have been designated as local landmarks. But he is best known for his Streamlined Moderne properties, both multi-family and single-family, a handful of which survive today and are rightly hailed as some of the most exuberant and self-possessed embodiments of the style. Prominent examples include the Mauretania Apartments (520-522 N. Rossmore Avenue) and the Victor M. Carter Residence (4241 Newdale Drive) in Los Feliz.<sup>61</sup>

Black did not shy away from more minimal and modest designs, like the many Minimal Traditional apartment buildings he designed, sometimes with hints of Streamlined Moderne. Black was also interested in designing for small spaces, whether they be studio apartments in a large building, or an apartment house on a small lot. In 1937 and 1938, Black had multiple designs on display at the California House and Garden Exhibition, all of which focused on using modern design principles to make small spaces livable.<sup>62</sup> As late as 1959, Black was still being heralded for his space-saving designs.<sup>63</sup>

### *Horatio W. Bishop*

Horatio W. Bishop designed the only Neoclassical Revival style building in the district (408 S. Cochran Avenue, #99). Bishop was a prolific architect in Los Angeles, particularly in the Carthay Circle neighborhood of the Wilshire area, where he was supervising architect for the planned community. Born in Rhode Island in 1895, Bishop graduated from the Rhode Island School of Design and became a notable Boston architect before practicing in Los Angeles.<sup>64</sup> He

<sup>61</sup> Curbed Los Angeles, "Milton J. Black-Designed Streamline Moderne in Los Feliz Asking \$1.8 Million," accessed June 2022 at <https://la.curbed.com/2016/7/9/12136418/milton-j-black-streamline-moderne-los-feliz>.

<sup>62</sup> E.g., "Livability Key to Plan," *Los Angeles Times* October 3, 1937; "Home Plan Fits Climate," August 22, 1937; "House with Center Patio," January 16, 1938.

<sup>63</sup> "It Need Not be Large to be Liveable," *Los Angeles Times*, December 6, 1959.

<sup>64</sup> "Sends Survey of Local Homes to Washington," *Los Angeles Times* January 21, 1923.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

also designed homes in other affluent Los Angeles neighborhoods, creating lavish residences such as 2172 West Live Oak Drive (1933) in Los Feliz. In 1930, Bishop was the President of the Architect's League of Hollywood.

#### *Leland A. Bryant*

Famed Los Angeles architect Leland A. Bryant designed one building in the district: a four-story French Revival apartment house (601 S. Cloverdale, #57, HCM 429). Born in Santa Cruz, Bryant was educated at the University of California, Berkeley before becoming a noted designer of Period Revival style buildings in Los Angeles in the 1920s. His best-known buildings, including high-style, elegant apartment towers, reflect sophisticated detailing often in Chateausque or Art Deco elements. Bryant's notable buildings outside the Miracle Mile Apartments Historic District include Sunset Tower (8358 Sunset Boulevard), Chateau La Fontaine (1287 N. Crescent Heights Boulevard), Le Trianon Apartments (1750 N. Serrano Avenue), and the Fontenoy (1811 N. Whitley Avenue), all extant.<sup>65</sup>

#### *S. Charles Lee*

Prominent architect S. Charles Lee designed a single building in this district: a two-story apartment house in the Mediterranean Revival style with notable Mission Revival elements (607 S. Cloverdale, #58). Born and educated in Illinois, Lee came to Los Angeles and opened an architectural practice in 1922. During the succeeding years, he designed homes, large office buildings, and public utility buildings for the Los Angeles Department of Water and Power. He was perhaps best known as an architect of elegant movie theaters. These included the iconic Tower Theater and the Los Angeles Theater in downtown Los Angeles, the Fox Theater in Beverly Hills, the Bruin Theater in Westwood, and several theaters in Mexico City. Lee was honored by the Royal Institute of British Architects in 1934. He began plans for the development of the Los Angeles International Airport with Sam Hayden in 1948 and established the S. Charles Lee Chair at the UCLA Graduate School of Architecture and Urban Planning in 1986. Influenced by Louis Sullivan and Frank Lloyd Wright, "Lee considered himself a modernist and his career revealed both the Beaux Arts discipline and emphasis on planning and the modernist functionalism and freedom of form."<sup>66</sup>

#### *C.J. Smale*

Architect Clarence J. Smale, designer of one particularly refined Art Deco apartment house in the district (364 S. Cloverdale, #36, HCM 427), was a renowned Los Angeles architect noted for his movie theater designs and high-style Period Revival multi-family and single-family residences. Many of his designs are located in Hancock Park and the greater Wilshire area, including Beverly Fairfax and Wilshire Vista West.

#### *H.H. Whiteley*

Notable residential architect Harry Hayden Whiteley designed a single apartment house in the district in 1928 (642-646 S. Cloverdale Avenue, #69). The "Villa Roma" is a two story Spanish

<sup>65</sup> "Leland Bryant, Architect and Inventor, Dies," *Los Angeles Times* July 21, 1954.

<sup>66</sup> S. Charles Lee Papers (19-1962), (Collection 1384) Department of Special Collections, Charles E. Young Research Library, University of California, Los Angeles.

Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

Colonial Revival design, which was somewhat mimicked in 1929 by builder J.M. Reese for the attached building at 648-652 S. Cloverdale (#71). Whiteley's designs can also be found nearby in the single-family residential neighborhood north of the subject area. Whiteley was a designer of elegant homes, particularly in Beverly Hills, though he also designed worker housing, commercial buildings, and public schools in Nevada. At one time employed as the chief draftsman for Twentieth Century Fox, Whiteley is best known as a designer of stately Spanish Colonial Revival and Mediterranean Revival residences, including the Boulevard Heights H.H. Whiteley Mansion located at 674 Crenshaw Boulevard.<sup>67</sup>

### *Julian Weinstock*

One of the latest contributors to the Miracle Mile Apartments Historic District, Julian Weinstock's Minimal Traditional-style apartment house (637 S. Cloverdale Avenue, #67) was constructed in 1951. Julian Weinstock (1921-1993) was born in Poland to a Jewish family and immigrated to the United States in 1937, originally settling in St. Louis, Missouri where he studied architecture at Washington University in St. Louis. He relocated to Southern California in the 1940s, where he found work as a draftsman and began constructing houses. Adept at both design and construction, Weinstock established his own contracting business, eponymously named the Julian Weinstock Construction Company. "He began with custom homes and small apartments in the Los Feliz area, Beverly Hills, and the Sunset Strip," and by the 1950s—amid a surging demand for new suburban housing—he focused his efforts on subdividing and developing large tracts of land in the San Fernando and Conejo valleys.<sup>68</sup> Along with William Mellenthin, Weinstock emerged as one of the most productive and prolific developers of postwar housing in these communities. Though large-scale residential subdivisions defined his practice, Weinstock continued to design and build apartment complexes as his career progressed; in West Hollywood, he built the landmark Hollywood Riviera apartment complex (1958), designed by architect Edward Fickett, and the 15-story Doheny Plaza apartment building at 818 Doheny Drive (1963).<sup>69</sup> In the 1970s and '80s he developed federally subsidized affordable housing.

