Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2010-534-HCM
ENV-2010-640-CE

DATE: April 1, 2010
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1288-1292 West Sunset Blvd.
Council District: 1
Community Plan Area: Silver Lake-Echo Park-Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Echo Park Elysian
Legal Description: Lot 41 of the Angeleno Heights Tract

PROJECT: Historic-Cultural Monument Application for the LENTO BRICK COURT

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Echo Park Historical Society

APPLICANT'S REPRESENTATIVE: Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

OWNER: D and H Management, LLC
c/o Dorwin Alajov, Property Manager
21031 Ventura Blvd. #910
Woodland Hills, CA 91364

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.

2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning
[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: January 21, 2010 Historic-Cultural Monument Application

SUMMARY

Constructed in 1928 and located on Sunset Boulevard in the Echo Park area, this courtyard residential building demonstrates character-defining features of courtyard housing with some Renaissance Revival style features. Exhibiting a "U court" plan arranged on downward slope, the subject property consists of five buildings, two two-story and three one-story, with two identical elevations containing ground-level commercial storefronts fronting Sunset Blvd. The courtyard area consists of two rows of one-and two-story detached residential buildings, arranged around a stepped central courtyard and concrete stairwell. A single story centrally-placed residential building intersects the courtyard space at the summit of the subject property. All buildings have flat roofs with raised squared corners on the parapets topped with glazed white brick trim. The exteriors of all buildings on the subject property consist of exposed uniform brick. The residential entrances feature arched stonework with keystone designs and arched wood paneled doors. Additional glazed brick detailing on the commercial façades include banding and rectangular designs. The storefront on the western side of the front elevation has a black tile bulkhead and a recessed entry. The subject building's windows consist of glass and wood multi-pane casement and double hung windows. Decorative features include glazed brick lentils and sills on street-facing windows and red brick lentils and sills on all other windows. Additionally, windows on the main elevation have small steel basket-type balconies and window boxes.

The proposed Lento Brick Court historic monument was designed in 1928 by Conrad Martin Ellington and Frank B. Chambers of the firm Ellington and Chambers. The subject property was profiled in the book Courtyard Housing in Los Angeles (1992) by Stephanos Polyzoides, Roger Sherwood, and James Tice.

Alterations to the subject property include the addition of seismic reinforcement, security bars and awnings as well as replacement of some windows sashes with aluminum. A transom-style window band above one of the storefronts has been covered by plywood.

The subject property may be significant as an example of courtyard housing with Renaissance Revival features as well as for its possible association with the development of Echo Park.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

Historic-Cultural Monument Application

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

Identification

1. NAME OF PROPOSED MONUMENT LENTO BRICK COURT

2. STREET ADDRESS 1288 W. SUNSET BOULEVARD

   CITY ECHO PARK ZIP CODE 90026 COUNCIL DISTRICT 1

   ASSESSOR'S PARCEL NO. 5405-022-019

3. COMPLETE LEGAL DESCRIPTION: TRACT ANGELENO HEIGHTS, AS PER MAP FILED IN BOOK 10, PAGES 63 THRU 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

   BLOCK 28 LOT(S) 41 ARB. NO. N/A

   RANGE OF ADDRESSES ON PROPERTY 1288 THROUGH 1292¾ SUNSET BOULEVARD

4. PRESENT OWNER D AND H MANAGEMENT, LLC (C/O DORWIN ALAJOV, PROPERTY MANAGER)

   STREET ADDRESS 21031 VENTURA BOULEVARD #910

   CITY WOODLAND HILLS STATE CA ZIP CODE 91364 PHONE (818) 780-0079

   OWNER IS: PRIVATE X PUBLIC

5. PRESENT USE STORES AND HOUSING ORIGINAL USE STORES AND HOUSING

Description

6. ARCHITECTURAL STYLE RENAISSANCE REVIVAL

7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

   (SEE DESCRIPTION WORKSHEET)

Historic-Cultural Monument Application

Name of Proposed Monument Lento Brick Court

10. Construction date: Factual 1928 Estimated _____

11. Architect , designer, or engineer: Conrad Martin Ellingson and Frank B. Chambers

12. Contractor or other builder: A. S. O'Neal Company

13. Dates of enclosed photographs April 30, 2008 and August 4, 2009

14. Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence

15. Alterations: The structure appears to be intact on exterior with the exception seismic work for Section 88, several window sashes changed to aluminum, security bars added and awnings that were added between the first and second sets of photos (April 2008 and August 2009).

Threats to site ☒ None known ☐ Private development ☐ Vandalism ☐ Public works project

16. Is the structure ☐ on its original site ☒ moved ☐ unknown

SIGNIFICANCE

17. Briefly state historical and/or architectural importance; include dates, events, and persons associated with site (see optional significance worksheet) The five brick structures are a rare example of a mixed use complex of commercial store fronts and a residential hillside bungalow court that was constructed of masonry. The structures use a subdued variation on the Renaissance Revival style that was popular in small commercial buildings during the 1920s. Though many of these buildings had a mixed use component, it is rare to find an example that carried it into the purely residential buildings of the upper court. The firm of Ellingson and Chambers appears to have been fairly short lived and may have been waylaid by the Great Depression that was ushered in by the Stock Market crash of October 1929. Conrad Martin Ellingson began his career working for a contractor in his native Minnesota, getting his architectural degree after moving to Los Angeles in the early 1920s. Frank B. Chambers was a structural engineer, who got his degree at the University of Missouri School of Engineering. His expertise was critical in the design of masonry structures going up a steep hillside. George Lento, the original owner, was an Italian-born hatter, who had come to the United States in 1899 and became a US citizen in 1912.

Sources (List books, documents, surveys, personal interviews with dates) Los Angeles City Building permits per attached. LA County assessors records, recorded deeds and "Courtyard Housing in Los Angeles" by Stefanos Polyzoides, Roger Sherwood and James Tice with photos by Julius Shulman

18. Date form prepared January 21, 2010 Preparer's name Charles J. Fisher

Organization Echo Park Historical Society (Kevin Kuzma) . Street address 140 S. Avenue 57

City Highland Park State CA Zip code 90042 Phone (323) 256-3593 and (213)840-2583 (Kuzma)

E-mail address: arroyoseco@hotmail.com and kevinkuzma@att.net

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE LENTO BRICK COURT (name of designated monument) IS A TWO 2-STORY AND THREE SINGLE (number of stories) STORY,

RENAISSANCE REVIVAL INFLUENCE (architectural style (see line 8 above)), FIVE RECTANGULAR SHAPED (plan shape (see chart)) PLAN COMMERCIAL AND RESIDENTIAL (structure use (residence, etc))

WITH A RED BRICK (material (wood siding, wood shingles, brick, stucco, etc)) FINISH AND GLAZED WHITE BRICK (material (wood, metal, etc.)) TRIM.

