

### Districts

#### Name: Airport Industrial Tract Historic District



#### Description:

The Airport Industrial Tract Historic District is located east of Los Angeles International Airport in the Westchester section of the city. The district includes buildings on the north and south sides of W. 102nd and W. 104th streets in the two blocks between La Cienega Boulevard to the east and Aviation Boulevard to the west (103rd street is a rear access alley that runs through the district and not a true street). Century Boulevard is directly north of the district, which comprises 37 one-story, light industrial buildings spread across approximately 102 parcels.

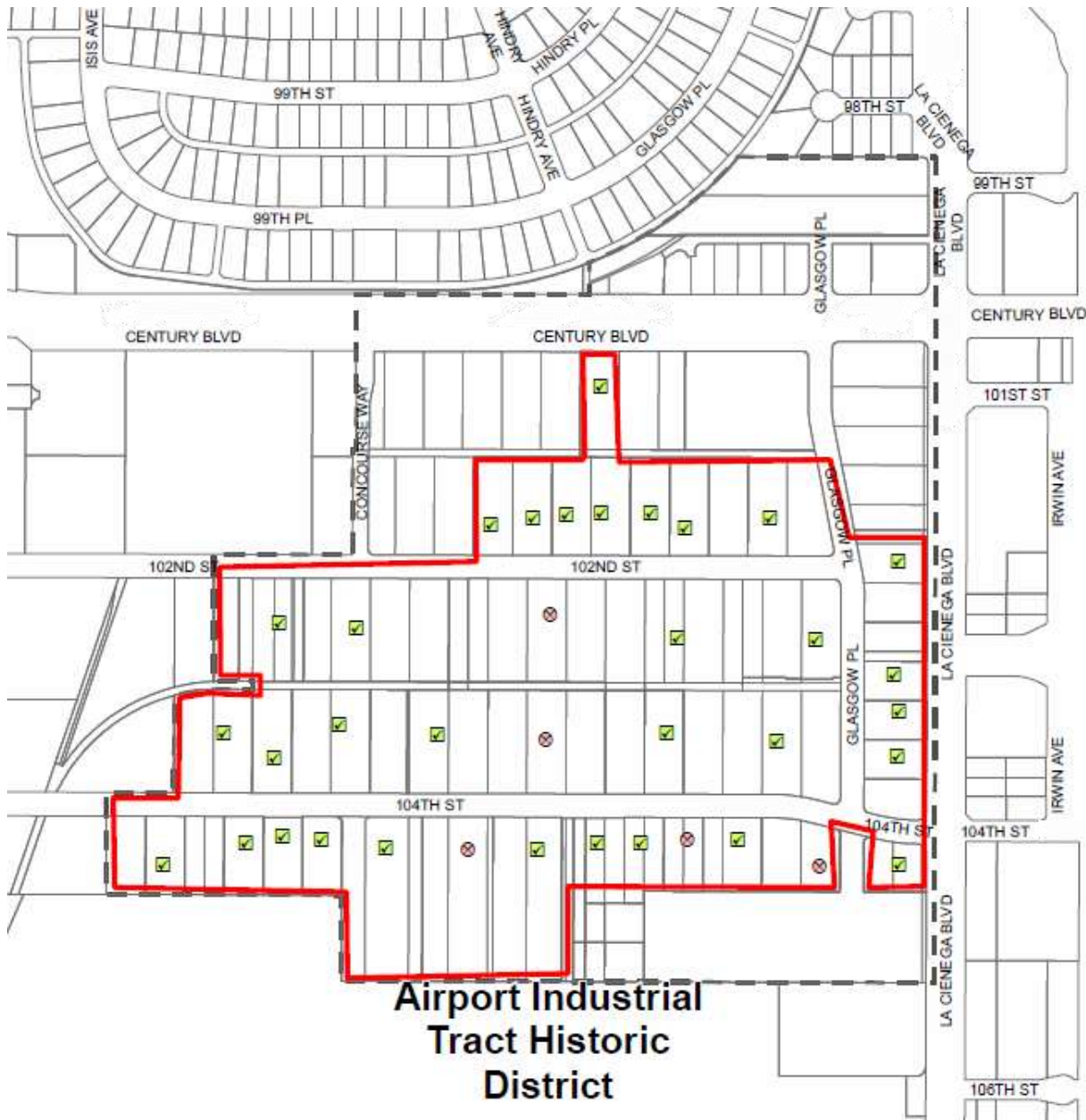
Most of the buildings in the district are modular tilt-up construction built between 1950 and 1955 in a primarily utilitarian style. All of them follow a simple, one-story prototype designed by Los Angeles-area architect S. Charles Lee. Lee designed distinctive canopies, supports, and window surrounds for the front facades to reflect the products of the original tenants. Garage bays are located on all facades of the buildings (front, sides, and rear). The streets are roughly paved and do not have sidewalks. Building entrances are located directly on the street with no setbacks.

#### Significance:

The Airport Industrial Tract Historic District is significant as a collection of 1950s industrial buildings developed near the expanding Los Angeles International Airport by realtor Samuel Hayden and architect S. Charles Lee. The period of significance for the district is 1949 to 1955, reflecting its period of development. Of the 37 buildings, 32 (91%) are contributors to the district. The Airport Industrial Tract was the first industrial tract that Hayden and Lee developed, designed, and marketed together, serving as a prototype for future developments.

The Airport Industrial Tract was developed by the Hayden-Lee Development Corporation, a partnership of Hayden, a developer of industrial properties throughout the city, and Lee, a prominent Los Angeles architect known for his residential and theater designs. Hayden and Lee purchased the tract land in 1949. In the late 1940s, the future site of the Airport Industrial Tract was a bean field adjacent to the expanding Los Angeles International Airport. At the close of World War II, manufacturers were attracted to the airport area because of the availability and low cost of land, proximity to multiple forms of transportation, and the ready support of labor. The Santa Fe-Topeka Railroad ran along Aviation Boulevard to the west of the district, and spurs ran through the tract.

In advertisements, Hayden-Lee promised to develop the 102-parcel tract to suit the specifications of manufacturers. The partners obtained FHA financing, which helped subsidize the development of the district. Lee customized the primary façades of each utilitarian, modular tilt-up building with distinctive entries with canopies and fenestrations that reflected the tenant's product. When construction on the first buildings began in July 1950, all 50 initial buildings were designed, engineered, financed, constructed, and landscaped by the Hayden-Lee office. The firm reduced costs by purchasing building materials in bulk volumes and standardizing the basic design of each building. By 1953, the district was fully occupied with tenants representing a wide variety of defense, industrial, and commercial industries, including a bathing suit manufacturer, toy maker (Mattel), sheet metal producer that supplied nearby Hughes Aircraft, and food product companies. Businesses in the district provided jobs for 10,000 people. Today, a variety of light industrial uses occupy the buildings, providing a continued relationship between the district and the airport to the west.



**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Manufacturing District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an airport-adjacent industrial tract from the 1950s; many of the buildings were designed by notable architect S. Charles Lee and developed by Lee and Los Angeles industrial tract developer Samuel Hayden.

Contributors/Non-Contributors:



Address: 10121 S LA CIENEGA BLVD  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 10301 S LA CIENEGA BLVD  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 10311 S LA CIENEGA BLVD  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 10321 S LA CIENEGA BLVD  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5220 W 102ND ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5221 W 102ND ST  
 Type: Contributor  
 Year built: 1953  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5250 W 102ND ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5255 W 102ND ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5305 W 102ND ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5315 W 102ND ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5325 W 102ND ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5335 W 102ND ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5340 W 102ND ST  
 Type: Non-Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5345 W 102ND ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5432 W 102ND ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5450 W 102ND ST  
 Type: Contributor  
 Year built: 1954  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5210 W 104TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5220 W 104TH ST  
 Type: Non-Contributor  
 Year built: 1956  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5221 W 104TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5242 W 104TH ST  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5260 W 104TH ST  
 Type: Non-Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5300 W 104TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5301 W 104TH ST  
 Type: Contributor  
 Year built: 1953  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5320 W 104TH ST  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5340 W 104TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5341 W 104TH ST  
 Type: Non-Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5400 W 104TH ST  
 Type: Non-Contributor  
 Year built: 1962  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5401 W 104TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5420 W 104TH ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5431 W 104TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5432 W 104TH ST  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Modern, Mid-Century



Address: 5441 W 104TH ST  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5444 W 104TH ST  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5448 W 104TH ST  
 Type: Contributor  
 Year built: 1949  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5451 W 104TH ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian



Address: 5510 W 104TH ST  
 Type: Contributor  
 Year built: 1949  
 Property type/sub type: Industrial-Manufacturing; Other  
 Architectural style: Industrial, Utilitarian; Moderne, Late



Address: 5310 W CENTURY BLVD  
Type: Contributor  
Year built: 1952  
Property type/sub type: Industrial-Manufacturing; Other  
Architectural style: Industrial, Utilitarian

#### Name: Paseo del Rey Multi-Family Historic District



#### Description:

The Paseo del Rey Multi-Family Historic District is located in Playa del Rey, north of Los Angeles International Airport. Situated on a hilly plateau between Manchester Avenue and Westchester Parkway, the district includes 34 apartment buildings in an irregular, slightly L-shaped block that wraps around the Paseo del Rey Elementary School. The block is bounded by Paseo del Rey (forming the inside of the L) to the north; St. Bernard Street to the southwest; Falmouth Avenue to the southeast; Redlands Avenue to the northwest; and Gulana/91st Street to the northeast. Thirty of the 34 buildings are contributors to the district, which saw its major period of development between 1961 and 1964.

All of the buildings within the district are two-story, multi-family apartment buildings with interior courtyards. They are O-shaped, C-shaped, or paired L-shaped with entrances to individual units along the interior edges. Most buildings have balconies with sliding glass doors on the primary and interior facades. The contributing buildings are Mid-Century Modern in style with stucco siding and minimal decorative details, such as single color mosaic wall panels and rough rock bulkheads or accent walls. Some buildings feature decorative signage. Pools are present in the interior courtyards of many of the buildings. Landscaping throughout the district is lush, with tropical plants, mature trees, and rough rock planters. Parking is located in rear alleys or rear carports.

#### Significance:

The Paseo del Rey Multi-Family Historic District is significant as an excellent example of early 1960s multi-family, courtyard apartment residential development. The period of significance for the district is 1961 to 1964, corresponding to the years of construction. Of the 34 buildings within the district, 30 (88%) are contributors. Alterations within the district include sliding glass door replacements, window replacements, signage changes, porch rail replacements, and the addition of security doors and window bars.

The district does not appear to be part of a planned subdivision or discrete tract development. The block that comprises the district wraps around the southwest side of Paseo del Rey Elementary School, and the district and school are part of the same tract. The school opened in 1960, prior to the construction of the apartment buildings in the district. Though the district was neither part of a planned development nor the work of a consistent group of architects or builders, most of the buildings follow the same basic forms, Mid-Century Modern style, and were constructed within a three-year period. Some of the buildings featured elaborate script signs on the primary facades.

Several of the apartment buildings in the district were featured in newspaper advertisements as Balanced Power Homes with “modern gas and electricity.” The ads displayed sketches of the buildings with exaggerated Modern landscapes and bonsai hedges. Advertised as one or two bedroom apartments “designed for the discriminating renter,” features of the Contessa and Paseo Plaza (7730 and 7718 Paseo del Rey) included carpeting, dishwashers, modern gas and electricity, soundproofed walls, individual patios, and tropical landscaping. Despite the location across from an elementary school, the apartments were touted as “Adults only.”

Characterized by its lush landscaping and the cohesive development of two-story Mid-Century Modern courtyard apartment buildings, the district retains the distinctive features of early 1960s multi-family residential district development.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a multi-family residential district of 1960s courtyard buildings, primarily in the Mid-Century Modern style. Due to window replacements and sliding glass door replacements, may not retain sufficient integrity for National Register eligibility.