### Builders

#### *J.J. Rees*

Architect and engineer J.J. Rees was the most prolific engineer-builder in the district, working with a variety of builders and owners to construct nineteen buildings between 1936 and 1942. Working almost exclusively in the French Revival and Chateausque styles, Rees engineered a variety of property types ranging in size from six to twenty-four units. Rees' most common client was builder Albert Rothenberg—the two worked together on nine buildings in the district. Born in Bielsk, Poland, Joseph J. Rees completed a civil engineering program in Liverpool, England before immigrating to the United States in 1912; he is likely to have been Jewish.<sup>70</sup> In Los

<sup>67</sup> <https://planning.lacity.org/StaffRpt/CHC/7.16.15/CHC-2015-2480-HCM.pdf> (accessed June 2022).

<sup>68</sup> "Julian Weinstock; Built Thousands of Homes," *Los Angeles Times*, January 13, 1993.

<sup>69</sup> "County Gets Vertical Subdivision," *Los Angeles Times*, April 19, 1964.

<sup>70</sup> Rees and his wife Eugenia immigrated from this part of Poland when it was Russian-controlled as the Pale of Settlement, where Jewish residents were restricted from living elsewhere, and most immigrants to the U.S. from this area at this time were Jewish (see earlier discussion and citations regarding accepted methods for identifying Jewish households). Legal notices about J.J. Rees' estate after his death in 1943 were placed in the *B'nai B'rith Messenger*,

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

Angeles, Rees became a licensed civil engineer and ran a productive downtown office best known for its modest, yet architecturally pleasing apartment houses and courtyard apartments. The engineer of over one hundred buildings in the Los Angeles area, including notable extant examples like the Sycamore Chateau (350 N. Sycamore Avenue, 1935) and the Fine Arts Cinema in Beverly Hills (8556 Wilshire Boulevard, with B. Marcus Priteka, 1937), Rees died in Los Angeles in 1943 at the age of 49.<sup>71</sup>

### *Albert Rothenberg*

Born in Russia, Albert Rothenberg immigrated to the United States with the rest of his Jewish family around 1904. He was a prolific building contractor in Los Angeles with a lengthy career as president of the Westside Building Company.<sup>72</sup> Rothenberg constructed nine buildings in the Miracle Mile Apartments District (with engineer J.J. Rees, as noted above) and was the Original Owner of thirteen, making him the most productive builder/owner in the district. Rothenberg's buildings were constructed from 1936 to 1949 primarily in the French Revival and Chateausque styles, most of which are similar if not identical in design within each style.

### *Oscar Kalish*

Oscar Kalish was active in the Miracle Mile Apartments Historic District between 1936 and 1941, constructing five sixplexes, four of which were designed by architect H. William Greene. Kalish was notable for his connections to the Wilshire Jewish community and his apparent focus on building in this area. Born in Russia and fluent in Yiddish, he was a prolific developer who constructed multi-family buildings across western Los Angeles and Beverly Hills, including at least seven buildings in the Carthay Neighborhoods Historic District (all with architect C.R. Spink), six buildings in the Wilshire Vista West Historic District, and four buildings in the Beverly Fairfax Historic District (one of which he occupied in 1930).<sup>73</sup>

### *Security Finance and Building Co.*

Security Finance and Building Co. built a Spanish Colonial Revival style apartment house (654 S. Burnside Avenue, #22) designed by architect Milton J. Black. Headed by Herbert Ketell, president, and C.J. O'Gorman, vice president, the building company pair had experience with hundreds of real estate contracts in Southern California. Ray Decamp, a licensed engineer, was the manager of construction, and Clyde Bannister served as the superintendent of construction. In 1932, the company built a self-reported half a million dollars' worth of properties in the Los Angeles area. With headquarters in Hollywood, they marketed themselves throughout the city, advertising in local newspapers and convincing landowners to start earning income on their vacant lots. Not all accolades of their success were self-reported; they also had several references

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the city's premier Jewish newspaper, and not the *Los Angeles Times*, *Los Angeles Herald*, or any other major paper. Rees's gravestone bears no Jewish (or any other) symbology, and he and Eugenia were noted in the 1930 census as speaking Russian, not Yiddish, as their native tongue.

<sup>71</sup> <https://planning.lacity.org/StaffRpt/InitialRpts/CHC-2019-2307-HCM.pdf> (accessed June 2022).

<sup>72</sup> "Rothenberg, Albert," *Los Angeles Times*, February 8, 1977.

<sup>73</sup> "Double Residence to Rise," *Los Angeles Times* March 25, 1934; "Apartments Scheduled," August 2, 1936; "Twenty-four New Structures to Cost About \$321,300," January 24, 1937; 1930 census data.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

of sub-contractors and satisfied customers. Part of their success was due in part to always working with certified architects.

**Additional architects/builders**

Continued in alphabetical order following the list on Section 8 page 69.