ITS FLAT (roof shape (see chart)) ROOF IS ARE COVERED WITH ROLLED COMPOSITION (material (clay tile, asphalt or wood shingles)), GLASS AND WOOD (window material),

MULTI-PANE CASEMENT AND DOUBLE HUNG WINDOWS (SOME NOW ALUMINUM) (window type (double hung (slides up & down), casement (opens out), horizontal sliding, etc)) ARE PART OF THE DESIGN.

THE ENTRY FEATURES A INSET STORE FRONTS AND ARCHED RESIDENTIAL ENTRIES WITH KEYSTONE DESIGNS (door location (recessed, centered, off-center), corner, etc.)

WITH A ARCH WOOD PANELED RESIDENTIAL (entry door style (see chart)) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE LOW PARAPETS TOPPED WITH WHITE BRICK TRIM. RAISED SQUARED CORNERS ON THE (identify original features such as porches (see chart); balconies; number and shape of dormers (see chart);

PARAPETS, ALSO TOPPED WITH THE WHITE GLAZED BRICK TRIM. GLAZED BRICK LENTILS AND SILLS ON FRONT WINDOWS (number and location of chimneys; shutters; secondary finish materials; gargoyles; metal trim; decorative tile or cast stone; arches;

WITH RED BRICK LENTILS AND SILLS ON THE OTHER WINDOWS. THE SIX FRONT WINDOWS EACH HAVE SMALL STEEL (ornamental woodwork; symmetry or asymmetry; cornices; porches; towers or turrets; bay windows; half-timbering; horizontality;

BASKET TYPE BALCONIES OR WINDOW BOXES. ADDITIONAL GLAZED BRICK DETAILING ON THE COMMERCIAL FACADES (verticality; formality or informality; garden walls, etc.

INCLUDE VERTICAL RECTANGULAR BOXES ON EITHER SIDE OF THE STOREFRONTS WITH A BAND AT THE TOP OF THE (additional defining elements)

STOREFRONTS AND A DUAL HORIZONTAL BAND OF HEADER BRICKS AT THE SECOND FLOOR JOIST LEVEL. TWO SMALL (additional defining elements)

BANDS ARE ALSO AT THE BASE OF THE STOREFRONT SIDES AND ABOUT TWO FEET ABOVE THE BASE. THE STOREFRONT ON THE (additional defining elements)

WESTERN STRUCTURE HAS A BLACK TILE BULKHEAD AND A RECESSED ENTRY. A TRANSOM-STYLE WINDOW BAND AT THE TOP HAS (additional defining elements)

BEEN FILLED WITH PLYWOOD. THE UPPER WINDOW IS EXPOSED ON THE EASTERN STRUCTURE, BUT THE STOREFRONT, WHICH IS FOR (additional defining elements)

A SMALL MARKET, APPEARS TO HAVE BEEN ALTERED. THE RESIDENTIAL PORCHES EACH HAVE A SMALL LIGHT OVER THE DOOR. (additional defining elements)

SECONDARY BUILDINGS CONSIST OF THERE ARE 5 MAIN BUILDINGS WITH NO SECONDARY STRUCTURES. (identify garage; garden shelter, etc.)

SIGNIFICANT INTERIOR SPACES INCLUDE INTERIOR FEATURES ARE NOT AVAILABLE AT THIS TIME. (identify original features such as wood paneling; moldings and trim, special glass windows,

_____

(ornate ceilings; plaster moldings; light fixtures; painted decoration; ceramic tile; stair balustrades; built-in furniture, etc.

_____

(identify notable mature trees and shrubs)

HISTORIC-CULTURAL MONUMENT APPLICATION

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE LENTO BRICK COURT IS AN IMPORTANT EXAMPLE OF
(NAME OF DOCOCÕED MONUMENT)

RENAISSANCE REVIVAL INFLUENCE HILLSIDE BUNGALOW COURT ARCHITECTURE
(ARCHITECTUDAL STYLE GIEE LINE D)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE LENTO BRICK COURT WAS BUILT IN 1928
(NAME OF DOCOCÕED MONUMENT) (YEAD BUILT)

THE BUNGALOW COURT WAS IMPORTANT TO THE
(NAME OF FIDÎT OD OTHED ÎIGNIFICANT OWNED)

19. DEVELOPMENT OF LOS ANGELES BECAUSE THE BUNGALOW COURT WAS UNIQUE TO SOUTHERN CALIFORNIA AS A WAY OF PROVIDING AFFORDABLE HOUSING TO MANY WHO FIRST ARRIVED IN THE EARLY DECADES OF THE 20TH CENTURY. THE EARLIEST EXAMPLES BEGAN TO APPEAR IN THE MID 1890S, WHEN BUILDERS FIRST BEGAN CONSTRUCTING THE GROUPINGS OF LIKE HOUSING. ONE EARLY EXAMPLE WAS NOTED IN 1895 BEING A GROUP OF 12 COLONIAL STYLE FLATS THAT WERE BUILT FOR J. B. BINFORD ON THE SOUTHEAST CORNER OF 11TH STREET AND GRAND AVENUE. WHEN THE PROPERTY WAS REBUILT AS COMMERCIAL DEVELOPMENT IN 1923, SEVERAL OF THE BUNGALOWS WERE RELOCATED AS FREE-STANDING RESIDENCES. ONE SURVIVOR, AT 626 LOOKOUT DRIVE, OVERLOOKING CHINATOWN, WAS DEMOLISHED IN OCTOBER OF 2008, FOLLOWING A MAJOR FIRE. BY THE YEARS LEADING TO WORLD WAR I, THESE EARLY COURTS HAD BECOME A COMMON PART OF THE SOUTHERN CALIFORNIA LANDSCAPE. THOUGH ORIGINALLY BUILT ON FLAT LAND, THEY WERE FOUND TO BE WELL ADAPTED AS HILLSIDE DEVELOPMENTS, MAKING USE OF LAND THAT WOULD HAVE BEEN MUCH MORE COSTLY TO DEVELOP IF MAJOR GRADING AND SHORING WAS DONE. THE EARLY COURTS ARE REFERRED TO AS A "U-PARTI" DESIGN BY STEFANOS POLYZOIDES AND HIS CO-AUTHORS IN THEIR BOOK "COURTYARD HOUSING IN LOS ANGELES, A TYPOLOGICAL ANALYSIS". A PHOTOGRAPH OF THE SUBJECT PROPERTY, TAKEN BY JULIUS SHULMAN, AS WELL AS A RENDERING OF THE LENTO BRICK COURT LAYOUT APPEAR ON PAGES 43 AND 41 OF THE BOOK. THE VAST MAJORITY OF THESE EARLY COURT STRUCTURES WERE BUILT IN EITHER THE CRAFTSMAN OR THE MISSION REVIVAL/SPANISH COLONIAL REVIVAL STYLES. LATER EXAMPLES INCLUDED STORYBOOK DESIGNS AS WELL AS THE MORE MODERN STYLES SUCH AS STREAMLINE MODERNE, HOLLYWOOD REGENCY AND THE MINIMALIST MODERNISM THAT REPRESENTED MUCH OF THE TRACT HOUSING THAT PROLIFERATED IMMEDIATELY BEFORE AND IN THE DECADE OR SO AFTER THE SECOND