Contributors/Non-Contributors:



Address: 7737 E PASEO DEL REY  
 Type: Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7742 E PASEO DEL REY  
 Type: Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7749 E PASEO DEL REY  
 Type: Contributor  
 Year built: 1964  
 Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat  
 Architectural style: Hollywood Regency, Late



Address: 7754 E PASEO DEL REY  
 Type: Non-Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7760 E PASEO DEL REY  
 Type: Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8634 S FALMOUTH AVE  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8644 S FALMOUTH AVE  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8654 S FALMOUTH AVE  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8664 S FALMOUTH AVE  
 Type: Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8674 S FALMOUTH AVE  
 Type: Non-Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: No style



Address: 8692 S FALMOUTH AVE  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7758 W 91ST ST  
 Type: Contributor  
 Year built: 1964  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7700 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1964  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7708 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1964  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7712 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7718 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7728 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1963  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7816 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7830 W PASEO DEL REY  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Modern, Mid-Century



Address: 8050 W REDLANDS ST  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8056 W REDLANDS ST  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 8062 W REDLANDS ST  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7607 W ST BERNARD ST  
 Type: Non-Contributor  
 Year built: 1970  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Spanish Colonial Revival



Address: 7701 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7707 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7715 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7721 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7733 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7741 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century; Ranch, Cinderella



Address: 7755 W ST BERNARD ST  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Address: 7755 W ST BERNARD ST  
Type: Contributor  
Year built: 1962  
Property type/sub type: Residential-Multi Family; Courtyard Apartment  
Architectural style: Modern, Mid-Century



Address: 7761 W ST BERNARD ST  
Type: Contributor  
Year built: 1962  
Property type/sub type: Residential-Multi Family; Courtyard Apartment  
Architectural style: Modern, Mid-Century



Address: 7769 W ST BERNARD ST  
Type: Contributor  
Year built: 1962  
Property type/sub type: Residential-Multi Family; Courtyard Apartment  
Architectural style: Modern, Mid-Century



Address: 7773 W ST BERNARD ST  
Type: Non-Contributor  
Year built: 1963  
Property type/sub type: Residential-Multi Family; Stucco Box/Dingbat  
Architectural style: Minimal Traditional

#### Name: Westchester Triangle Commercial Historic District



#### Description:

Westchester Triangle Commercial Historic District, located in the Westchester neighborhood of Los Angeles, is a small historic district containing 28 commercial buildings. The district is bounded by Manchester Avenue, Truxton Avenue, La Tijera Boulevard, and Sepulveda Eastway; 87th Street runs through the district to form a triangle in the southern portion. It contains 32 parcels, two of which contain parking lots and the rest of which are fully occupied by commercial buildings. Of the district's 28 buildings, 21 (75%) are contributors to its historical significance and seven are non-contributors.

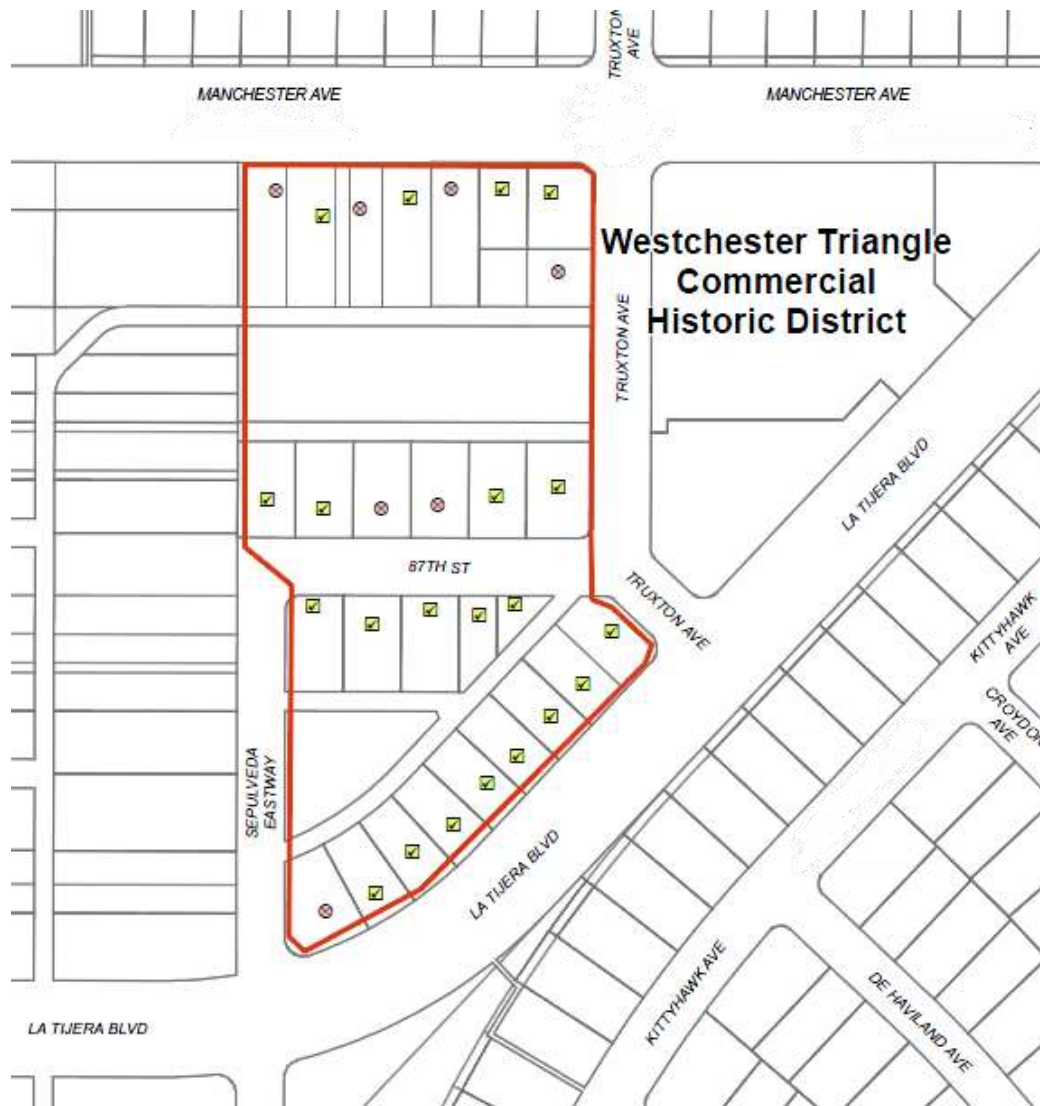
The district's contributors, built between 1947 and 1962, are largely one-story buildings with flat roofs and prominent storefronts in the Commercial Vernacular style. Those fronting on 87th are smaller and more pedestrian-oriented, while those fronting on the larger thoroughfares of Manchester and La Tijera are larger and feature more prominent signage designed to attract the attention of motorists. Some of the buildings have secondary styles with design elements from the American Colonial Revival, Tudor Revival, Mid-Century Modern, or Late Moderne styles. The commercial storefronts are flush with the sidewalk and directly abut each other, forming an unbroken street wall. Most feature display windows and fully glazed doors, stucco or brick cladding, bulkheads of stone or brick, and simple stucco canopies. The roofs are mostly flat with simple stucco parapets featuring flush or projecting blade signage; some have prominent pylons that once held signage. Corner buildings are larger than the rest of the buildings in the area, and either curve or angle with the street. Two parking lots are present behind the buildings and were part of the district's original design.

#### Significance:

Westchester Triangle Commercial Historic District is significant as an excellent example of a commercial district planned to serve a larger postwar residential development. The initial plan for Westchester included a commercial district along Sepulveda Boulevard, stretching from Manchester Avenue south to 96th Street. The surviving historic district, mostly developed between 1947 and 1955 (with one contributor added in 1962), is within this original commercial area. It was integral to the master plan for the new community as developed by Marlow-Burns, providing services to the surrounding residential areas. The district's inclusion of relatively large parking lots behind its businesses reflects the growing importance of automobile transportation in Los Angeles, particularly in the new postwar residential developments. Of the 28 buildings within the district, 21 (75%) are contributors to its historical significance.

Starting in 1941, developer Marlow-Burns converted a previously agricultural area into a complete community for over 10,000 residents, including industrial, commercial, recreational, and residential areas. The Westchester commercial district was developed slightly later than the first phase of residential areas; in fact, part of it served as a staging area for residential construction. Its initial development focused on larger businesses like supermarkets and Milliron's Department Store on Sepulveda Boulevard, and the low-scale buildings in the area around the West 87th Street "triangle" grew more slowly. The 1950 Sanborn Company map of the area shows the area of the Westchester Low-Scale Commercial Historic District as fully developed on the north side (facing Manchester) and only partially developed along its other streets. It included stores, restaurants, and a post office at 8611 Truxton (replaced by a larger facility elsewhere in 1958).

Westchester Triangle Commercial Historic District is an excellent example of a postwar neighborhood shopping center planned as part of a larger postwar residential development, and illustrates the rapid growth of this part of Los Angeles in the immediate post-World War II period. Minor modifications to its buildings include signage replacement, installation of security doors, and some window and door replacement. Its period of significance is 1947 to 1962, corresponding with its dates of development.



**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II neighborhood commercial center in Westchester with low-scale commercial buildings that retain a consistent storefront pattern and accommodations for the automobile to the rear of buildings. The district represents the pattern of commercial development that occurred in the immediate post-WWII era to serve growing residential communities in the Westchester area.

Contributors/Non-Contributors:



Address: 8701 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1955  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular  
 8701 S LA TIJERA BLVD



Address:  
 Type: Contributor  
 Year built: 1955  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular; Modern, Mid-Century



Address: 8711 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 8717 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1955  
 Property type/sub type: Institutional-Health; Medical/Dental Building or Clinic  
 Architectural style: Commercial, Vernacular; American Colonial Revival



Address: 8721 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1953  
 Property type/sub type: Institutional-Health; Medical/Dental Building or Clinic  
 Architectural style: Commercial, Vernacular; American Colonial Revival



Address: 8727 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Institutional-Health; Medical/Dental Building or Clinic  
 Architectural style: Commercial, Vernacular; American Colonial Revival



Address: 8733 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 8737 S LA TIJERA BLVD  
 Type: Contributor  
 Year built: 1949  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 8751 S LA TIJERA BLVD  
 Type: Non-Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Food Service; Restaurant/Tavern  
 Architectural style: No style



Address: 8611 S TRUXTON AVE  
 Type: Non-Contributor  
 Year built: 1948  
 Property type/sub type: Institutional-Government; Postal Facility  
 Architectural style: No style



Address: 8631 S TRUXTON AVE  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular; Moderne, Late



Address: 6206 W 87TH ST  
 Type: Contributor  
 Year built: 1949  
 Property type/sub type: Institutional-Health; Medical/Dental Building or Clinic  
 Architectural style: Commercial, Vernacular; Moderne, Late



Address: 6212 W 87TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 6214 W 87TH ST  
 Type: Contributor  
 Year built: 1947  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 6225 W 87TH ST  
 Type: Contributor  
 Year built: 1952  
 Property type/sub type: Institutional-Health; Medical/Dental Building or Clinic  
 Architectural style: Modern, Mid-Century



Address: 6227 W 87TH ST  
 Type: Non-Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Tudor Revival



Address: 6230 W 87TH ST  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 6241 W 87TH ST  
 Type: Non-Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Tudor Revival



Address: 6242 W 87TH ST  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular; Moderne, Late



Address: 6247 W 87TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Commercial-Food Service; Restaurant/Tavern  
 Architectural style: Commercial, Vernacular



Address: 6259 W 87TH ST  
 Type: Contributor  
 Year built: 1951  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular; Moderne, Late



Address: 6200 W MANCHESTER AVE  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 6204 W MANCHESTER AVE  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Commercial, Vernacular



Address: 6212 W MANCHESTER AVE  
 Type: Non-Contributor  
 Year built: 1949  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: No style



Address: 6214 W MANCHESTER AVE  
Type: Contributor  
Year built: 1949  
Property type/sub type: Commercial-Office; Low Rise  
Architectural style: Commercial, Vernacular; Moderne, Late



Address: 6222 W MANCHESTER AVE  
Type: Non-Contributor  
Year built: 1949  
Property type/sub type: Commercial-Office; Low Rise  
Architectural style: Commercial, Vernacular



Address: 6224 W MANCHESTER AVE  
Type: Contributor  
Year built: 1949  
Property type/sub type: Commercial-Office; Low Rise  
Architectural style: Modern, Mid-Century



Address: 6224 W MANCHESTER AVE  
Type: Non-Contributor  
Year built: 1949  
Property type/sub type: Commercial-Retail; Other  
Architectural style: Modern, Mid-Century



#### **Description:**

The Arizona Circle Industrial Historic District is located in the Westchester area of Los Angeles, in a fully developed area just southwest of the intersection of Sepulveda Boulevard and Centinela Avenue. It is a discrete 17-acre tract of 26 parcels containing industrial buildings constructed between 1959 and 1973. The original tenants were primarily associated with designing and producing components for the aviation/aerospace industry. The district is oriented around a loop formed by Arizona Circle and Arizona Place, accessed from Arizona Avenue. Its layout is partially determined by topography, as it lies at the base of a small range of hills. All of the district's 14 buildings are contributors to the historic district.