659 S. Cloverdale Co. (Builder)  
Akst, Nathaniel (Builder)  
Aldon Construction Co. (Builder)  
Arrow, William (Builder)  
Astani, Sonny (Builder)  
Bank, H. (Builder)  
Barancik, Milton V. (Builder)  
Behrens, Leonard (Architect)  
Bergman Bros. (Builder)  
Bergman, Arthur A. (Builder)  
Bergman, William P. (Architect/Builder)  
Beverly Construction Co. (Builder)  
Beverly Wilshire Construction Co. (Architect/Builder)  
Beyve and Olsen (Builder)  
Bishop, Horatio W. (Architect)  
Bishop, Lewis (Architect)  
Black, Milton J. (Architect)  
Bradley, H.S. (Architect)  
Bromberg, Ben (Builder)  
Bryant, Leland A. (Architect)  
Bush, E. (Builder)  
Cambridge Detroit (Builder)  
Carter, J.A. (Builder)  
Caster, Irving (Builder)  
Century West Development (Builder)  
Chandler, William G. (Engineer)  
Clark, William (Architect)  
Coffey, J.I. (Builder)  
Cohan, A.A. (Engineer)  
Coldewe, Otto (Architect)  
Cooper, S.M. (Architect)  
Cornelius, A.E. (Builder)  
Croin, J.R. (Builder)  
Day Laborers (Builder)  
Dorfman, Charles J. (Builder)  
Doughty, Glenn A. (Builder)  
Eckers, Karl N. (Architect/Builder)  
EDC, Inc. Architects (Architect)

Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

Epstein, Nathan (Builder)  
Eudemiller, Joe (Builder)  
Fallman Bros. (Builder)  
Faulkner, Frankie (Architect)  
Feigenbaum, Harry (Builder)  
Feigenbaum, William (Builder)  
Feldman, Harold D. (Builder)  
Feldman, Philip (Builder)  
Fennell, Clyde J. (Builder)  
Ferguson, John B. (Architect)  
Frame, E.H. (Builder)  
Frieber Construction Co. (Builder)  
Friedman, Morris (Builder)  
G.M.P. Architecture (Architect)  
GCS Construction (Builder)  
Glenn Company (Builder)  
Goodman, Charles I. (Builder)  
Gray Construction Co. (Builder)  
Greenamyre Bros. (Builder)  
Greene, H. William (Architect)  
Grodin, Maurice (Architect)  
Grubert, E.H. (Builder)  
Grundfor, J.A. (Architect)  
Grusine, Irving (Builder)  
Gubser, Ben L. (Builder)  
H. Schultz (Architect)  
Hanlin, S. (Builder)  
Harris and Chase (Builder)  
Hawes, Arthur W. (Architect)  
Hendrick, Clark S. (Architect)  
Hilditel, F.R. (Builder)  
Holloway Dev. (Builder)  
Hollywood Development Corp. (Builder)  
Holmes, W.L. (Builder)  
Homestead Building Co. (Builder)  
Income Properties Construction Co. (Builder)  
Interstate Development Co. (Builder)  
J.R. Croin and E. Boyce (Builder)  
Jackson Bros. (Builder)  
Jacobowitz, J. (Builder)  
Jones, L.L. (Architect)  
Jones, Ray C. (Builder)  
Julian Weinstock (Builder)  
Kadow, R. (Engineer)



Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

Kagan Construction Co. (Builder)  
Kalish, Oscar (Builder)  
Kalkey, Nathan (Builder)  
Kenneth Albright (Builder)  
Kew Investment Inc. (Builder)  
Koester, John V. (Architect)  
Larson, Arthur William (Architect)  
Lee, S. Charles (Architect)  
Lincoln, Harry A. (Architect)  
Lindo, L.J. (Builder)  
Loring, R.S. (Architect)  
Lyons, Harry (Builder)  
Mass, Philip (Builder)  
Masterson, Edw. (Builder)  
McKee, J.W. (Architect)  
Metzger, Donald (Builder)  
Molasky, Louis and Rose (Builder)  
Nelson, Paul W. (Architect)  
Nico, George J. (Builder)  
O.M. Arch Planning Inc. (Architect)  
Osgood, Irving L. (Architect)  
Pereira, Raul and Henriette (Builder)  
Peters, B.F. (Builder)  
Peters-Green Co. (Builder)  
Pollock, Samuel (Builder)  
Radin, Ray and M. Beitel (Builder)  
Ray Building and Finance Co. (Architect/Builder)  
REA Architects, AIA (Architect)  
Rees, J.J. (Builder)  
Reese, J.M. (Builder)  
Rice, Richard N. (Architect)  
Robbin, Jeanette (Builder)  
Roscoe and Laud (Builder)  
Roscoe, A.S. (Builder)  
Rowe, Louis H. (Builder)  
Safai, Daryousu (Architect)  
Samuel Wacht Associates, AIA (Architect)  
Schneider, B.N. (Builder)  
Schneider, I.M. (Builder)  
Securities Construction Co. (Builder)  
Security Finance and Building Co. (Builder)  
Sedgley and Erskine (Architect)  
Sedgley, Arlos R. (Architect)  
Selditz, Max (Builder)

Miracle Mile Apartments Historic District

Name of Property

Los Angeles, CA

County and State

Seldon, Louis (Architect)  
Sexton, J.M. (Engineer)  
Shipman, Marcus (Builder)  
Silverman, Alex (Builder)  
Smale, C.J. (Architect)  
Smelser, C. (Builder)  
Smith, Perry (Architect)  
Sobelman, Henry (Builder)  
Spohn, Albert (Builder)  
Spuk, O.R. (Architect)  
Stahl, John C. (Architect)  
Stern, Martin Jr. (Architect)  
Stockigt, Paul (Architect)  
Stokes, L.E. (Builder)  
Stonerod, Earl (Architect)  
Strauss, Louis S. (Builder)  
Superior House Builders (Builder)  
Sutton, Milton R. (Architect)  
T. Feenstra and Son (Architect)  
Teitlebaum, Bertram (Architect)  
Terranova, George (Builder)  
Traub, Henry L. (Builder)  
Treat, Webster (Builder)  
Van Tilburg and Partners (Architect)  
Viner, Mark (Builder)  
Wagner Construction Co. (Builder)  
Webster, H.S. (Architect)  
Werner, Harry D. (Architect/Builder)  
Whiteley, H.H. (Architect)  
Wilson, R.L. (Architect)  
Wilson, Ridgley (Architect/Builder)  
Wimply, Howard S. (Builder)  
Zimmer, Max (Builder)

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

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Name of Property

Los Angeles, CA  
County and State

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Name of Property

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Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**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: City of Los Angeles Office of Historic Resources; Los Angeles Public Library; Los Angeles County Office of the Assessor

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 55

**Latitude/Longitude Coordinates**

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1. Latitude: 34.068839 Longitude: -118.347776
2. Latitude: 34.068437 Longitude: -118.345247
3. Latitude: 34.067966 Longitude: -118.344605
4. Latitude: 34.063169 Longitude: -118.344585
5. Latitude: 34.062888 Longitude: -118.345648
6. Latitude: 34.062919 Longitude: -118.347746
7. Latitude: 34.063159 Longitude: -118.350274
8. Latitude: 34.064143 Longitude: -118.351990