WORLD WAR. A GOOD EXAMPLE OF THE MISSION REVIVAL STYLE IS FOUND IN CHARLES CONRAD'S SUN RISE COURT IN HIGHLAND PARK (HCM 400). THESE SIMPLE COURTS GAVE TENANTS A FEELING OF HAVING THEIR OWN SEPARATE DWELLINGS AS OPPOSED TO THE COMMUNAL ASPECT OF AN APARTMENT. BY THE MID 1920S, THE DESIGN CONCEPT OF THESE COURTS USHERED IN THE COURTYARD APARTMENT. THE LENTO BUILDINGS EVOKE A SIMPLIFIED RENAISSANCE REVIVAL DESIGN WITH THE USE OF BRICK CONSTRUCTION. THE RARITY IS THAT THESE HILLSIDE STRUCTURES ARE BUILT OF MASONRY, RATHER THAN THE FRAME STRUCTURES THAT ARE NORMAL FOR THIS TYPE OF HOUSING. THE SYMMETRICAL DESIGN OF THE COMPLEX SUPPLIES A TEXTBOOK EXAMPLE OF HOW THE COURT FLOWS UP THE HILLSIDE. WITH THE STRUCTURES FLANKING A CENTRAL CONCRETE STAIRCASE. THE FRONT TWO STRUCTURES COME TO THE SIDEWALK WITH THE TRADITIONAL MIXED USE DESIGN OF RESIDENTIAL OVER COMMERCIAL, WITH THE BUILDINGS IMMEDIATELY TO THEIR REAR BEING DUPLEXES WITH ONE UNIT STEPPED ABOVE THE OTHER, GIVING THEM THE APPEARANCE OF BEING FOUR BUILDINGS, RATHER THAN TWO. THE RECTANGULAR REAR STRUCTURE FLOWS ACROSS THE TOP OF THE STAIRS, GIVING THE COMPLEX A COURTYARD FEEL. EACH UNIT HAS AN UNOBSTRUCTED VIEW OF THE NEIGHBORHOOD. THE ARCHITECT, CONRAD ELLINGSON, BEING A NATIVE OF MINNESOTA, WAS FAMILIAR WITH THE MANY BRICK COMMERCIAL AND RESIDENTIAL BUILDINGS OF THE MIDWEST. IN DESIGNING THE LENTO COURT, HE APPLIED THIS MIDWESTERN DESIGN CONCEPT TO THE PURELY CALIFORNIA CONCEPT OF THE BUNGALOW COURT, WHICH CREATED THIS RARE GROUPING OF STRUCTURES. HIS PARTNER, FRANK C. CHAMBERS, WAS ABLE TO ENGINEER THE BUILDINGS TO MAKE THEM FIRM ON THEIR HILLSIDE SITE. A SECOND SET OF BRICK COURTS WERE LATER CONSTRUCTED TO ADJACENT TO THE EAST OF THE LENTO COMPLEX. THE EXCAVATION FOR THOSE BUILDINGS CAUSED LENTO TO BRING HIS ORIGINAL CONTRACTOR BACK TO REINFORCE THE UNDERPINNINGS OF THE EASTERN BUILDINGS TO THE DEPTH OF NEW EXCAVATION. THE ONLY OTHER MAJOR WORK WAS THE REINFORCEMENT UNDER DIVISION 88 FOR THE SEISMIC SAFETY. SOME OF THE WINDOWS HAVE ALSO BEEN REPLACED, INCLUDING THE FRONT CASEMENTS ON THE UPPER UNITS OF THE FRONT BUILDING WHICH ARE NOW SINGLE HUNG ALUMINUM. THE WINDOW CHANGES HAVE NOT COMPROMISED ANY OF THE OPENINGS AND ARE EASILY REVERSIBLE. THE BUILDINGS ALSO HAVE A STORYBOOK INFLUENCE WITH THE ELABORATE CONCRETE ARCHED PORTALS FOUND AROUND THE RESIDENTIAL DOORS, IN A NOD TO A STYLE THAT WAS SO INFLUENCED BY THE MOVIE INDUSTRY IN SOUTHERN CALIFORNIA. THESE COURT STRUCTURES BECAME THE FIRST HOME IN SOUTHERN CALIFORNIA FOR SO MANY WHO CAME FROM OTHER PARTS OF AMERICA AS WELL AS ABROAD. LENTO'S OWN ROOTS IN ITALY TELL THIS VERY STORY OF AN IMMIGRANT WHO MADE IS LIFE IN LOS ANGELES AND WORKED HARD TO FIND A PART OF THE CALIFORNIA DREAM.


BEER & WINE
1288
FOOD STAMP
1292

5405 | 22

ALE 1" = 80'

REVISED
2-7-64 P
680220

CODE
13

ANGELENO HEIGHTS

M.R. 10-63-66

FOR PREV. ASSM'T. SEE: 564 - 15 & 16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

City of Los Angeles
Department of City Planning

01/13/2010

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1292 W SUNSET BLVD
1290 W SUNSET BLVD
1288 W SUNSET BLVD
1292 1/8 W SUNSET BLVD
1290 1/2 W SUNSET BLVD
1288 1/4 W SUNSET BLVD
1292 1/4 W SUNSET BLVD
1290 3/4 W SUNSET BLVD
1288 1/2 W SUNSET BLVD
1292 1/2 W SUNSET BLVD
1288 3/4 W SUNSET BLVD
1292 3/4 W SUNSET BLVD

ZIP CODES

90026

RECENT ACTIVITY

Current Hillside Area(Zoning).If ZI-2407 also listed,this area will remain as part of the New Proposed Hillside Area(Zoning)

CASE NUMBERS

CPC-1986-255-GPC
ORD-165167-SA5600

Address/Legal Information

PIN Number:	138A211 290
Lot Area (Calculated):	7,845.6 (sq ft)
Thomas Brothers Grid:	PAGE 634 - GRID F1
Assessor Parcel No. (APN):	5405022019
Tract:	ANGELENO HEIGHTS
Map Reference:	M R 10-63/66
Block:	28
Lot:	41
Arb (Lot Cut Reference):	None
Map Sheet:	138A211

Jurisdictional Information

Community Plan Area:	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission:	East Los Angeles
Neighborhood Council:	Greater Echo Park Elysian
Council District:	CD 1 - Ed P. Reyes
Census Tract #:	1976.00
LADBS District Office:	Los Angeles Metro