District features include parking lots, alleys, sidewalks with curb cuts, and landscaping including shrubs and strips of lawn between the sidewalk and the street. The parcels are fairly large and the buildings are even larger, extending across more than one parcel; most buildings directly abut the sidewalk, with a few exhibiting modest setbacks.

The district's buildings are one story in height, horizontally oriented, and built in a minimal industrial utilitarian interpretation of the Mid-Century Modern style. They were designed to accommodate manufacturing and transportation as well as office activities, and have rear or side loading docks and roll-up garage doors accessed by wide driveways and/or parking lots. Most have flat roofs and are clad in brick with little ornamentation, but some feature slightly more ornate entryways with adornments like mosaic or pebbled tile and floating stairways. The buildings located on corners have angled or curved corner-oriented entryways.

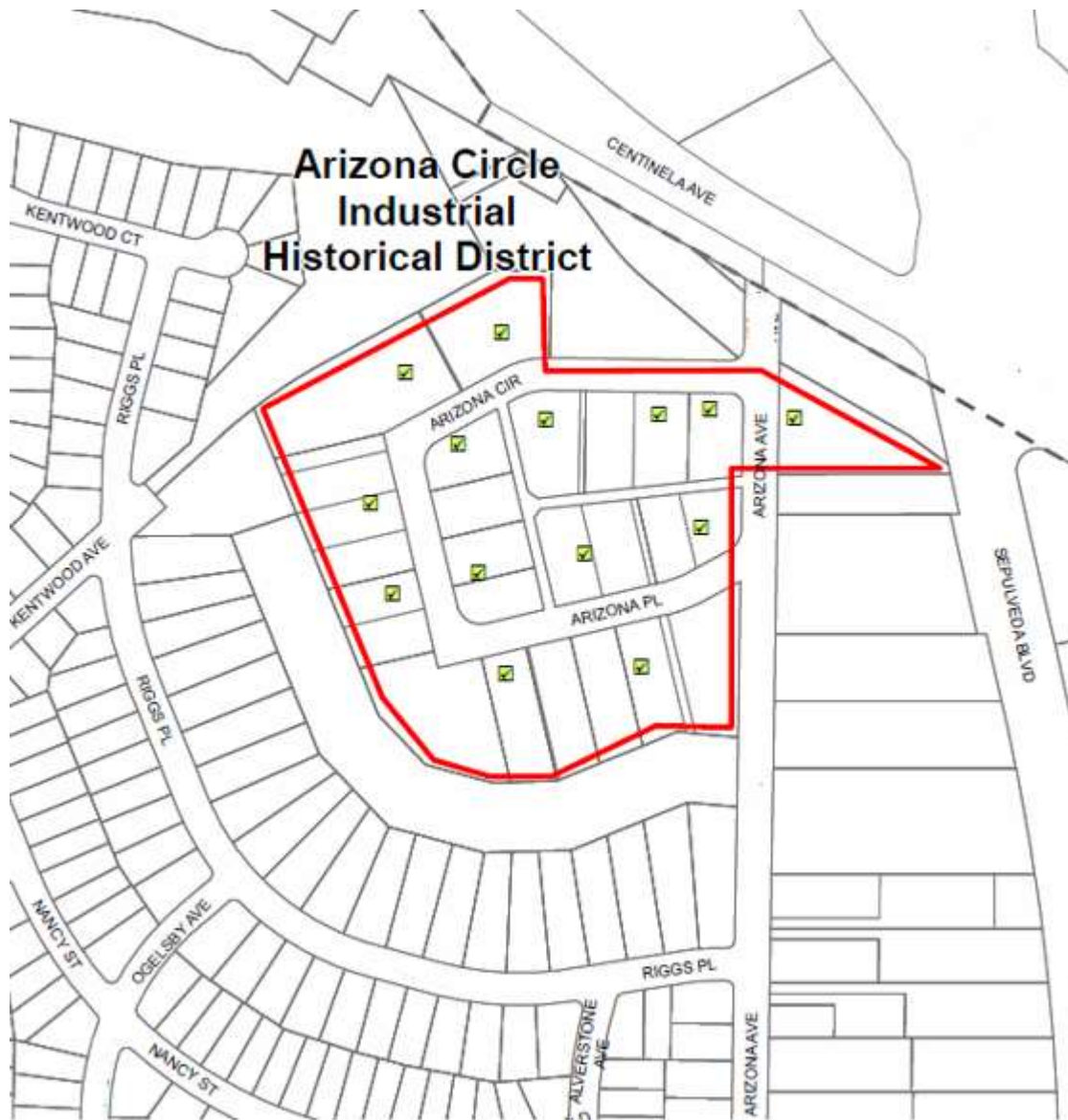
#### **Significance:**

The Arizona Circle Industrial Historic District is significant as an excellent example of a mid-century industrial tract in Westchester. Located in proximity to the Hughes manufacturing facilities and airport (now Playa Vista), the tract illustrates the rapid growth of the aviation, aerospace, and general manufacturing industries in this part of Los Angeles from the 1950s to the 1970s. It is significant for its strong association with these industries, which played a key role in the economic and physical development of Los Angeles at mid-century. The district's period of significance is 1959-1973, corresponding with its period of development. All of the 14 buildings within its boundary are contributors.

Common alterations to the contributors of the Arizona Circle Industrial Historic District include window and door replacements, addition of security doors, and sign replacement. Contributors retain their original plans, massing, scale, style, and character-defining features.

The Westchester Industrial Tract, as it was referred to in some newspaper articles, was established by industrial developer Robert G. Harris. His development company owned the land and buildings and leased them to industrial tenants including Hughes Tool Co., ITT Kellogg, Consolidated Controls Corp., Genistron Corp., and Beta Engineering. The majority of these tenants engineered and produced components for aviation and aerospace, from navigation equipment to airplane bathroom fixtures. Some, if not all, of the buildings were designed and constructed with specific occupants in mind.

As time went on, some of the original tenants decamped to other locations and their buildings were occupied by a more varied range of commercial light industrial interests, including a wig wholesaler. Today the district's buildings are fully occupied by a mix of commercial and industrial tenants, and remain a remarkably intact collection of industrial buildings dating to Westchester's most dramatic period of development.



**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Manufacturing District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a small industrial district located adjacent to the former Hughes Airport and Los Angeles International Airport. A unified concentration of small factory buildings originally associated with various aspects of the aircraft industry.

Contributors/Non-Contributors:



Address: 6508 S ARIZONA AVE  
 Type: Contributor  
 Year built: 1967  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6821 S ARIZONA AVE  
 Type: Contributor  
 Year built: 1967  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6361 S ARIZONA CIR  
 Type: Contributor  
 Year built: 1969  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6374 S ARIZONA CIR  
 Type: Contributor  
 Year built: 1959  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6300 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1959  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6320 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1959  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6330 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1960  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6341 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6344 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1959  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6357 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1965  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6387 W ARIZONA CIR  
 Type: Contributor  
 Year built: 1971  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6305 W ARIZONA PL  
 Type: Contributor  
 Year built: 1961  
 Property type/sub type: Industrial-Manufacturing; Factory  
 Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6315 W ARIZONA PL  
Type: Contributor  
Year built: 1962  
Property type/sub type: Industrial-Manufacturing; Factory  
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6334 W ARIZONA PL  
Type: Contributor  
Year built: 1973  
Property type/sub type: Industrial-Manufacturing; Factory  
Architectural style: Modern, Late; Industrial, Utilitarian

#### Name: Belford Gardens Garden Apartments



#### Description:

Belford Gardens (now known as Belford Park) is a garden apartment complex located at 8730 Belford Avenue in the Westchester area of Los Angeles. Designed by architect Martin Stern Jr. for the Westchester Investment Corporation, it contains 12 two-story garden apartment buildings set in a designed landscape. The complex is oriented around a cul-du-sac (88th Street) running west from Belford Avenue and from that intersection extends along both sides of Belford for about a block to the north and the south. All of the district's 12 buildings are contributors to the historic district, as they appear highly intact. The district's garages, landscape features and overall site plan also contribute to its significance.

The garden apartment complex features wide streets, a cul-du-sac, parking in garages restricted to the outer part of the property, and mature landscaping including sycamore, palm, and evergreen trees in wide expanses of lawn. Concrete sidewalks and walkways provide access from the streets and parking areas to the buildings. All of the buildings are set well back from the street, and are oriented in various directions to create open courtyard areas.

The district's two-story buildings, designed by noted local architect Martin Stern Jr., exhibit a variety of plans, including U-shaped, L-shaped, and irregularly staggered shapes. They are Minimal Traditional in style with American Colonial Revival influences, featuring hipped roofs, stucco cladding, and paired double-hung wooden windows with decorative shutters. The buildings' entries are framed in several different entryway designs featuring narrow, vertical, wooden elements in a simple, Modern style.

#### Significance:

The Belford Gardens Garden Apartment is significant as an excellent example of a postwar garden apartment complex in Westchester, designed by noted architect Martin Stern Jr. It is strongly associated with the development patterns that shaped the Westchester area after World War II. The district's period of significance is 1949-1950, corresponding with its period of development. All of its 12 buildings are contributors.

Belford Gardens was developed by the Westchester Investment Corporation, and its original owners were Louis Halper, Fritz B. Burns and Fred W. Marlow. Marlow and Burns had a well-known and highly influential development partnership that created innovative wartime and postwar planned communities like Panorama City, Windsor Hills, and Westchester. Their work integrated commercial, single-family, and multi-family development into self-contained communities that advertised middle-class home ownership as an attainable and desirable goal. Architect Martin Stern Jr. designed Belford Gardens for the Westchester Investment Corporation as a duplicate of his adjoining (and no longer intact) Manchester Gardens complex. Stern was a prolific local architect who designed residential and commercial buildings in styles ranging from Period Revival to Googie, but he is perhaps best known for his mid-century hotel-casino designs in Las Vegas. Belford Gardens was built by the Halper Construction Company, owned by Louis Halper of the Westchester Investment Corporation.

Containing 140 one- and two-bedroom units on a nine-acre property, Belford Gardens was one of Marlow and Burns' smaller developments. It nonetheless typifies some of their planning concepts, which aligned with garden city planning concepts from this time period. These include superblock site planning, emphasis on landscape, variegated orientation of buildings to create visual interest and common courtyard areas, simple Minimal Traditional or Modern architectural styles, and parking relegated to the perimeter of the property. While Belford Gardens has the feel of a typical garden apartment superblock, the presence of the cul-du-sac and the orientation of some buildings toward Belford Avenue make it a slight variation on the superblock plan.

Belford Gardens provided housing for the burgeoning population of Westchester after World War II and is an excellent example of a postwar garden apartment. The complex has seen only minor alterations and remains remarkably intact. Its site plan,

landscape and buildings exemplify the garden apartment property type and convey the property's historic significance.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a postwar garden apartment complex designed by noted architect Martin Stern, Jr. Retains the distinctive features of the property type, including its intact site plan, landscaping that includes mature sycamore trees, and other features representative of Garden City planning principles.

**Name: Del Rey Lagoon Park**



#### **Description:**

Del Rey Lagoon Park is a municipal park located at 6660 Esplanade Place in a residential area of Playa del Rey, adjacent to the beach and Ballona Creek. The area identified is bounded by the Ballona Creek channel to the north, Esplanade Street to the east, Pacific Avenue (running parallel to beach fronting on Pacific Ocean) to the west, and Convoy Street to the south. Residential streets surround the lagoon to the east, south, and west.