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

9. Latitude: 34.064805 Longitude: -118.352000

**Verbal Boundary Description** (Describe the boundaries of the property.)

The Miracle Mile Apartments Historic District has a slightly irregular boundary and is shaped like a backwards “L,” with the inner corner of the L at the southeast corner of the massive Park La Brea multi-family complex. South of Park La Brea, the district is bounded by the rear parcel lines of the contributing properties on Hauser Boulevard on the west, W. 6<sup>th</sup> Street on the north, and the side parcel lines of the contributing resources north of Wilshire Boulevard on the south. This western portion of the district contains the 600 blocks (and portions thereof) of Hauser Boulevard, S. Ridgeley Drive, S. Burnside Avenue, and S. Dunsmuir Avenue. East of Park La Brea, the district is bounded by the rear parcel lines of the properties on S. Cochran Avenue on the west; the alley south of W. 3<sup>rd</sup> Street on the north; the rear parcel lines of the properties on S. Detroit Street on the east, and the side parcel lines of the contributing properties north of Wilshire Boulevard on the south. This eastern portion of the district contains the 300, 400, and 600 blocks (and portions thereof) of S. Cochran Avenue, S. Cloverdale Avenue, and S. Detroit Street. There are no 500-numbered blocks within the district.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the Miracle Mile Apartments Historic District encompass the extant properties developed between 1925 and 1952 within Tract 7705, subdivided by G. Allan Hancock in 1924.

---

**11. Form Prepared By**

name/title: Mary Ringhoff, Senior Associate; Rosa Fry, Architectural Historian; and Katie Horak, Principal

organization: Architectural Resources Group

street & number: 360 E. 2<sup>nd</sup> Street, Suite 225

city or town: Los Angeles state: CA zip code: 90012

e-mail: [m.ringhoff@argcreate.com](mailto:m.ringhoff@argcreate.com), [k.horak@argcreate.com](mailto:k.horak@argcreate.com)

telephone: (626) 583-1401

date: June 2022; Revised July 2022

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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.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

- **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.)

### 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: Miracle Mile Apartments Historic District  
City or Vicinity: Los Angeles  
County: Los Angeles  
State: California  
Photographer: Rosa Fry and Mary Ringhoff, Architectural Resources Group  
Date Photographed: April-May 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 23 W. 4<sup>th</sup> Street at S. Cloverdale Avenue, streetscape south side showing cluster of single-family residences, view south
- 2 of 23 S. Burnside Avenue, streetscape east side, view south
- 3 of 23 S. Cochran Avenue, streetscape east side, view south
- 4 of 23 S. Cochran Avenue, streetscape west side, view south
- 5 of 23 S. Cochran Avenue, streetscape west side, view southwest
- 6 of 23 S. Detroit Street, streetscape west side, view north
- 7 of 23 S. Dunsmuir Avenue, streetscape east side, view south
- 8 of 23 Hauser Boulevard, streetscape east side, view south
- 9 of 23 S. Ridgeley Drive, streetscape west side, view south
- 10 of 23 607-613 S. Burnside Avenue (#9), Chateausque courtyard apartment, view west

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

- 11 of 23 630 S. Burnside Avenue (#14), Tudor apartment house, view east
- 12 of 23 364 S. Cloverdale Avenue (#36), Art Deco apartment house, view northeast
- 13 of 23 423 S. Cloverdale Avenue (#45), Minimal Traditional sevenplex, view west
- 14 of 23 426-430 S. Cloverdale Avenue (#46), Spanish Colonial Revival courtyard apartment, view east
- 15 of 23 601 S. Cloverdale Avenue (#57), French Revival apartment house, view southwest
- 16 of 23 408 S. Cochran Avenue (#99), Neoclassical Revival apartment house, view east
- 17 of 23 412 S. Cochran Avenue (#101), Mediterranean apartment house, view west
- 18 of 23 424 S. Cochran Avenue (#105), Spanish Colonial Revival eightplex, view east
- 19 of 23 456 S. Cochran Avenue (#115), Italian Renaissance Revival apartment house, view east
- 20 of 23 624-626 S. Cochran Avenue (#124), noncontributor (too altered, lost integrity), view east
- 21 of 23 435 S. Detroit Street (#157), Noncontributor (outside period of significance), view west
- 22 of 23 445 S. Detroit Street (#159), Mediterranean eightplex, view west
- 23 of 23 643-647 S. Ridgeley Drive (#216), French Revival sixplex with Minimal Traditional elements, view west