Planning and Zoning Information

Special Notes:	None
Zoning:	C2-1VL
Zoning Information (ZI):	ZI-2407 Proposed Hillside Area (Zoning) ZI-2129 East Los Angeles State Enterprise Zone
General Plan Land Use:	General Commercial
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Silver Lake
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
NSO - Neighborhood Stabilization Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel No. (APN):	5405022019
APN Area (Co. Public Works)*:	0.183 (ac)
Use Code:	1210 - Store and Residential Combination
Assessed Land Val.:	$327,634
Assessed Improvement Val.:	$93,607
Last Owner Change:	05/02/02
Last Sale Amount:	$360,003

(*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Tax Rate Area:	13
Deed Ref No. (City Clerk):	759186 647496 631402 412942 398857-8 3-727 2506369-70 1013478
Building 1:	
1. Year Built:	1928
1. Building Class:	C5A
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	3,066.0 (sq ft)
Building 2:	
2. Year Built:	1928
2. Building Class:	C5A
2. Number of Units:	7
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	3,654.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.15850 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	Los Angeles
Revitalization Zone:	Central City

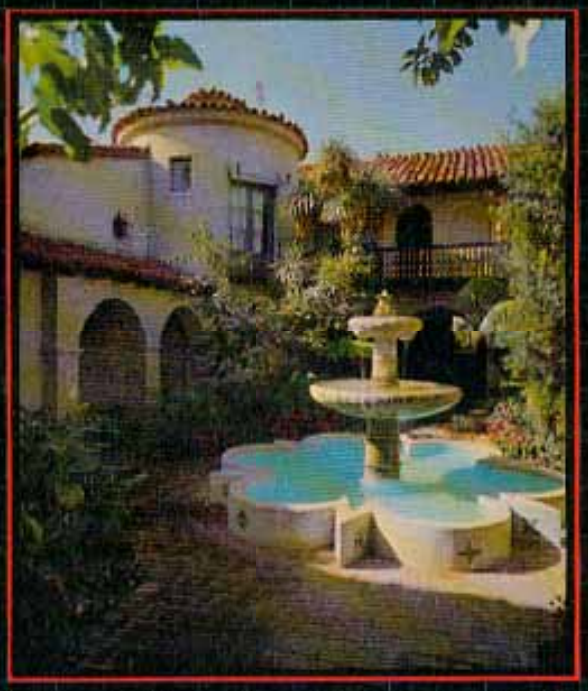
State Enterprise Zone:	East Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Rampart
Report District:	219
Fire Information:	
District / Fire Station:	20
Batallion:	11
Division:	1
Red Flag Restricted Parking:	No

Courtyard Housing

in Los Angeles



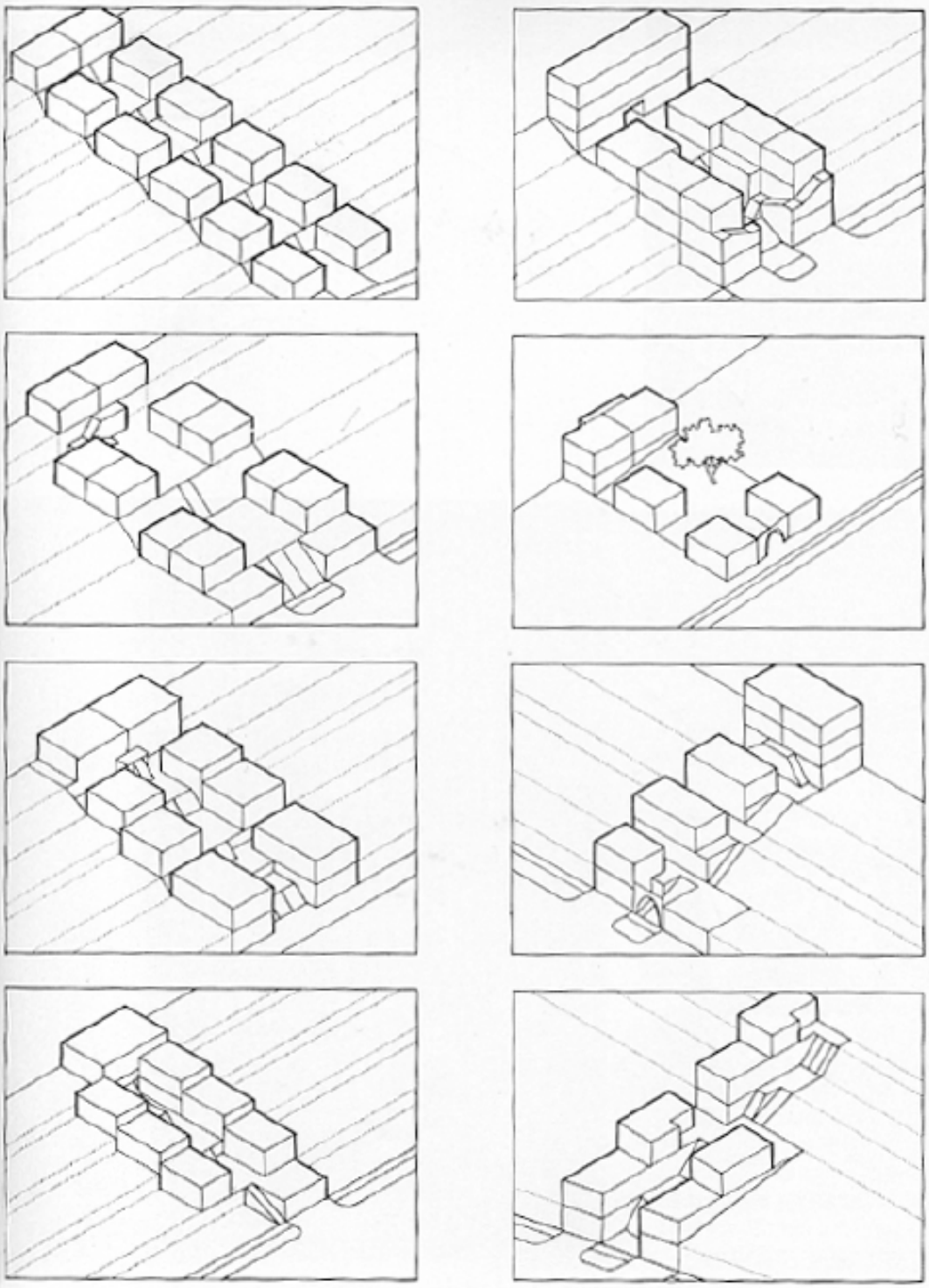
Stefanos Polyzoides
Roger Sherwood
James Tice

Photography by
Julius Shulman

The U Parti

The U parti is the most common and typical idea for a courtyard housing scheme. Because of the great number of observed examples of this kind (fully 80 percent of all known courts in Los Angeles are of the U-parti kind), there appear interesting variations of the original idea.

The most telling aspect of this type is its transformation from a detached-unit, single-story building to an attached-unit, two-story, completed courtyard building. This transformation is instrumental in describing the development of the type from its primitive beginnings to its sophisticated and most mature manifestations.