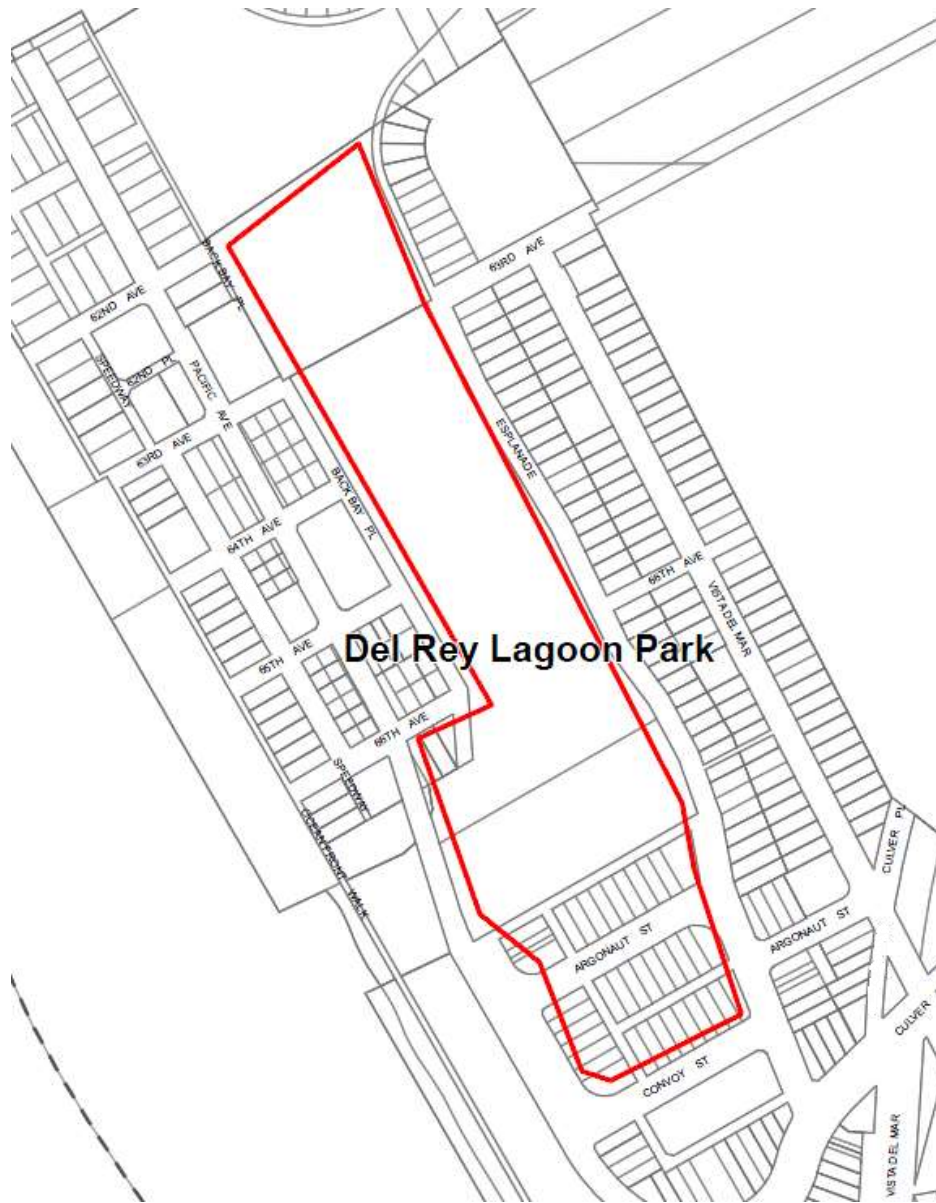
Del Rey Lagoon Park comprises approximately 12 acres of saltwater wetlands dominated by a large saltwater lagoon at its center. A walking path surrounds the lagoon in the center of the park. Recreational playground equipment has been added to the park at its southwestern end. A small dock projects into the lagoon on the west side. Tall palm trees are planted at regular intervals along Esplanade, and scattered trees are located around the lagoon. The lagoon was created in 1938 when the natural Ballona Creek outlet was channelized, leaving the small lagoon as a vestige of a much larger wetland area. It was improved into the municipal park extant today in the 1950s and 1960s.

#### **Significance:**

The Del Rey Lagoon Park is significant as an excellent example of a municipal park associated with larger infrastructure improvements in the Playa del Rey area from the 1930s to the 1960s. Created in 1938 as part of a citywide flood control project that included the channelization of the Ballona Creek outlet, the park contains the only salt water lagoon in the City of Los Angeles. Its period of significance is 1938-1968, representing its major period of development.

After major flood events in the 1930s, the City embarked on a huge, federally supported flood control project that resulted in the channelization of the Los Angeles River and its major feeder drainages. Ballona Creek, which emptied into the ocean in a large wetland area in present-day Playa del Rey, was among the creeks affected; its mouth had been altered as early as the 1870s, when it was dredged and expanded to create a large man-made lagoon that stretched all the way to Venice. The 1938 work left a small saltwater lagoon to the south of the main Ballona Creek channel as the last remnant of the larger lagoon. The remaining wetlands surrounding the lagoon were filled and reclaimed for development, seeing subdivision and construction in the 1940s. The new Del Rey Lagoon Park was immediately embraced by recreational boaters, and the City's Parks and Recreation department rented sailboats and canoes out to visitors for daily use.

Between 1958 and 1968, the City began expanding and improving the popular park, adding parking areas, picnic facilities, landscaping, a playground, a Little League baseball park, and a water control gate to keep the water level constant at low and high tides. After fast-growing weeds rendered the shallow lagoon unusable by boats, the City dredged the lagoon's bottom, but the expansive boat concession appears never to have returned. Canoes and kayaks still ply the salty waterway, and an asphalt basketball court has been added to the park. The Del Rey Lagoon Park retains its original layout and park facilities dating to the period of significance, and continues to convey its historic character as an early municipal park in Playa del Rey.



**Del Rey Lagoon Park**

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Recreational Facilities, 1932-1978
Property type:	Institutional – Recreation
Property sub type:	Municipal Recreational Facility
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as a early municipal park associated with larger infrastructure improvements in Playa del Rey in the late 1930s. The park is a remnant of an early man-made saltwater lagoon that dates back to the 1870s. Originally stretching all the way to Venice, the construction of the Ballona creek channel in 1938 created the small lagoon that appears today. The lagoon was turned into a municipal park in the late 1930s and remains the only saltwater lagoon in the city.

#### Name: Hyperion Treatment Plant, Los Angeles Department of Sanitation



#### Description:

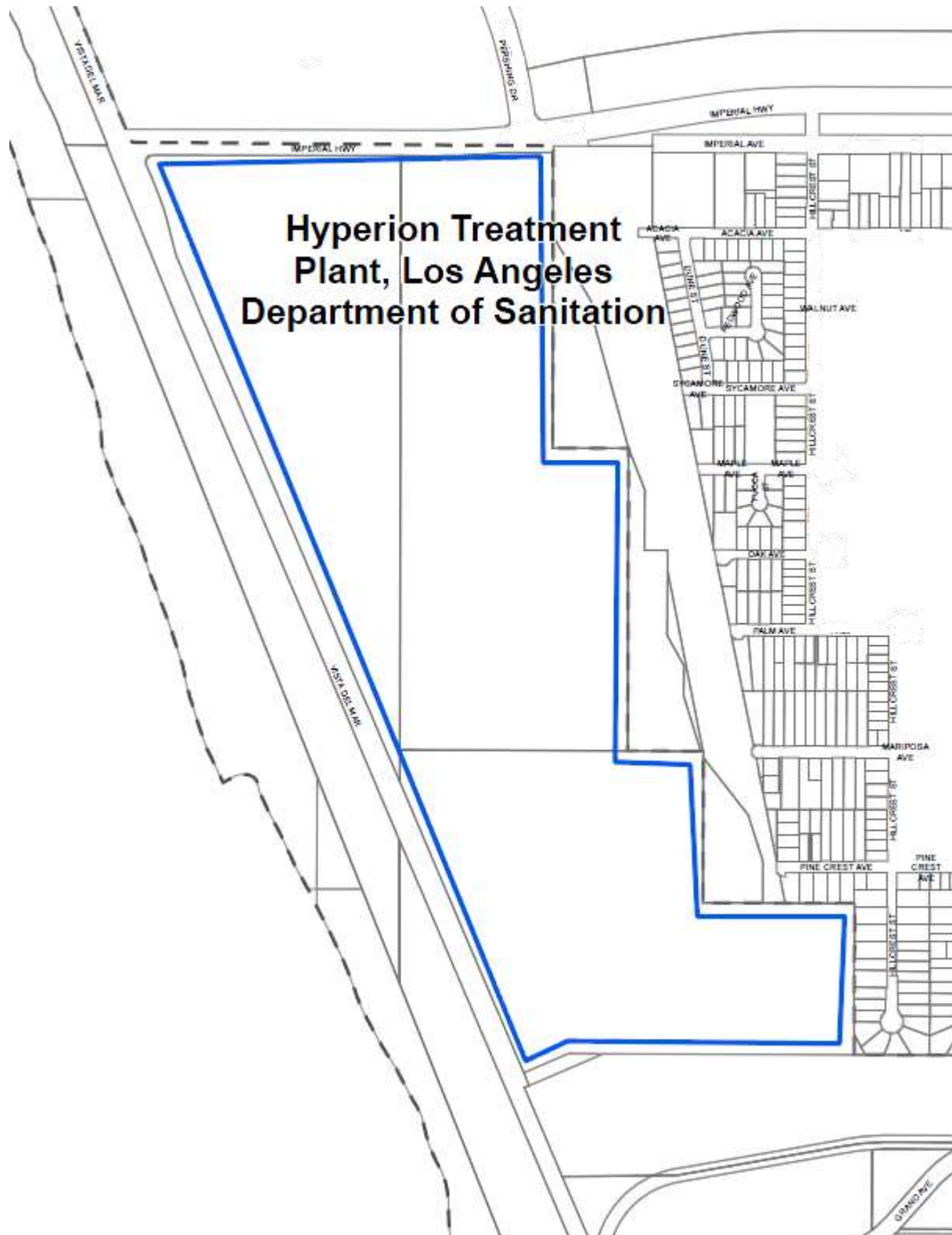
The Hyperion Treatment Plant is located at 12000 Vista del Mar in Playa del Rey, south of Imperial Highway and to the east of Vista del Mar Boulevard, across from Dockweiler State Beach. The plant is a 144-acre sewage treatment facility located on a narrow strip of land between the beach to the west and the City of El Segundo to the east. It sits down slope from a residential area, separated from the neighborhood by a hillside covered in natural, low vegetation. Within the treatment plant are over 40 buildings of varying sizes and functions related to sewage treatment, including warehouses, maintenance facilities, and aeration tanks. Most of the facilities are not visible from the public right-of-way, and those that are visible date to the 1990s. The buildings are surrounded by concrete and asphalt paving and do not appear to feature any natural vegetation landscaping within the complex. Little is currently known about any pre-1990s buildings that may still exist within the property.

#### Significance:

The Hyperion Treatment Plant may be significant as one of the oldest and largest public works facilities in the City of Los Angeles. It is strongly associated with the expansion of municipal infrastructure systems throughout the 20th century. The plant's earliest beginnings were in 1905, when the City constructed the first sewage outfall line to deliver waste from Los Angeles directly into the ocean. Communities along the route constructed trunk lines to the sewer, including Sawtelle and Santa Monica in 1907, until the one massive brick line was serving much of the county. In response to complaints about raw sewage polluting the popular surrounding beaches, in 1925 the City constructed the first treatment plant at the Hyperion outfall: a simple screening plant that collected solid waste.

It was soon clear that a more comprehensive sewage treatment facility was needed to accommodate the growing population. In 1950, a new treatment plant finally opened at Hyperion; it had a full secondary treatment system that processed waste into fertilizer and fuel, with an outfall that extended miles into the ocean. The new Hyperion plant was one of the most modern facilities in the world and served Los Angeles County for the next 30 years, experiencing bond-funded updates and improvements over time. In the 1980s, a massive modernization project commenced, expanding the plant's capabilities and completely overhauling its physical landscape. The design of the project's new buildings was overseen by architectural firm Daniel, Mann, Johnson & Mendenhall (DMJM). It included over 40 new buildings in eye-catching, brightly hued Late Modern styles and was completed in 1998. In this project, the Department of Water and Power aimed to build aesthetically pleasing buildings that remained true to the functions they sheltered.

The Hyperion Treatment Plant is directly related to the expansion of municipal services during the 20th century, and is a significant part of the development of the Westchester/Playa del Rey area of Los Angeles. However, more research is needed in order to determine whether it is a significant property. As the complex is not visible from the public right-of-way, it is currently unknown how much of its pre-1990s historic fabric remains. As the largest grouped concentration of work by a notable architect in the city, the DMJM buildings constructed in the 1990s will likely garner significance in their own right once they meet eligibility age thresholds.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	The Hyperion Treatment Plant has potential significance for its role in the development of Los Angeles infrastructure dating to as early as the 1920s. However, could not enter the plant to see if any features from this early period still remain.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Late Modernism, 1966-1980
Sub theme:	High Tech (Structural Expressionism), 1966-1980
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	QQQ
Reason:	The Hyperion Treatment Plant contains an incredible collection of Late Modern / High Tech architecture designed by DMJM/Anthony Lumsden. More than 40 buildings were constructed on the property by DMJM as part of a 15-year modernization project in the 1980s and '90s. Because these buildings are barely 30 years old, more research is needed to determine if they have exceptional significance and whether sufficient time has passed in order to understand their significance and eligibility for listing under federal, state, or local designation programs.