**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

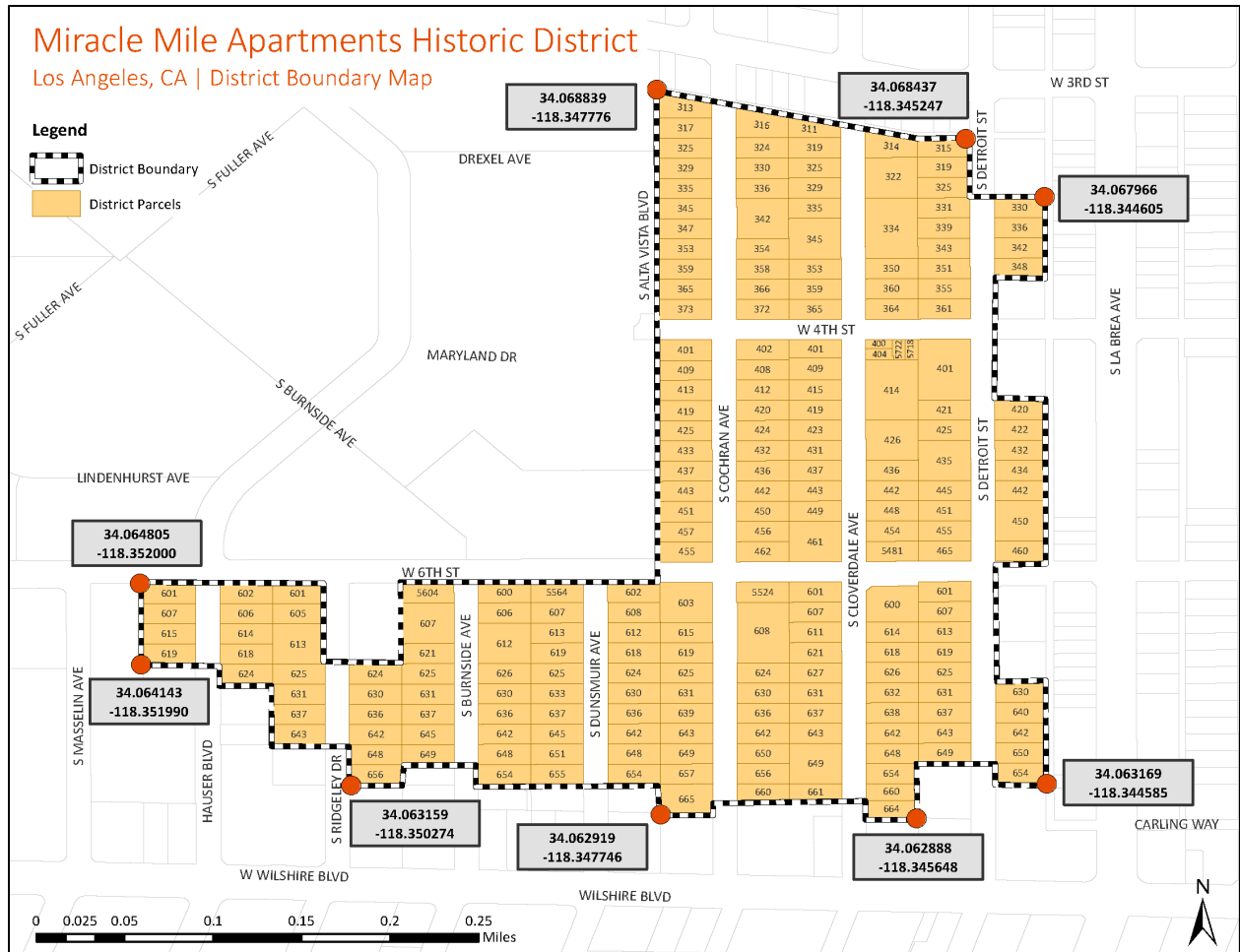
The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

### Location Map

Coordinate 1 is northernmost pair under "District," numbering proceeds clockwise.