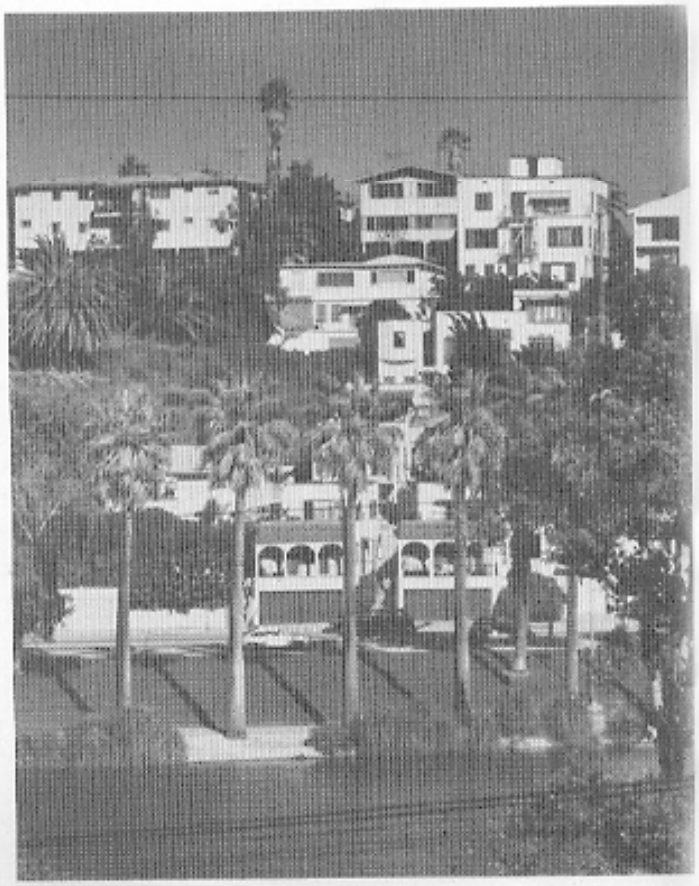


Left
Variations of the downhill U-parti court type as observed in the Echo Park district of Los Angeles.

Another source of formal diversity is topography. Because much of the growth of Los Angeles occurred near the hills surrounding downtown, courts had to adjust themselves to topographical constraints. The most typical uphill or downhill buildings provide for the parking of cars in enclosed garages on street level and then generate terraces, shared by at least two units, out of the hillsides. This breaking up of the courtyard into many parts at different levels, usually connected but discontinuous, results in a strong articulation of the immediate relationship between the dwelling and the courtyard.

Other interesting side effects of the U downhill courts include the spectacular views they offer into the valleys surrounding them and the fine light they may receive (depending on their orientation), since their overall form permits penetration of the sun's rays.

Most U-parti examples, especially the ones constructed at the turn of the century as cheap housing for new immigrants, follow the unit type patterns of the previously discussed partis. The units are uniform, repetitive, and spatially very tight indeed. Later, though, especially in the late 1920s, there arose another type of court on the U parti which departed fundamentally from earlier examples. What characterized these second- and third-generation courts is variation in section, both at the level of the whole building and at the level of the dwellings themselves. The result is the development of new courtyard housing prototypes that offer a complex, occasionally picturesque massing with a variety and diversity of dwelling units, and even of uses, within them. In rare and very well developed cases, no two units within a court are the same.



Courts of this kind are surrounded on three sides by buildings and most typically are located with their open end facing the street. Often the front of the court at the street is completed with a thin wall screen connecting the two front bars of the U. The definition of the courtyard is powerful, and, if the width and the shape of the site allow, the courtyard can be given qualities and character as a substantial landscape element. There are three kinds of courtyards in this type: the ones that serve merely as passage; the ones that are more generous, but simply define the courtyard as the sum of the pieces belonging to individual units; and the ones that offer a developed and independently formed courtyard with no

Below left
Terraced U-parti courts on Echo Park Lake.

Below right
U-type court on a sloping site with garages.

Right
Multiuse terraced courts on Sunset Boulevard in Echo Park.

focus on any one unit. Within all three types, individual entrances into units are typically articulated, as are other important building elements. It is actually highly instructive that the celebration of the uniqueness of these building elements (stairs, doors, windows, and so on) comes about only when a stable and observable parti is established.

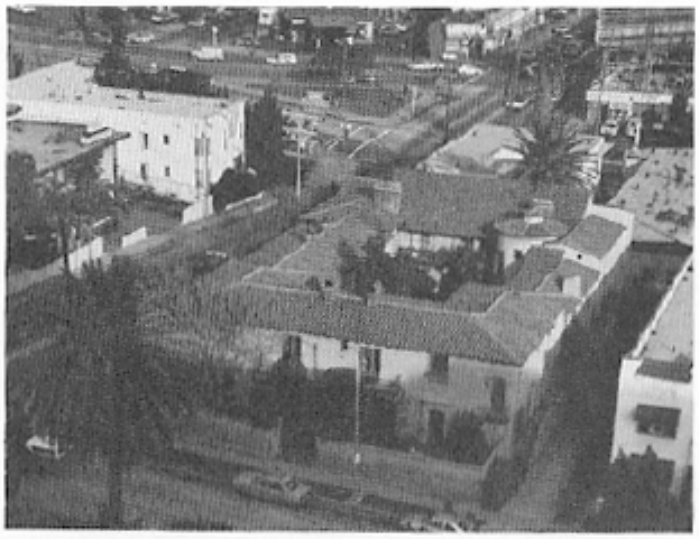
The dominant technology in the construction of these courts is wood frame; therefore, with the numbers of examples of this kind of parti available, the stylistic range we have observed is extraordinary. It would be fair to say that following on the example of single-family houses at this time, every single historical style is represented—both occidental and oriental, both vernacular and erudite, both ancient and modern. One is faced here, not with academic issues of revivalism of styles, but with full-fledged style wars.

One of the factors that causes special distortions in the U-parti courts is the car. It has been mentioned before that in cases of uphill courts, the car is often nestled underneath the first terrace. There exist many other ingenious ways of accommodating the car within this type. Vehicular access typically occurs on the edges of sites. Therefore, cars are often parked in separate structures on the sides or on the backs of buildings, or in uncommon but interesting cases they are accommodated within particular parts (especially in the back) of the bars that form the U building. In rare and exceptional cases the car is placed underneath the courtyard. It is, of course, obvious that in many turn-of-the-century courts and those built before 1920, the car is not accommodated at all.

Increased density requirements forced the intensification of building within the court envelope. The massing transformation of courts within the U confines has already been discussed. Another kind of transformation that is equally interesting is the one that begins to distort the U parti into a higher-order type, typically the closed courtyard type. A number of observed examples illustrate this point. Especially in situations of generous courtyards, the bars of the U begin to turn the corner as if to suggest the ultimate act of enclosure.

Top
The street is often defined by the connection of the two wings of the typical U court with a screen wall.

Above and right
The courtyard in its simplest form is a passage. It is later transformed into a space dependent on the dwelling unit and finally becomes a stable, fully formed exterior public room.