#### Name: Ladera Townhouse Apartments



#### Description:

Ladera Townhouse Apartments is a small garden apartment complex located at 6233 South La Brea Avenue in the Westchester area of Los Angeles. Designed by architect John C. Lindsay and engineer H.L. Standofer for the New House Building Corporation, it contains 12 two-story garden apartment buildings with a common designed landscape. The complex is located at the northwest corner of South La Brea Avenue and West 64th Street, and extends north along La Brea Avenue for most of the block. All of the complex's buildings appear to be intact and are contributors to the historic district. Its carports, landscape features, and overall site plan are also contributing features.

The district features common courtyards, parking in carports restricted to the outer part of the property, and landscaping including mature trees in wide expanses of lawn. Concrete sidewalks and walkways provide access from the streets and parking areas to the buildings. Most of the buildings have at least a modest setback from the street, although those nearest the corner of La Brea Avenue and W. 64th Street are nearly flush with the sidewalk.

The district's two-story buildings exhibit rectangular and irregularly staggered plans oriented in various directions to create open courtyard areas. They are Minimal Traditional in style with hipped roofs, stucco cladding, and steel windows. The buildings' entries are framed in several different entryway designs featuring geometric grid-like elements in a simple, Mid-Century Modern style.

#### Significance:

Ladera Townhouse Apartments is significant as an excellent example of a postwar garden apartment complex in Westchester. It is strongly associated with the development patterns that shaped the Westchester area after World War II, and retains the essential character-defining features of the garden apartment complex property type. The complex's buildings have not been significantly altered, with the only visible changes being the addition of some security doors, security windows, and a new metal fence along parts of the property's perimeter. The district's period of significance is 1950, corresponding with its date of development. All of its 12 buildings are contributors to the district.

The Ladera Townhouse was developed by the New House Building Corporation, one of many development companies creating housing for the growing population of Los Angeles during the postwar period. The architect, John C. Lindsay, was better known for his custom-designed single-family houses in Mid-Century Modern styles, but did design several other apartment complexes in the 1950s and 1960s; he is not known to have specialized in garden apartment design. The Ladera Townhouse is a fairly small garden apartment complex that fits into the regular street grid, but it exemplifies many of the garden city planning concepts popular at the time. These include an emphasis on landscape, variegated orientation of buildings to create visual interest and common courtyard areas, simple Minimal Traditional-style buildings with Modern design features, and parking relegated to the perimeter of the property.

The Ladera Townhouse garden apartment complex provided much-needed housing for the burgeoning population of Westchester after World War II. It has seen only minor alterations and remains predominantly intact. Its site plan, landscape and buildings exemplify the garden apartment property type and demonstrate how garden city planning principles can be applied to a parcel of relatively modest size within the regular street grid of the city.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a postwar garden apartment complex. Retains the distinctive features of the property type, with its intact site plan, landscaping, and other features representative of Garden City planning principles.

### Name: Los Angeles Department of Water and Power, Scattergood Generating Station



#### Description:

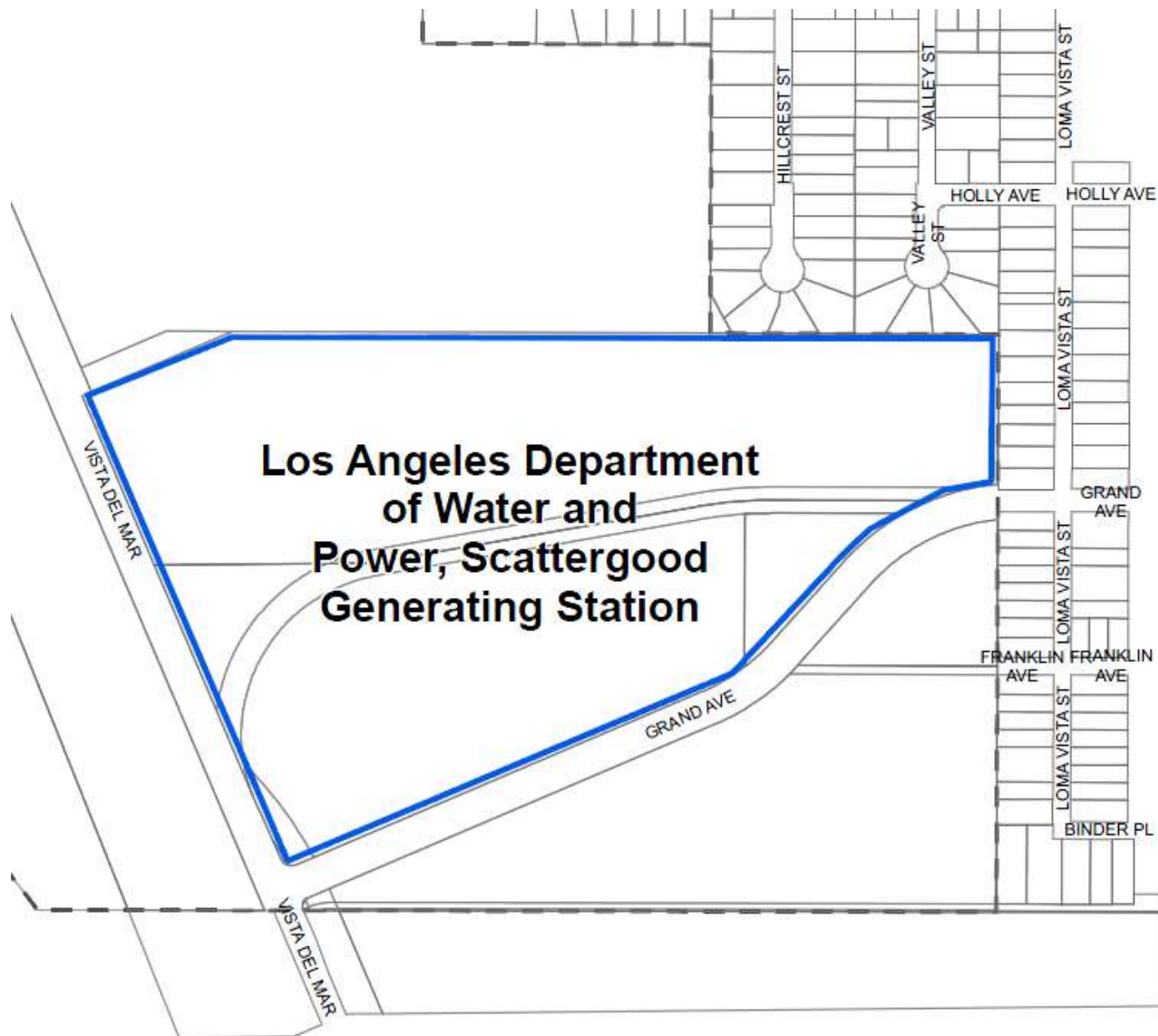
The Scattergood Generating Station is a power-generating facility owned and operated by the Los Angeles Department of Water and Power. It is a 57-acre complex located at 12700 Vista del Mar, at the corner of Grand Avenue and directly abutting the Hyperion Treatment Plant to the north. The generating station contains buildings and structures related to power generation and transmission activities, constructed between 1956 and the early 1970s. As most of the complex is not visible from the public right-of-way, the number of intact original buildings is unknown.

The facility is immediately adjacent to a residential area to the east and Dockweiler State Beach to the west. Much of the parcel is covered with asphalt and concrete paving, with iceplant ground cover at the rear of the complex and small landscaped areas with grass and palm trees around the entryway of the main office building. This Mid-Century Modern-style building is horizontally oriented, is clad in stucco and brick, and features large DWP signage.

#### Significance:

The Scattergood Generating Station may have significance for its association with municipal infrastructure in the El Segundo area. It appears to be associated with the expansion of municipal infrastructure systems in the postwar period. Contributors and non-contributors could not be determined from the public right-of-way.

In 1956, the DWP initiated a five-year, \$335,000,000 construction program expanding its facilities to meet the needs of the rapidly growing population of Los Angeles. The Scattergood Generating Station, a steam generating facility, was completed in 1958 as part of this program. It was named after Ezra Scattergood, the chief electrical engineer for Los Angeles during the period when William Mulholland's system brought the water needed for electricity generation to the city. The new steam plant was the largest single project the DWP completed in 1958, consisting of two generating units costing over \$60,000,000. Each unit, built of steel framing fabricated and erected by the Bethlehem Pacific Coast Steel Corp., was 135 feet high and housed one turbine unit. Upon its completion, the plant produced enough electrical power for the daily needs of more than 500,000 people. In 1968, construction began on a third unit to further expand the plant; it was completed in 1974.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Power Generation, 1916-1980
Property type:	Institutional – Infrastructure
Property sub type:	Steam Power Plant
Criteria:	A/1/ 1
Status code:	QQQ
Reason:	The Scattergood Generating Station was constructed at this location in El Segundo in 1956. More research is needed in order to understand whether this property has significance for its association with municipal infrastructure in Los Angeles in the postwar era.

**Name: Orville Wright Middle School**



**Description:**

Los Angeles Unified School District middle school campus located at 6550 West 80th Street, occupying an irregularly-shaped block between West 80th Street and West 80th Place to the north and south, and Cowan Avenue and Emerson Avenue to the east and west. Contains approximately thirty International Style single story buildings, most of which are narrow, rectangular classrooms connected by covered walkways. Most of the school's buildings were constructed during two phases of development, 1946-1948 and 1950-1952. An auditorium building was added at a later date. Initially designed by noted architecture firm Spaulding, Rex & De Swarte; a second phase of development, completed in 1952, saw the final building designed by Sumner Spaulding. Playing fields and open space dominate the southern half of the campus.

**Significance:**

Excellent example of an LAUSD middle school, reflecting LAUSD campus planning and design concepts of the post-World War II period and the increase of facilities to accommodate exponential postwar growth in the Westchester area. The campus was designed by noted Los Angeles architects, Spaulding, Rex & De Swarte.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional – Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District middle school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the Westchester area. Designed by noted architecture team Spaulding, Rex, & De Swarte.