Miracle Mile Apartments Historic District  
 Name of Property

Los Angeles, CA  
 County and State

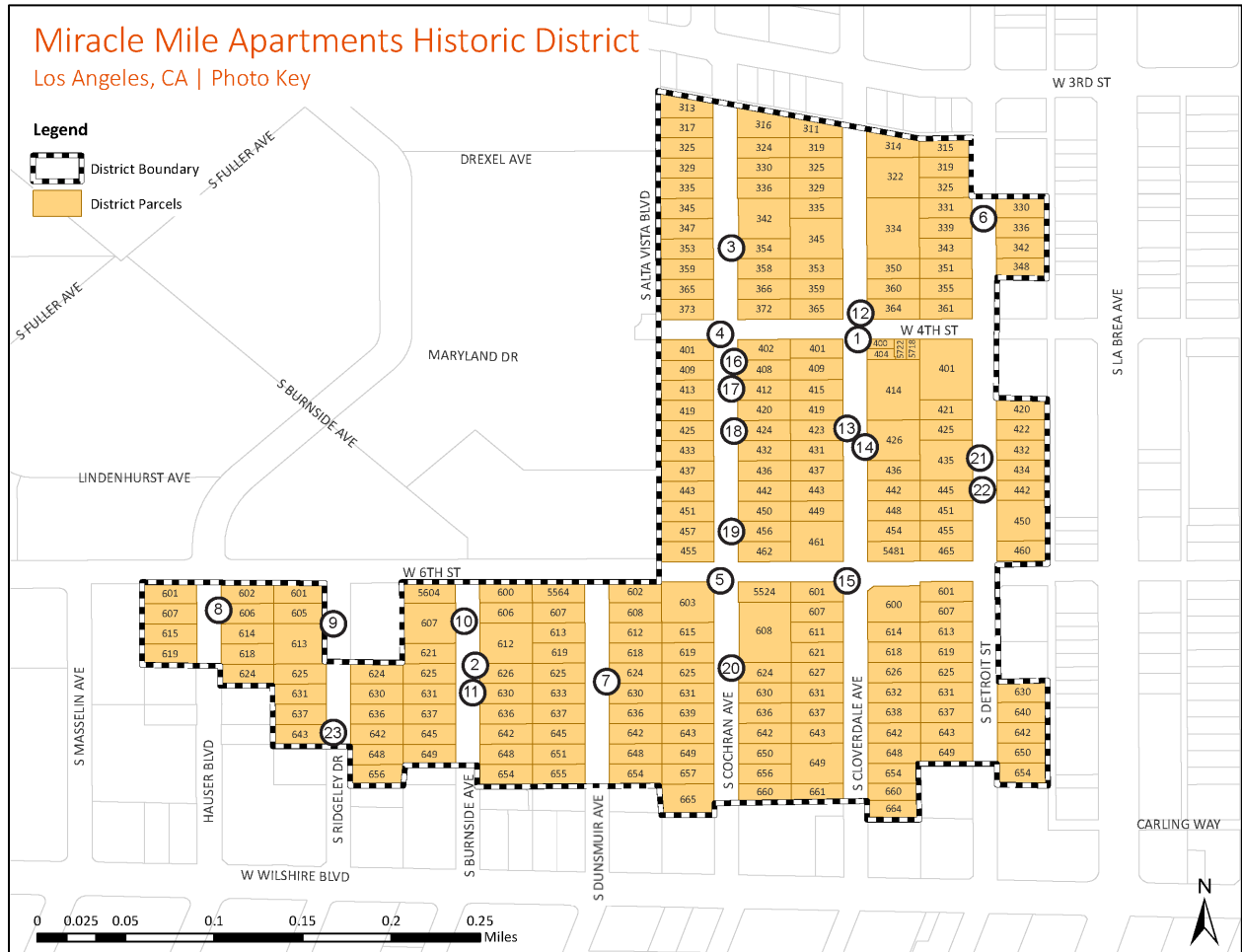
Sketch Map



Miracle Mile Apartments Historic District  
 Name of Property

Los Angeles, CA  
 County and State

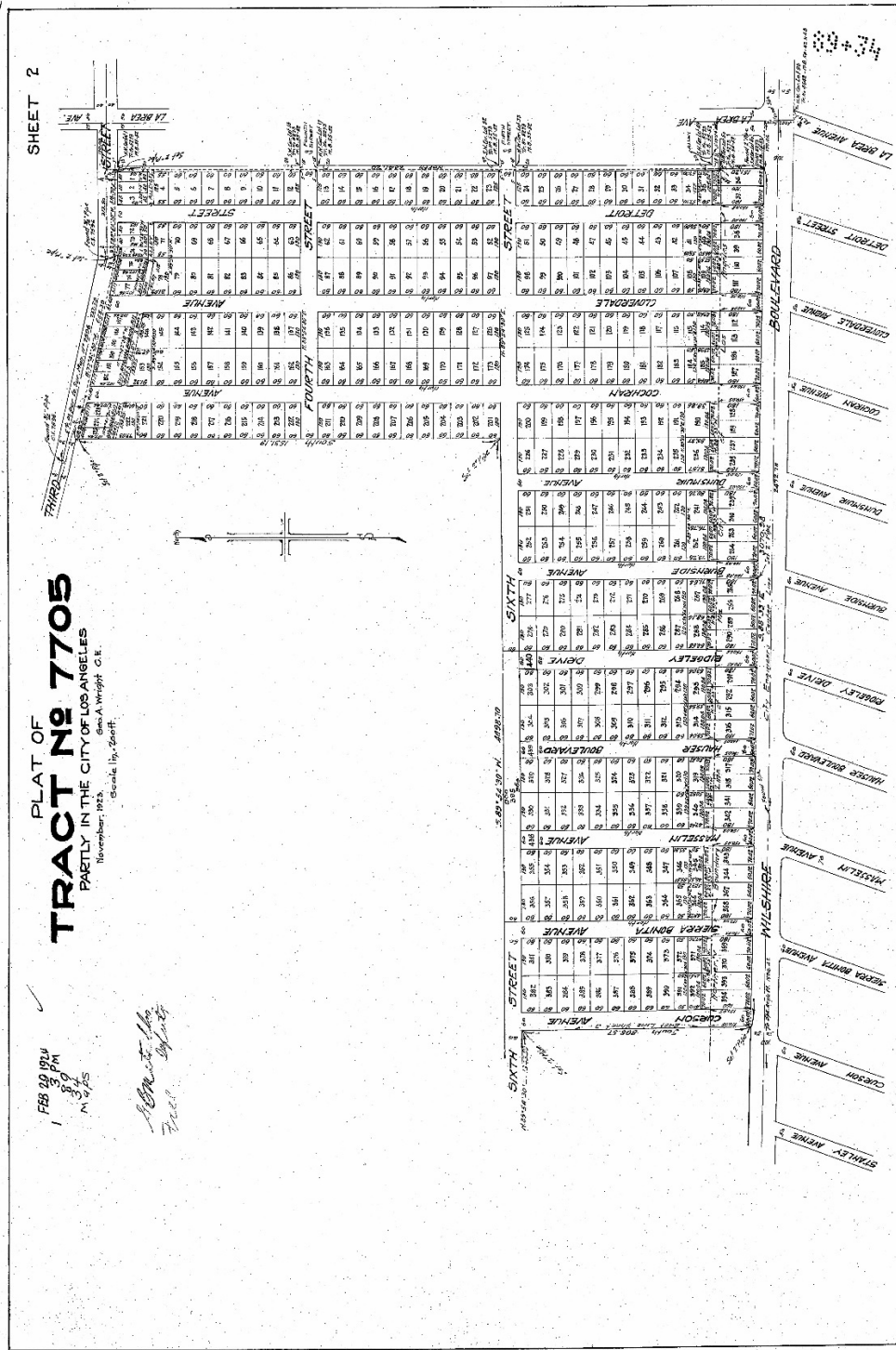
**Photo Key**



Miracle Mile Apartments Historic District  
 Name of Property

Los Angeles, CA  
 County and State

**Figure 1** Eastern portion of Tract 7705 (1924), containing Miracle Mile Apartments Historic District. Source: Los Angeles County Department of Public Works.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

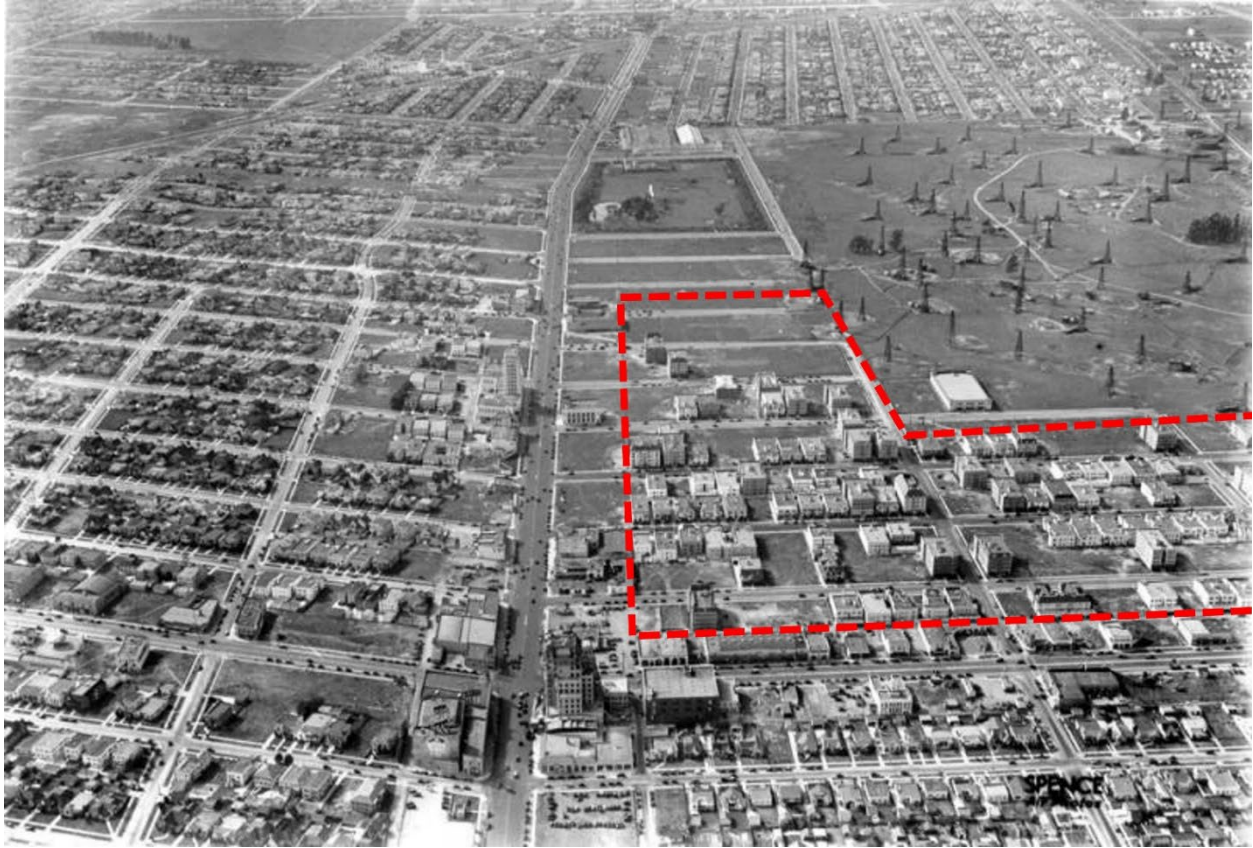
**Figure 2** 1927 aerial photograph of the Miracle Mile Apartments District area, north at top. Note adjacent active oil derrick area. Dashed line roughly outlines the location of the district. Source: Geospatial Collection, UCSB Library, University of California, Santa Barbara.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Figure 3** 1930 oblique aerial photograph of the Miracle Mile Apartments District area, view to west. Dashed line roughly outlines the location of the district. Source: Security Pacific National Bank Photo Collection, Los Angeles Public Library.