Above
Aerial view of Arthur B. Zwebell's El Cabrillo, 1928. This is a good example of a deluxe completed courtyard type.

The car, which is diversely accommodated, generates some of the most basic distortions of the completed-courtyard parti. Most commonly, parking is located underneath the buildings. Such an innovation for buildings constructed as early as 1925 was a major contribution to the world body of developing housing ideas. In a substantial number of other cases, the car is accommodated outside the domain of the central courtyard by major additions to the main building. Garages are used as means to create an independent car domain, to complete the space available in irregular sites, or to take advantage of alleys or special access opportunities in corner sites.

The imagery of these highly elaborated courtyard housing examples is decidedly Spanish Revival, but as the names of most buildings reveal, their source is rather decidedly urban Mediterranean vernacular. The unique aspect of this revivalism lies in the fact that the authors of the deluxe courts aimed to express in their buildings something beyond mere eagerness to reproduce details of southern European building prototypes. They actually attempted to create substantial urban fragments that would suggest in that climate and at that nostalgia-saturated time the possibility of being in the Mediterranean. It is for this reason that the interior elevations of many courts appear to be discontinuous and made up of clashing, disparate parts simulating the growth of an urban whole over time. The compulsive concern with urban fragments as opposed to single buildings led architects to a precise definition of the public urban elements (such as street plants, ground finishes, balustrades, and roofs) on whose definition the positive reading of overall environmental quality often rests and on which the eliciting of fantasy-related responses to places also depends.

Where courts of this kind are found close to each other in the city, they suggest an inward, closed world separated from the street. One begins to get a reading of a neutral exterior urban space, left empty for the benefit of vehicles and representing some kind of stiff, formal public behavior, while behind the walls of the courts lurk all the forbidden temptations to act privately and freely.

ANGELINO HEIGHTS HISTORIC PRESERVATION OVERLAY ZONE

Contributor - Altered Structure

Location: 1288 West Sunset Boulevard, Los Angeles, CA 90026

Historic Name: Apartment and Store for Geo & Charlotte Lento

Description: 2-story, Eclectic Revival: Utilitarian Court-style Stores & Residential

Alterations: Storefronts have been altered Security gate over windows and doors.

HPOZ Criterion: AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Significance: Evaluation Code: 5D1-AS1. Significant Features: Detailed brick work.

Building Info: Built in 1928 by A. S. O'Neal Co. Permit No. 26830, dated 9/26/1928. Originally owned by Geo & Charlotte Lento. Designed by Ellingson & Chambers. Estimated Cost of Construction $6,000.

Landscape Features: Raised yard with concrete steps. Streetlight. NC-Security iron gate and door.

Survey Date: 9/30/2004 12:26:52 *Photograph Filename:* IMG_6146

1288 West Sunset Boulevard

Prepared for the Los Angeles Dept. of City Planning by Myra Frank/Jones & Stokes, Final, June 15, 2006

BUNGALOW COURTS
Designed For California Living

By Dennis Sullivan

At the beginning of the Twentieth Century, Southern California was already a popular destination for tourists trying to escape harsh winters back home or sometimes seeking the light and air that could cure their illnesses. Cheap train fares driven by rail price wars drew visitors from large Eastern cities like Chicago as never before. Many stayed while others returned for annual winter retreats. At the same time, builders were busy constructing everything from apartments to beautiful hotels that would provide temporary housing for these visitors and new residents.

Around 1909, a new concept in temporary dwellings started an architectural style that continues to this day, the bungalow court. This style has its roots in either the Spanish patio villa or, as some have suggested, the summer cabin resort in the woods. Either way, the layout for bungalow courts gave builders a method to increase the number of homes per acre. With demand high for tourist and temporary housing, this community court concept was tremendously popular with builders and dwellers alike.

The concept was centered on two or three land parcels joined together so a group of cottages could be built around a central open space in which a walkway or driveway would be added. Early bungalow courts were built on lots of at least 100 feet wide with eight or more cottages. The open space typically was a garden area around 50 feet wide with a walkway and plantings for each cottage. After 1920 bungalow courts became narrower with widths typically of only 75 feet. Car parking on many courts was generally at the rear of the units. An enclosed court had a structure, often a larger unit, at the end of the open space that created the U shape.

The architectural style of these courts ranged from Spanish Colonial Revival to Swiss Chalet. They all shared the basic design of cottages arranged around a courtyard. Builders found that they could keep the California garden setting so popular with bungalow homebuilders while reducing land costs by using the court plan. Most significant bungalow courts were built from 1910 to 1933. The Depression stopped the steady growth of new bungalow courts across the country.

Like bungalow home design in general, the court bungalows shared the cost-cutting elements of no basements and no attics. However, they also shared the integration of garden and house. The gardens and courtyards helped, along with patios and porches, to bring the outdoors closer and to provide some seclusion in what was a cluster of homes.

The bungalow court cottage gave the occupant an affordable home that was much more than an apartment with the feel of a single family home. The fact that many courts still exist today is testimony to the quality of life they provide as well as a solid source of income for the owners.

Redondo Beach still has good examples of bungalow courts which have somehow survived through the growth of condominium and apartment complexes over the years. An excellent bungalow court is the H&M Courts at 207-211 South Broadway. Built in 1923 by Annie and Anthony Hock, it features Craftsman bungalow design elements such as fireplaces, built-ins and exposed beams.

A review of the Sanborn insurance maps from 1916 until 1946 indicated that the majority of bungalow courts in Redondo Beach were built on Catalina and Broadway Avenues. Some of the Catalina Avenue. courts were on the west side of the street and were demolished with the city's urban renewal of the 1960s.

A walk down Broadway south of Diamond Street is a great way to enjoy the remaining bungalow courts. Some are small and very lush with gardens such as the units at 127-129 North Broadway. Others show the Bungalow warmth and charm with excellent Craftsman touches as seen in the 129-133 S. Broadway courts. Other courts are located at 511-513 S. Broadway and 117-121 Broadway. At 518 Catalina Avenue just north of Sapphire still stands a beautiful example of the community court concept. At the northeast corner of Broadway and Emerald is a Spanish style court of tightly grouped cottages.

The court design represents a successful attempt to bring gardens and homes together in a community setting of both private and public space. It is truly an idea that has allowed many Californians to enjoy the good life.