#### Name: Public Works Road Maintenance Facility



#### Description:

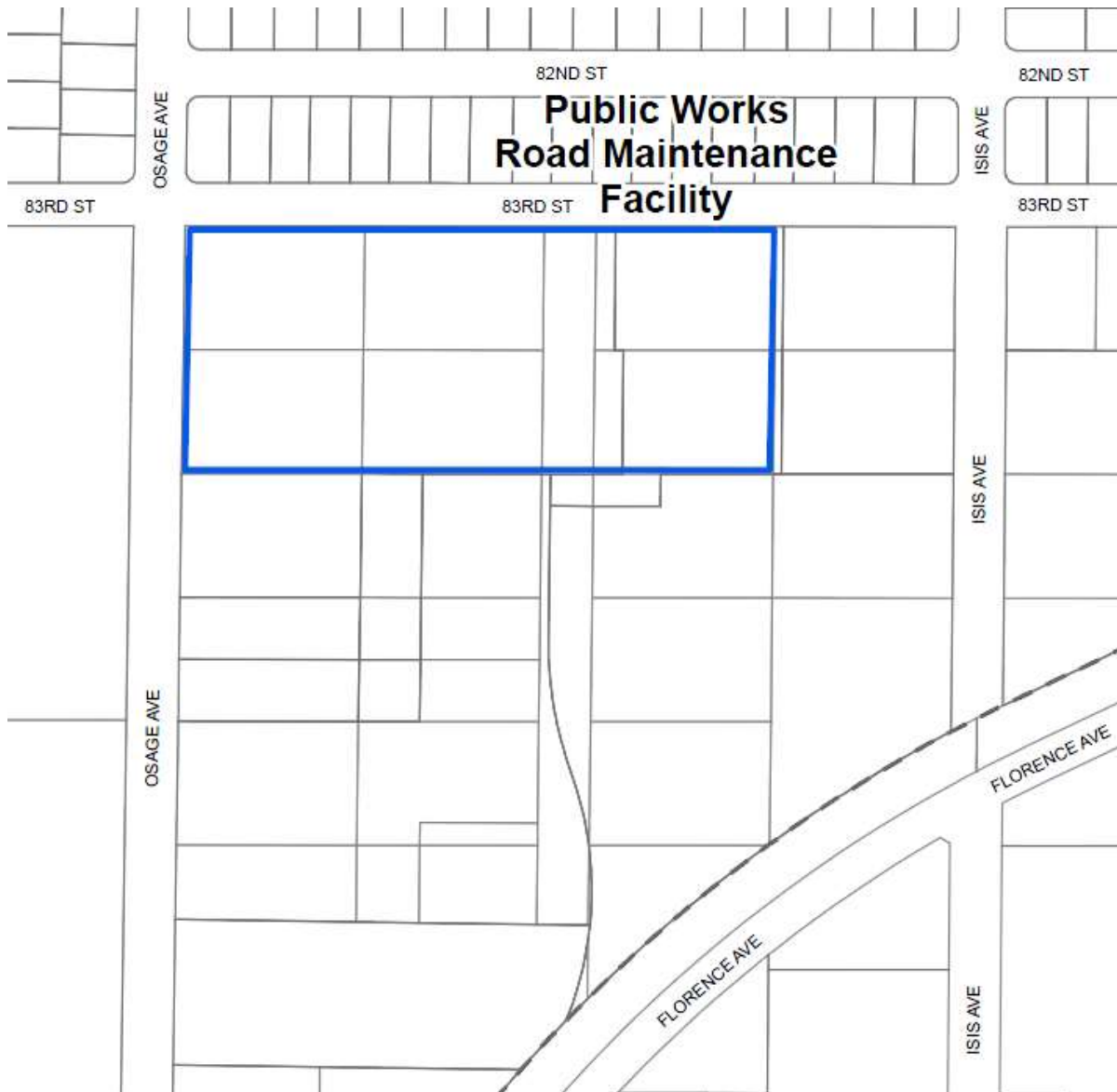
The Public Works Road Maintenance Facility is a utilitarian complex owned and operated by the Los Angeles County Department of Public Works. It is located at 5520 West 83rd Street in Westchester, on a roughly 5-acre parcel at the corner of Osage Avenue. The complex contains an office and other buildings and structures related to road maintenance and fleet yard activities, constructed at unknown dates. The oldest buildings appear to be from the 1940s-1950s, and some of them may date to the parcel's original occupation by the Kaiser Community Homes prefabrication facility (1946-1948). The office, which looks like a Minimal Traditional single-family residence, sits outside the fenced parcel but most of the rest of the buildings are behind a concrete wall topped by a metal railing. Contributing and non-contributing features could not be determined from the public right-of-way.

The facility is immediately adjacent to residential areas and to a Department of Water and Power receiving station. It appears to be completely hardscaped with asphalt and concrete paving, with the exception of a small lawn area with mature trees in front of the office. Buildings include warehouses or large shops (including a large building with steel windows and sawtooth daylight on the roof), offices, sheds, garages, and miscellaneous equipment facilities.

#### Significance:

The Public Works Road Maintenance Facility may be significant for its association with the expansion of municipal infrastructure systems in Westchester in the postwar period. It may also be significant as the last remnant of the Kaiser Community Homes prefabrication facility, which played an unusual and highly significant part in the residential development of the Westchester area. The complex appears to retain its original site plan but little is known about its buildings and structures, which are not fully visible from the public right-of-way. More research is needed to complete the evaluation.

The parcel containing the Public Works Road Maintenance Facility was once part of a larger 16.5-acre parcel containing the Kaiser Community Homes pre-fabricated house production facility, bounded by Manchester, Osage, 83rd, and Isis (which was originally a rail line). Standing at this site between 1946 and 1948, the Kaiser facility applied factory principles from the aircraft and ship manufacturing industries to pre-cut and partially pre-assemble house components. The components were used in building Fritz Burns' nearby Homes at Wholesale #2 development to meet the high demand for housing in the postwar period.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Example of a public works road maintenance complex with multiple buildings supporting the maintenance of road infrastructure; represents the expansion of municipal services in the Westchester area. May also have significance for its association with Kaiser Community Homes, which had its prefabrication production facility at this site between 1946-48. Surveyors could not enter the facility to assess buildings and other features.

**Name: Southern California Gas Company Utility Pump Plant**



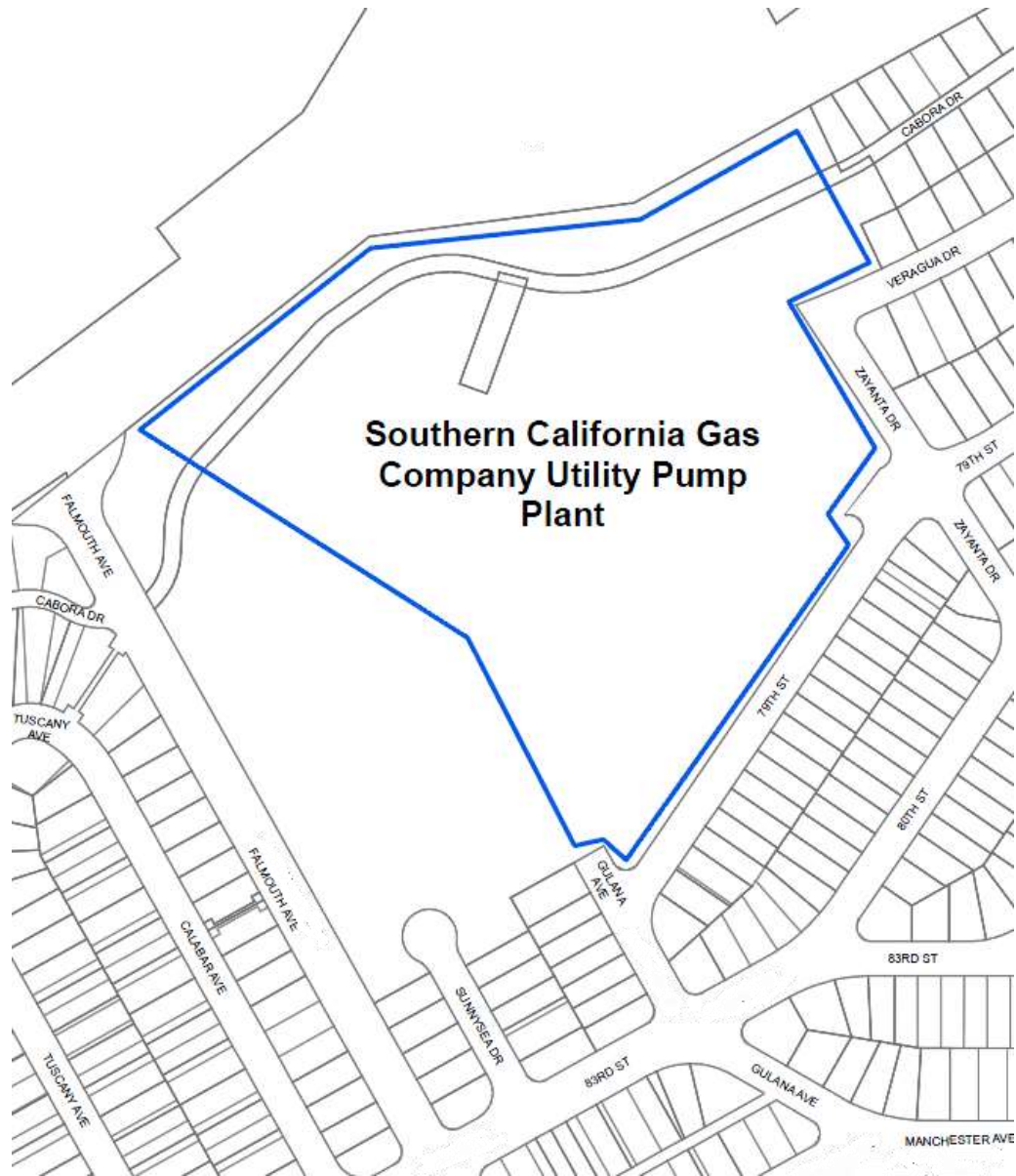
**Description:**

The Southern California Gas Company Utility Pump Plant is an approximately 24-acre complex located at 8141 Gulana Avenue, on an irregularly shaped parcel in the bluffs of Playa del Rey. It is roughly bounded by 79th Street, Gulana Avenue, Zayanta Drive, Veragua Drive, and Cabora Drive. The complex contains an administrative building, pump facility, tanks and other buildings and structures related to gas pumping and storage activities. According to County Assessor information, the facility was constructed in 1961. As most of the complex is not visible from the public right-of-way, the number of intact original buildings is unknown.

The facility is immediately adjacent to residential areas to the south and east, and its southern and eastern edges are landscaped with expanses of lawn and iceplant with mature trees. The areas immediately around the buildings appear to be completely hardscaped, with natural vegetation around the perimeter. The complex contains several large brick buildings.

**Significance:**

The Southern California Gas Company Utility Pump Plant may be significant for its association with the expansion of municipal infrastructure systems in the postwar period, and seems to retain its original site plan. However, the complex is not visible from the public right-of-way, so little is known about its buildings and structures. More research is needed to complete the evaluation.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Reservoirs, Dams and Water Supply Infrastructure, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Pumping Plant
Criteria:	A/1/ 1
Status code:	QQQ
Reason:	A gas company complex possibly significant as representing the early development of utility infrastructure in the area. The campus is not visible from the street and therefore could not be evaluated. Additionally, more research is needed to determine if the campus was historically associated with the development of infrastructure in the area and whether it has significance for this association.

**Name: St. Bernard High School**

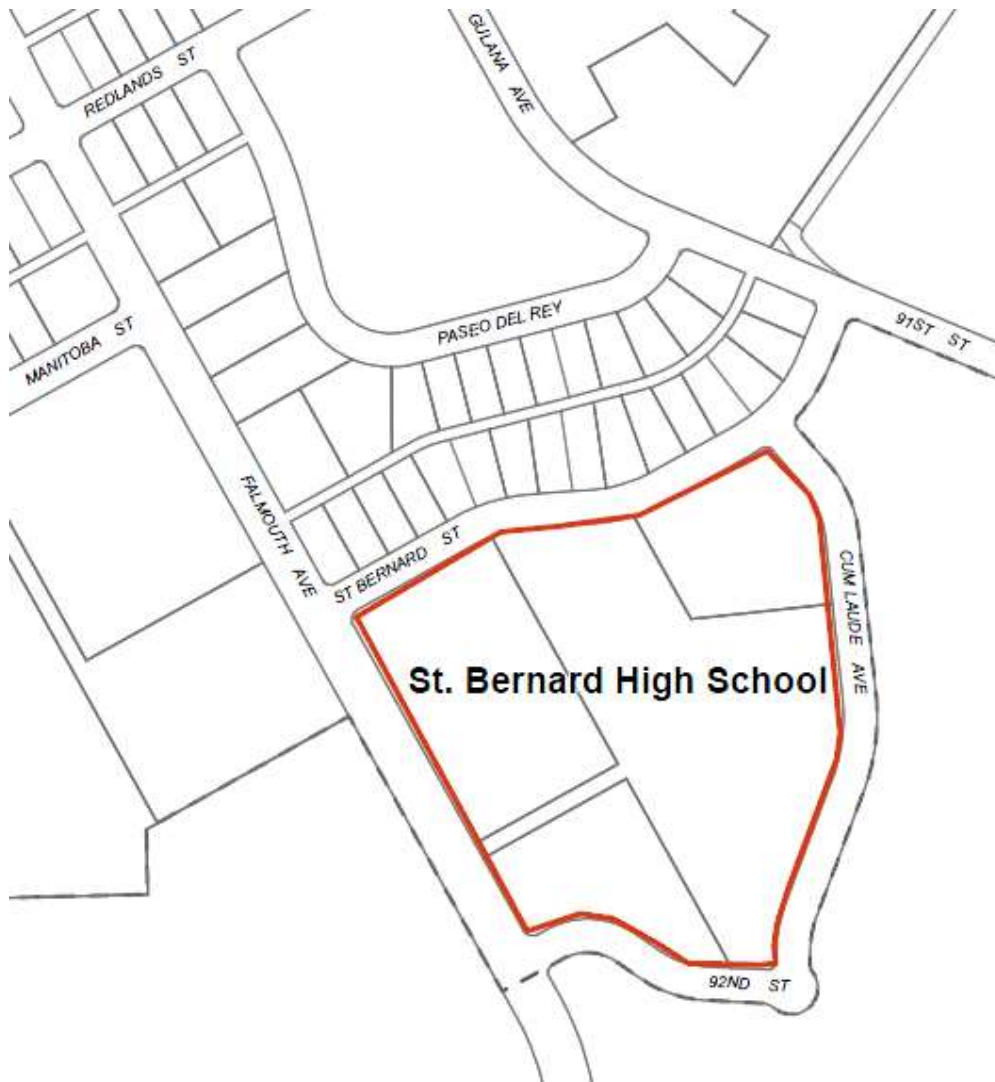


**Description:**

Catholic school campus located at 9100 Falmouth Avenue in Playa del Rey. Twelve-acre campus comprises sports facilities and at least three buildings completed in 1959, including classroom and office buildings and a gymnasium; the campus is only partially visible from the street. The main building entry features a distinctive Mid-Century Modern style facade.