Miracle Mile Apartments Historic District  
Name of Property


Los Angeles, CA  
County and State

**Figure 4** Miracle Mile display advertisement showing apartment district above Wilshire Boulevard, *Los Angeles Times* January 2, 1930.

Page 2 Section III, 1930 MIDWINTER Number Los Angeles Times

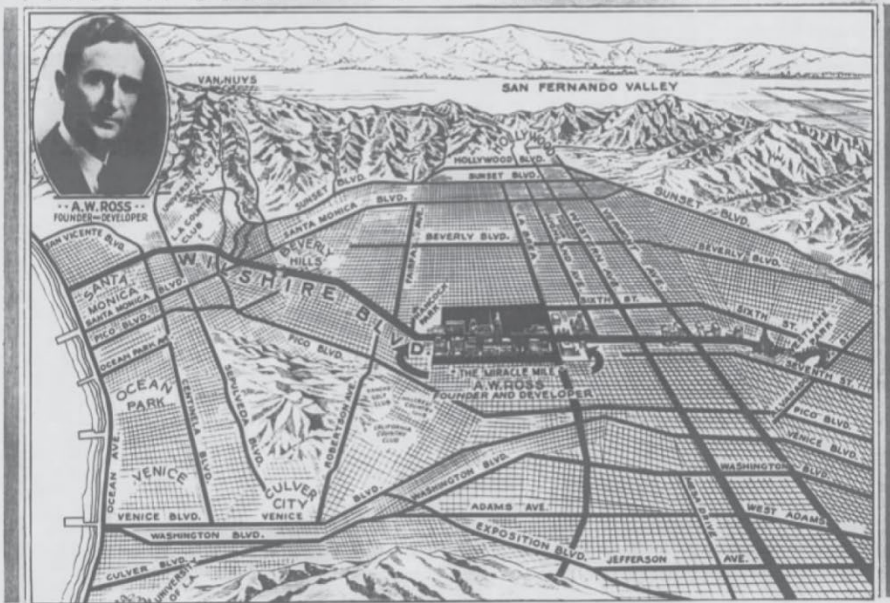
# THE MIRACLE MILE

OF WILSHIRE BOULEVARD  
Los Angeles Fastest Growing Business Development



Wilshire Tower Building IN THE MIRACLE MILE  
Proposed Forty Story Hotel IN THE MIRACLE MILE  
E. Chen Wilson Building IN THE MIRACLE MILE

TYPES OF BUILDINGS IN THE MIRACLE MILE



VAN NUYS  
SAN FERNANDO VALLEY  
HOLLYWOOD BLVD.  
BURSET BLVD.  
SUNSET BLVD.  
SANTA MONICA BLVD.  
BEVERLY BLVD.  
SANTA MONICA BLVD.  
VENICE BLVD.  
OCEAN PARK  
VENICE CITY  
WILSHIRE BLVD.  
THE MIRACLE MILE  
A. W. ROSS  
FOUNDER AND DEVELOPER  
WASHINGTON BLVD.  
ADAMS AVE.  
EXPOSITION BLVD.  
JEFFERSON AVE.  
WEST ADAMS

**W**ILSHIRE BOULEVARD is one of the world's most traveled arteries. More high-class motor cars are seen on this boulevard than on any other in America. Therefore, Wilshire Boulevard Center—"The Miracle Mile"—from the beginning was founded on a definite plan of development and the development of this section has followed the basic principles of this plan, which accounts for the rapid development made in such a short time.

One very important feature in the plan was the bringing to "The Miracle Mile" the very finest retail organizations, such as DeSmond's, Silverwood's and Ralph's.

"The Miracle Mile" on Wilshire Boulevard is the center of the wealth and buying power of Greater Los Angeles, and planned as it was with a limited business area—only twelve blocks long—it is thus insured of being a compact section, a closely built-up shopping center.

Restrictions have been carried out in building construction that assure the very best that architectural designing can produce. From the start a very carefully executed campaign has been prosecuted to bring to "The Miracle Mile" the better class of merchants.

In the development of this portion of Wilshire Boulevard the plan has been executed without consideration of immediate profits, and it has received the full cooperation of the property owners within the section being developed. Financial strength sufficient to insure continuous development is behind the entire plan.

"The Miracle Mile" is forging ahead in a manner that will make it one of the outstanding community developments of the West. Incorporated into this development are all the fundamental factors so vital to the building up of a large, aggressive, progressive district.

Property has increased in value in "The Miracle Mile" from approximately \$41 per front foot, seven years ago, to \$3,000 per front foot today. During the year just ended seventeen buildings have been erected on Wilshire Boulevard west of La Brea Avenue, most of them occupying half a block frontage, with a few covering full blocks.

Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

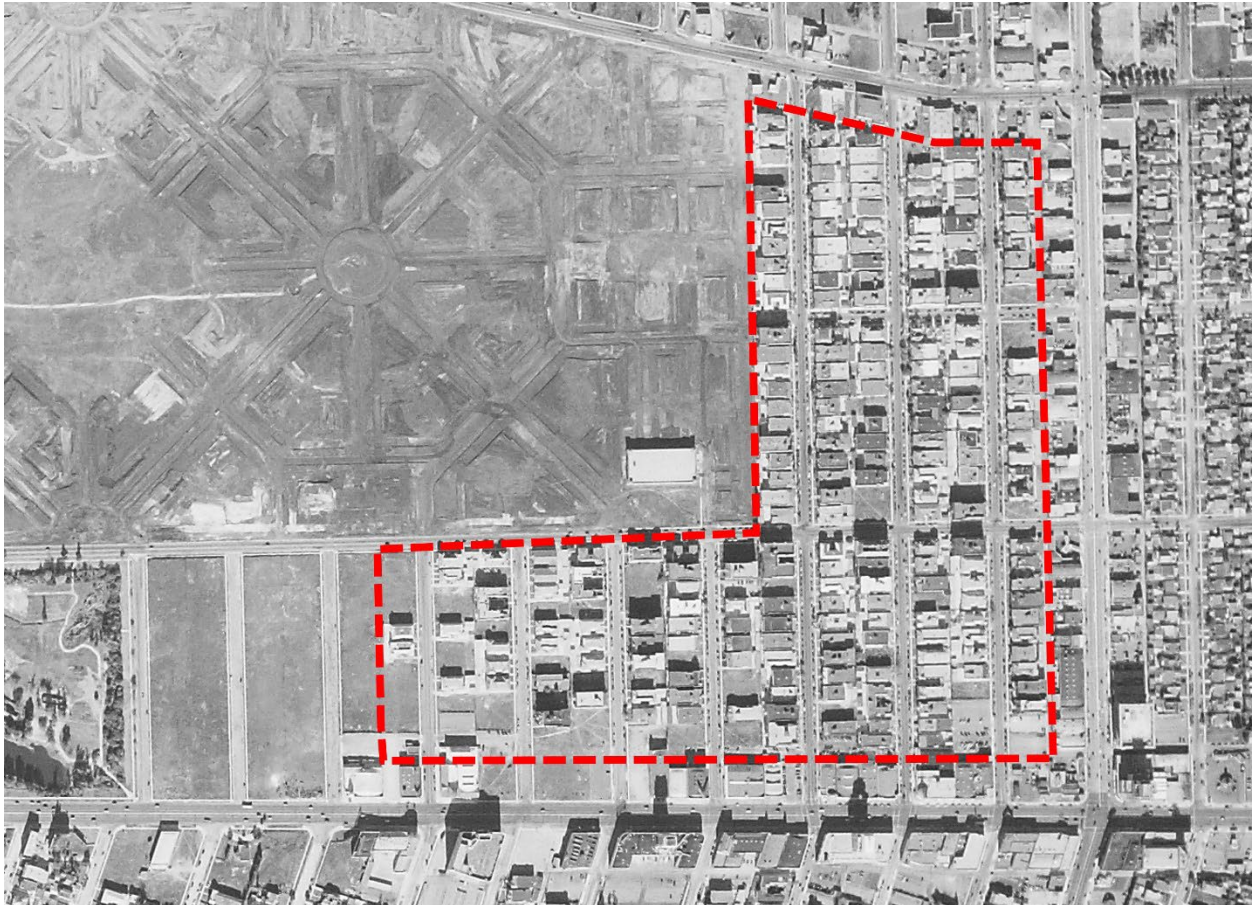
**Figure 5** 1940 oblique aerial photograph of the Miracle Mile Apartments Historic District area, view to northwest. Dashed line roughly outlines the location of the district. Source: Dick Whittington Photography Collection, 1924-1987, University of Southern California Digital Libraries.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Figure 6** 1941 aerial photograph of the Miracle Mile Apartments District area, north at top. Grading for Park La Brea's radial plan is visible where oil derricks once stood. Dashed line roughly outlines the location of the district. Source: Geospatial Collection, UCSB Library, University of California, Santa Barbara.



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 1** W. 4<sup>th</sup> Street at S. Cloverdale Avenue, streetscape south side showing cluster of single-family residences, view south



**Photo 2** S. Burnside Avenue, streetscape east side, view south



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 3** S. Cochran Avenue, streetscape east side, view south



**Photo 4** S. Cochran Avenue, streetscape west side, view south



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 5** S. Cochran Avenue, streetscape west side, view southwest



**Photo 6** S. Detroit Street, streetscape west side, view north



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 7** S. Dunsmuir Avenue, streetscape east side, view south



**Photo 8** Hauser Boulevard, streetscape east side, view south



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 9** S. Ridgeley Drive, streetscape west side, view south



**Photo 10** 607-613 S. Burnside Avenue (#9), Chateausque courtyard apartment, view west





Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 11** 630 S. Burnside Avenue (#14), Tudor apartment house, view east



**Photo 12** 364 S. Cloverdale Avenue (#36), Art Deco apartment house, view northeast



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 13** 423 S. Cloverdale Avenue (#45), Minimal Traditional sevenplex, view west



**Photo 14** 426-430 S. Cloverdale Avenue (#46), Spanish Colonial Revival courtyard apartment, view east



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 15** 601 S. Cloverdale Avenue (#57), French Revival apartment house, view southwest



**Photo 16** 408 S. Cochran Avenue (#99), Neoclassical Revival apartment house, view east



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 17** 412 S. Cochran Avenue (#101), Mediterranean apartment house, view west



**Photo 18** 424 S. Cochran Avenue (#105), Spanish Colonial Revival eightplex, view east



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 19** 456 S. Cochran Ave (#115), Italian Renaissance Revival apartment house, view east



**Photo 20** 624-626 S. Cochran Avenue (#124), noncontributor (too altered, lost integrity), view east



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 21** 435 S. Detroit Street (#157), noncontributor (post-period of significance), view west



**Photo 22** 445 S. Detroit Street (#159), Mediterranean eightplex, view west



Miracle Mile Apartments Historic District  
Name of Property

Los Angeles, CA  
County and State

**Photo 23** 643-647 S. Ridgeley Drive (#216), French Revival sixplex with Minimal Traditional elements, view west