Building Permit History
1288-92 Sunset Boulevard
Echo Park

September 26, 1928: Building Permit No. 26830 to construct a 2-story 5-room 21' X 38' 6" brick masonry apartment and store at 1288 and 1288½ Sunset Boulevard on Lot 41, Block 28, Angeleno Heights.
Owner: George & Charlotte Lento
Architect: Ellingson & Chambers
Contractor: A. S. O'Neal Co.
Cost: $6,000.00

September 26, 1928: Building Permit No. 26831 to construct a 1-story 8-room 21' X 52' brick masonry 2-unit apartment at 1292 1/8 and 1292¼ Sunset Boulevard on Lot 41, Block 28, Angeleno Heights.
Owner: George & Charlotte Lento
Architect: Ellingson & Chambers
Contractor: A. S. O'Neal Co.
Cost: $4,500.00

September 26, 1928: Building Permit No. 26832 to construct a 2-story 6-room 34' 6" X 46' 6" brick masonry 3-unit apartment at 1290½, 1290¼ and 1292 Sunset Boulevard on Lot 41, Block 28, Angeleno Heights.
Owner: George & Charlotte Lento
Architect: Ellingson & Chambers
Contractor: A. S. O'Neal Co.
Cost: $2,900.00

September 26, 1928: Building Permit No. 26833 to construct a 1-story 8-room 21' X 52' brick masonry 2-unit 1288¼ and 1290 Sunset Boulevard on Lot 41, Block 28, Angeleno Heights.
Owner: George & Charlotte Lento
Architect: Ellingson & Chambers
Contractor: A. S. O'Neal Co.
Cost: $4,500.00

September 26, 1928:	Building Permit No. 26830 to construct a 2-story 5-room 21' X 38' 6" brick masonry apartment and store at 1292½ and 1288 3/8 Sunset Boulevard on Lot 41, Block 28, Angeleno Heights. Owner: George & Charlotte Lento Architect: Ellingson & Chambers Contractor: A. S. O'Neal Co. Cost: $6,000.00
April 4, 1929:	Building Permit No. 9165 as property on East side is excavated for new building. We wish to underpin this building to the depth of the new excavation at 1288¾ Sunset Boulevard. Owner: George Lento Architect: None Contractor: A. S. O'Neal Construction Co. Cost: $200.00
March 31, 1944:	Building Permit No. 5012 to apply 1 layer of 15 lb felt & 1 cap sheet of 190 lb mineral surfaced roofing over present built up roof on this building only, at 1290½ Sunset Boulevard. 8 units on lot. The rear unit only to be roofed. Owner: Ted Young Architect: None Engineer: None Contractor: Bilt Well Roof Material Company Cost: $160.00
December 6, 1944:	Building Permit No. 21328 to reroof with 1-16 and El Rey Metalite with hot asphalt. Owner: Ted Young Architect: None Engineer: None Contractor: D. K. Whittet Cost: $315.00

September 29, 1987: Building Permit No. LA77034 for full compliance with Div. 88 for retail and apartment at 1288 Sunset Boulevard.
Owner: Peter L. Lau
Architect: None
Engineer: Richard Shiotsugu
Contractor: Not Selected
Cost: $10,500.00

September 29, 1987: Building Permit No. LA77035 for full compliance with Div. 88 for retail and apartment at 1292 Sunset Boulevard.
Owner: Peter L. Lau
Architect: None
Engineer: Richard Shiotsugu
Contractor: Owner Builder
Cost: $8,200.00

September 22, 1988: Building Permit No. LA11068 to change contractor on line 10 for retail and apartment at 1292 Sunset Boulevard. File with permit # 87LA77035.
Owner: Peter L. Lau
Architect: None
Engineer: Richard Shiotsugu
Contractor: Dan Ward Construction
Cost: $201.00

September 22, 1988: Building Permit No. LA11069 to change contractor on line 10 for retail and apartment at 1288 Sunset Boulevard. File with permit # 87LA77034.
Owner: Peter L. Lau
Architect: None
Engineer: Richard Shiotsugu
Contractor: Dan Ward Construction
Cost: $201.00

October 16, 1992: Building Permit No. HO19873 to install security bars with quick release devices. [A copy of this permit must be forwarded to the security bar program, Conservation Bureau.] 90 day permit.
Owner: Eddie Dong
Architect: None
Engineer: None
Contractor: Owner
Cost: No fee in compliance with Section 91.0204 L.A.M.C

May 22, 2003: Plumbing Permit No. WO34216422 to install water heater at 1288¾ Sunset Boulevard.
Owner: D and H Management
Architect: None
Engineer: None
Contractor: Hollywood Plumbing Inc.
Cost: Not Shown

May 22, 2003: Plumbing Permit No. WO34216423 to install water heater at 1290 Sunset Boulevard.
Owner: D and H Management
Architect: None
Engineer: None
Contractor: Hollywood Plumbing Inc.
Cost: Not Shown

May 22, 2003: Plumbing Permit No. WO34216424 to install water heater at 1292 1/8 Sunset Boulevard.
Owner: D and H Management
Architect: None
Engineer: None
Contractor: Hollywood Plumbing Inc.
Cost: Not Shown

May 22, 2003: Plumbing Permit No. WO34216425 to install water heater at 1290½ Sunset Boulevard.
Owner: D and H Management
Architect: None
Engineer: None
Contractor: Hollywood Plumbing Inc.
Cost: Not Shown

May 22, 2003: Plumbing Permit No. WO34216426 to install water heater at 1292½ Sunset Boulevard.
Owner: D and H Management
Architect: None
Engineer: None
Contractor: Hollywood Plumbing Inc.
Cost: Not Shown

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

1 Application for the Erection of Buildings

CLASS "A" "B" "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building and Safety, for a permit to erect a building in accordance with the description and for the purpose hereinafter set forth. This application is made on the express conditions which are hereby agreed to by the undersigned applicant and which shall be binding upon him and upon the grantee of the permit:

That the permit does not grant any right or privilege to erect any building or other structure therein described, or any other structure, sign, or other public place or portion thereof.

That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is in any manner or is prohibited by ordinance of the City of Los Angeles.

That the granting of the permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

TAKE TO ROOM No. 8 REAR OF NORTH ANNEX 1st Floor — CITY CLERK PLEASE VERIFY

Lot No. 41 Block 28 (Description of Property) Angeleno Hts

District No. 7 M. B. Page 17 F. B. Page 77

TAKE TO FIRST FLOOR 342 SO. BROADWAY — ENGINEER PLEASE VERIFY

No. 1288-88½ Street Sunset Blvd (Location of Job) Bet Drexel + Marion

O. K. City Clerk By ____ Deputy

O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Apt & Store No. of Rooms 5 No. of Families 1
2. Owner's name Geo & Charlotte Lento Phone RA 9212
3. Owner's address 1847 W. 25th
4. Architect's name Ellington & Chambers Phone Ga 2150
5. Contractor's name W S Creel Co Phone Va 9715
6. Contractor's address Hellman Bldg
7. TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $6000.00
8. Any other building or permit for a building on lot at present? No How used? —
9. Size of proposed building 21 x 36-8 Size of lot 60 x 142 feet
10. Number of stories in height 2 Height to highest point 24
11. Material of foundation Concrete Character of soil Shale
12. Material of exterior walls Brick
13. Material of interior construction Wood & Plaster
14. Material of floors Wood & Concrete
15. Material of roof Comp

What Zone is Property In? C

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 8/23/28 440

(Sign Here) M B Chambers (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	
26830	Inspector / Plan Examiner	8/26/28 20 / 10 SB / Clerk	ISSUED SEP 26 1928

Permit

1375

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT #3	O. K.