**Significance:**

The St. Bernard High School campus is significant as one of the earliest religious campuses constructed to serve the rapidly growing communities of Playa del Rey and Westchester. Built on land donated by seminal local developer Fritz B. (Bernard) Burns, the school was designed by notable local architects Barker and Ott. It retains characteristic features of the Mid-Century Modern style.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as one of the earliest religious school campuses constructed to serve the Playa del Rey and Westchester communities. Constructed on land donated by seminal developer Fritz B. (Bernard) Burns, and named in his honor.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century Modern school campus designed by significant local architects Barker and Ott. Retains the distinctive features of the style.

### Name: The Jungle Residential Planning District



#### Description:

The Jungle Residential Planning District is located between Vista del Mar and the ocean front in the Palisades del Rey area of Playa del Rey. The beachside district is a grid of four blocks perpendicular to Trolleyway Street, a road that runs parallel to the coast. It is bounded by Vista del Mar and sloping bluffs to the east, and the beach front to the west. Four short parallel streets run through the district and a concrete-paved narrow walking street, inaccessible to cars, runs through the center of each block. The district boundaries follow the boundaries of the original subdivision boundaries and contain approximately 95 parcels. This neighborhood of Playa del Rey is commonly known as “The Jungle” for its dense build-up and the lush green foliage lining the area’s walking streets.

The district primarily contains two to three story multi-family apartments dating from the 1950s and 1960s, with four buildings within the district that are two-story, single-family houses from the 1920s. The 1920s residences are Spanish Colonial Revival and Tudor Revival in style and have been altered with replacement siding, incompatible roof materials, and rear additions. The multi-family buildings dating to the 1950s and 1960s do not embody a specific style and are best described as terraced stucco boxes. Sitting on narrow lots, they are built almost to the lot lines to maximize coverage, and many have been significantly altered since their original date of construction. The primary facades of houses face the four walking streets, with paved front yards with consistent setbacks. The rear garages face onto the car-accessible streets. Some front yards have mature trees. The apartment buildings on the southwest of Trolleyway are oriented towards the ocean and only rear facades and garages are visible from Trolleyway.

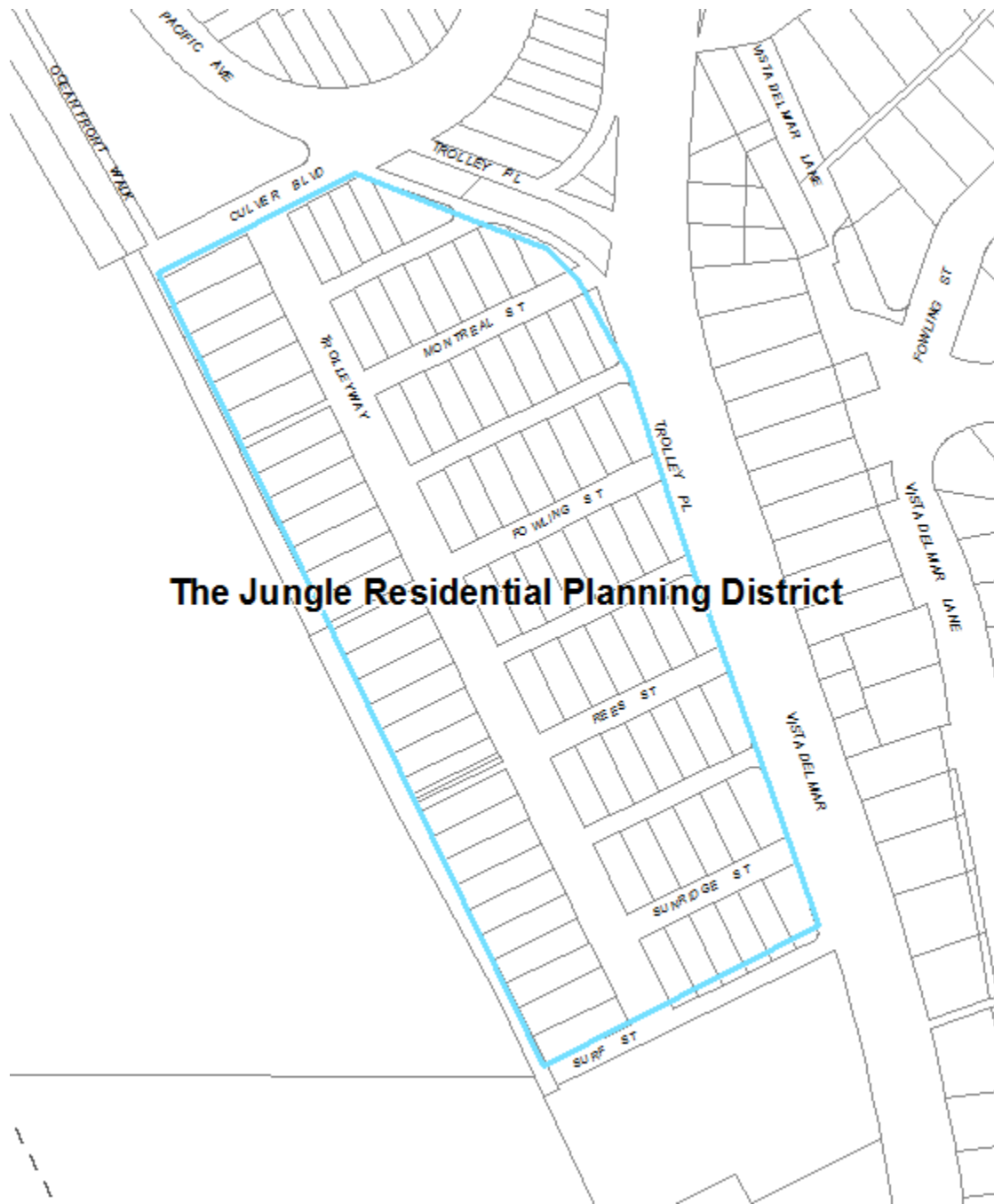
#### Significance:

The Jungle Residential Planning District is significant as an early example of beachside residential development in Playa del Rey. The district retains a distinctive pedestrian-centric street pattern of the 1920s development; however, most of the buildings are 1950s multi-family apartment buildings that post-date the initial planning and subdivision of the district in the late 1920s. The district does retain the distinctive planning features and design intent of the original subdivision; therefore, while the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration in the local planning process.

In the 1920s, the Playa del Rey Station of the streetcar stopped at Culver Boulevard and Vista del Mar, immediately to the north of the district. The area was called Palisades del Rey and advertised as “The last three miles of Ocean frontage contiguous to Los Angeles.” Advertisements emphasized the views of Santa Monica Bay and the major boulevards linking the Palisades to the rest of the city. A nearby Beach Club and proposed Yacht Harbor were also mentioned to attract potential buyers. In 1924, the Beach Land and Beach Extension Companies subdivided the tract that would become the district. It used a walking street pattern with cars and garages relegated to secondary, rear alley-like streets, a plan common in its other beachside communities like Hermosa Beach. Working for the firm of Dickinson & Gillespie, noted developer Fritz Burns was also involved in the plan. The Dickinson & Gillespie Building (Historic-Cultural Monument #955) is located directly north of the district.

Initial development of the subdivision was delayed when City of Los Angeles installed a sewer line along seven acres of adjacent beach land in 1924. The developers had already begun the construction of breakwaters and infill to create the beaches and yacht harbor, but few buyers were attracted to the area around the sewer run-off. Development in the area was stalled further after the onset of the Depression. Fritz Burns tried to promote the seaside resort town of Palisades del Rey by purchasing the athletes’ cottages from the 1932 Olympic Village and moving them to the north of the district to create a summer beachside resort. A few mansions lined the beachside near the district, including the home of silent film actress Mae Murphy nearby at 6300 Ocean Front Walk, but most lots remained vacant. According to historic aerials, though the streets were laid out and a small commercial center was located on Vista del Mar, only few houses were constructed in the district as of the early 1950s. The development of the district took off in the 1950s and multi-family apartment buildings were constructed following the

pattern of the lots that were laid out in 1924. The distinctive combination of a pedestrian-scale design and a densely built multi-family landscape remains, evoking the history of The Jungle as an early would-be beachside resort that finally came to fruition in the postwar period.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	This small subdivision was initially developed due to its adjacency to the streetcar that connected central Los Angeles to the sea. Only a small handful of houses were built in the 1920s; the majority of buildings within the district were constructed in 1956. However, the initial unique street layout of small pedestrian streets between houses still exists. Although it does not retain sufficient integrity for historic district eligibility, it may merit special consideration in the planning process for its unique planning features.

**Name: Visitation Catholic Church**

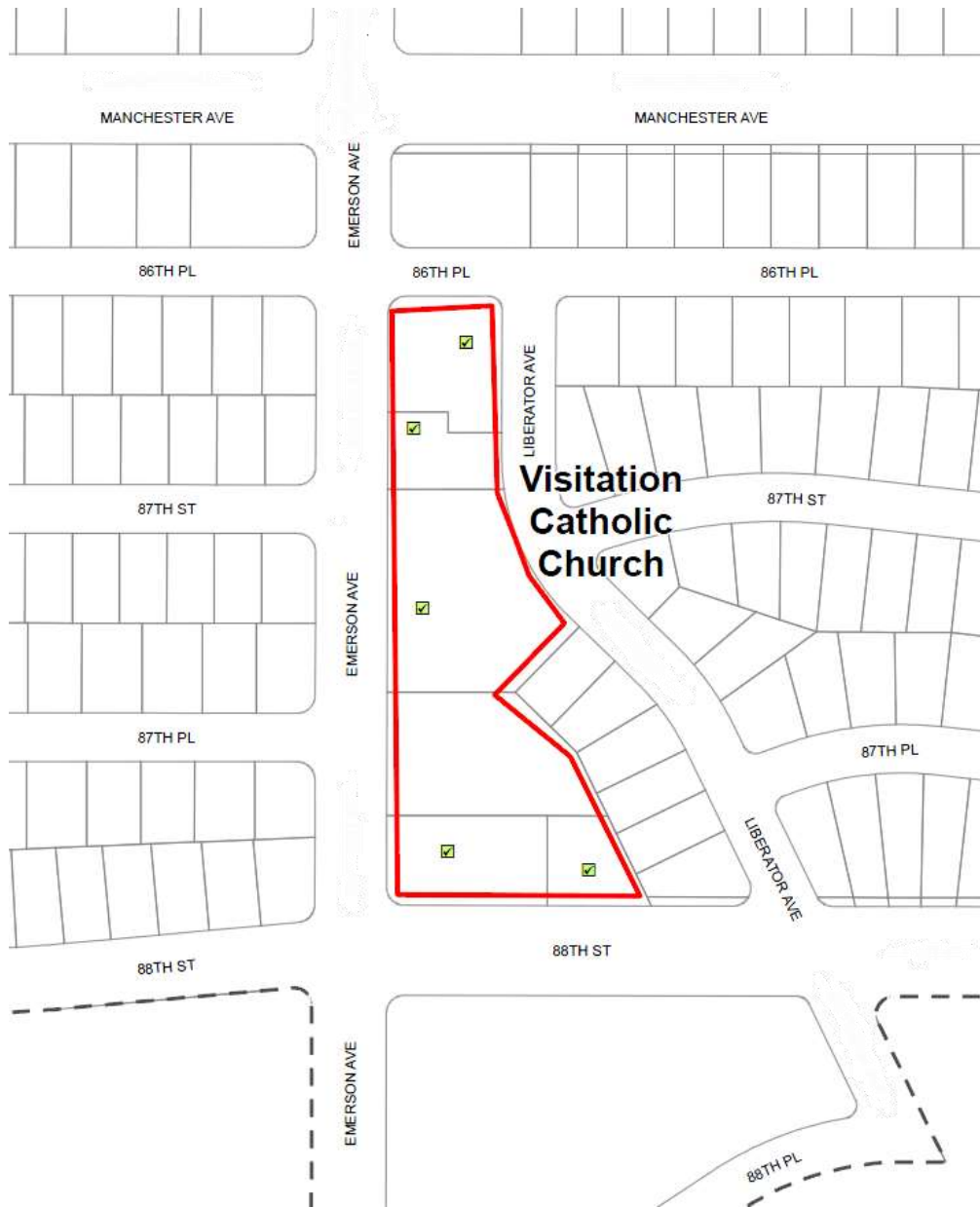


**Description:**

Church and school campus located at 6561 West 88th Street in Westchester. Four-acre campus comprises five buildings constructed between 1947 and 1951. The sanctuary embodies a simplified Renaissance Revival style; the other four buildings – classrooms, an auditorium, parsonage, and office – feature simplified Renaissance Revival and Spanish Colonial Revival elements.