REMARKS

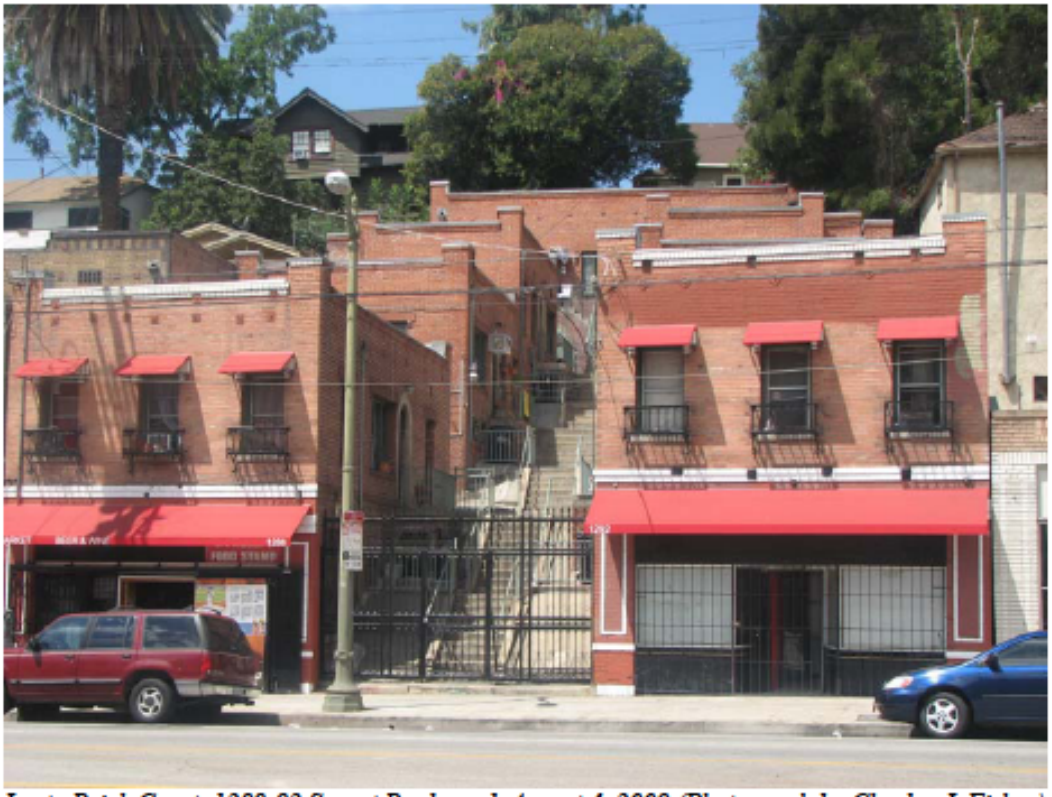
Zoning and Planning Ordinance
will be complied with.

Owner or Authorized Agent

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street or to a public alley at least 10 feet in width.

Owner or Authorized Agent

Lento Brick Court
Photographs

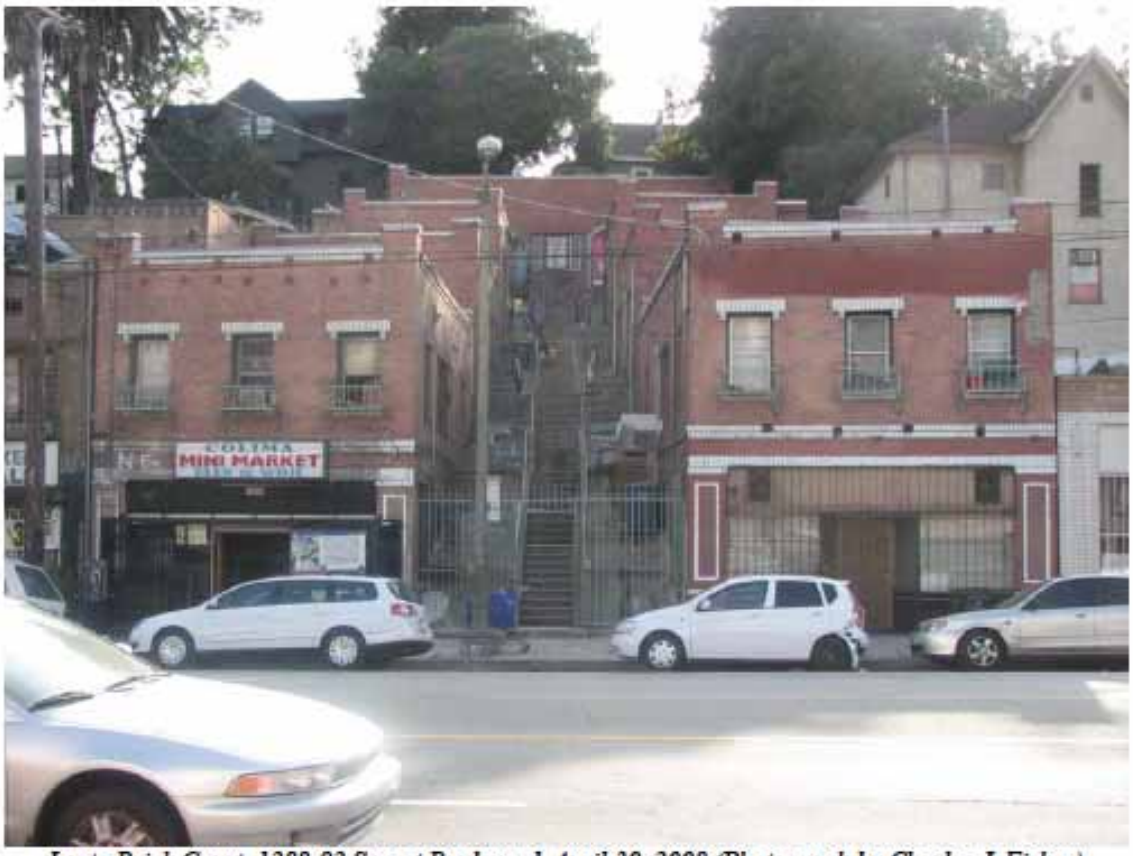


Lento Brick Court, 1288-92 Sunset Boulevard, August 4, 2009 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 before awnings, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, August 4, 2009 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, early 1980s (Photograph by Julius Shulman)



Lento Brick Court, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, central staircase, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1292 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, original address, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1292 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, original windows, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, mailboxes, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, typical entry, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, window box, 1288-92 Sunset Boulevard, April 30, 2008 (Photograph by Charles J. Fisher)

Lento Brick Court, birds eye view, 1288-92 Sunset Boulevard (Photograph from Google Earth)

Lento Brick Court, 1288-92 Sunset Boulevard, August 4, 2008 (Photograph by Charles J. Fisher)