**Significance:**

The Visitation Catholic Church and School campus is significant as one of the earliest religious campuses constructed to serve the rapidly growing community of Westchester in the World War II and postwar periods. With its airport-adjacent location, Visitation Church aimed to serve the veterans, defense workers, and families living in the newly developed subdivisions nearby.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as one of the earliest church campuses constructed to serve the Westchester community. Founded on this site in 1944, today's campus was developed between 1947 and 1951.

Contributors/Non-Contributors:



Address: 8708 S EMERSON AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Institutional-Religious/Spiritual; Other  
Architectural style: Minimal Traditional



Address: 8741 S LIBERATOR AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Institutional-Religious/Spiritual; Religious School  
Architectural style: Renaissance Revival



Address: 6560 W 86TH PL  
Type: Contributor  
Year built: 1951  
Property type/sub type: Institutional-Religious/Spiritual; Religious School  
Architectural style: Renaissance Revival



Address: 6561 W 88TH ST  
Type: Contributor  
Year built: 1947  
Property type/sub type: Institutional-Religious/Spiritual; Parsonage  
Architectural style: Spanish Colonial Revival



Address: 6565 W 88TH ST  
Type: Contributor  
Year built: 1951  
Property type/sub type: Institutional-Religious/Spiritual; Church  
Architectural style: Renaissance Revival

**Name: Westchester High School**



**Description:**

Los Angeles Unified School District high school campus located at 7400 Manchester Avenue, extending south to 91st Street and east to Park Hill Drive. Designed by architect A.C. Zimmerman and constructed between 1954 and 1955. Comprises approximately 20 buildings, most of which are connected by covered walkways and staircases. Extensive recreational areas, including baseball diamonds, tennis courts, and a track, are located in the southern and eastern sections of the campus. The campus features an outdoor agricultural learning space and greenhouse.

**Significance:**

Excellent example of an LAUSD high school, reflecting LAUSD campus planning and design concepts of the post-World War II period and the increase of facilities to accommodate exponential postwar growth in the Westchester area.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional – Education
Property sub type:	Campus - High School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District high school campus designed by A.C. Zimmerman. Reflects LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the Westchester area.

### Name: Westchester Planning District



#### Description:

The Westchester Residential Planning District is an approximately five-square-mile area containing single-family residences, institutional buildings (including churches, schools, and civic buildings), and commercial buildings. It is centered generally on the intersection of Sepulveda Boulevard and Manchester Avenue in Westchester. The district boundaries roughly follow the original tract boundaries as developed between 1941 and 1945. It is roughly bounded by parcel lines near 81st Street, 80th Street, and 79th Street on the north; Airline Avenue and west Airport Boulevard on the east; Will Rogers Street, Sepulveda Eastway, 92nd Street, Sepulveda Westway, and 88th Street on the south; and Emerson Avenue, 85th Place, and Steward Avenue on the west.

The district primarily contains modest one-story, single-family, Minimal Traditional residences dating to the early 1940s, many of which have been expanded with additions to rear, side, and front facades. Other common alterations include window replacement, door replacement, and recladding and reroofing with inappropriate materials. In some cases, the original houses have been replaced with much larger, two-story houses. The district as a whole retains its original planning elements, including wide curvilinear streets with sidewalks, consistent setbacks, front lawns, detached and attached garages, and cast stone street lighting. Commercial buildings are restricted to major thoroughfares like Manchester and Sepulveda.

#### Significance:

The Westchester Residential Planning District is significant as the product of collaborative community building efforts by notable developers Fritz B. Burns, Fred Marlow, Silas Nowell, Bert Farrar, Fred Ayres, and others. Constructed in a very short period of time in response to the World War II need for aviation industry workers, the district is one of the earliest examples of modern community planning related to Federal housing initiatives in the country. Its planning features are largely intact, but most buildings within the boundaries have been altered. Although it may not retain sufficient integrity for historic district eligibility, Westchester merits special consideration in the planning process for its innovative community design features.

The area's burgeoning aviation industry created a high demand for skilled workers in the years leading up to U.S. entry into World War II, but little housing was available. In 1941, new legislation created additional incentives for builders to concentrate on small, single-family houses and restricted building to industrial areas where critical housing shortages were predicted – like that around Los Angeles' coastal aviation plants. Developers quickly created subdivisions of affordable single-family houses for the incoming work force, which exploded in size and intensity when the U.S. entered the war. The developers were aided by the wartime ban on nonessential construction, which directed building toward authorized work that included "small homes for war workers" as well as war production plants.

Westchester rapidly materialized as a modern planned community made up of four tracts spearheaded by four developers: Marlow-Burns' Westchester, Bert Farrar's Farrar Manor, Silas Nowell's Westport Heights, and Frank H. Ayres & Son's Kentwood. Between 1941 and 1944, the developers created a complete planned community of 10,000 people housed in 3,230 units in a five-square-mile area. Sales were restricted to defense workers, and the developers planned commercial areas and other services as well as housing in order to create a self-reliant community rather than a purely residential suburb. An intact part of the commercial district was identified in this survey as the Westchester Triangle Commercial Historic District, which lies within the larger planning district. Westchester's houses sold very quickly, leading to a near-instant community. Advertisements for the new development touted its new sewers, wide frontage lots, paved streets, sidewalks, driveways, and tree planting. The results of the developers' planning are still evident today, with neighborhoods featuring curvilinear streets, generous setbacks, and proximity to commercial areas. Despite alterations to individual buildings, the Westchester Residential Planning District retains its significant association with major developers and continues to exhibit the planning features that distinguished it as a seminal model for many developments to follow in the postwar period.

Although development in Westchester continued in the immediate postwar years, the planning district boundary includes what is left of the original developments of Westchester, Farrar Manor, Westport Heights, and Kentwood. Most of Farrar Manor, the southernmost development, was demolished to make way for Los Angeles International Airport (LAX).



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Merchant Builders, 1940-1975
Property type:	Residential Suburb
Property sub type:	Planned Community
Criteria:	A/1/1
Status code:	6LQ
Reason:	Significant as representing the collaborative community building efforts of notable developers Fritz B. Burns, Fred Marlow, Silas Nowell, Bert Farrar, Fred Ayres, and others. Westchester is one of the earliest examples of modern community planning related to Federal housing initiatives in the country. Although planning features are largely intact, most buildings within the boundaries have been altered. Although it may not retain sufficient integrity for historic district eligibility, it merits special consideration in the planning process for its innovative community planning features.

### Name: Westchester Recreation Center

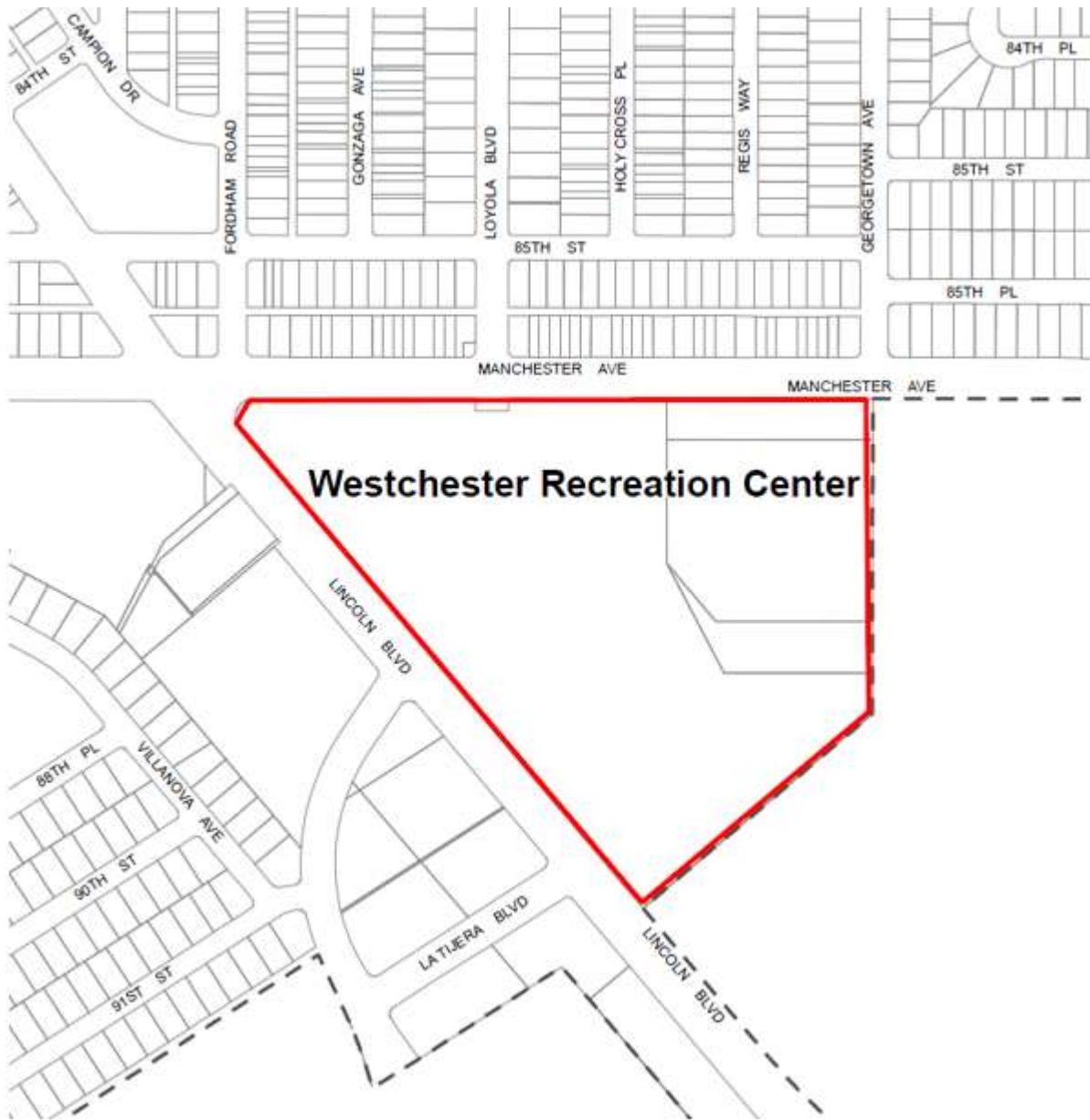


#### Description:

The Westchester Recreation Center is a large public park at 7000 West Manchester Avenue. It sits on an irregular-shaped lot located south of Manchester Boulevard and east of Lincoln Boulevard in the southern section of the Westchester-Playa del Rey area. To the east of the recreation center is the Westchester Golf Course, which lies outside the boundary of the City of Los Angeles. The park has slight undulating hills across its approximately 27 acres, and contains several buildings in addition to facilities for baseball, tennis, soccer, and basketball. The Westchester Recreation Center was known as the Westchester Playground when it opened in 1952. Two historic buildings, the pool (built 1961) and the Westchester Municipal Building (built 1960) were designed in the Mid-Century Modern style. These buildings are evaluated as individually eligible resources. A senior center in the park dates from the 1970s. A library, a skate park, and several multi-purpose buildings have been constructed recently within the park. Mature trees surround the library, municipal building, and a picnic area near the Manchester Boulevard boundary of the park. Several parking lots are located along Manchester and Lincoln Boulevards.

#### Significance:

The Westchester Recreation Center, historically known as the Westchester Playground, is significant as a large municipal park in the Westchester area. It represents the growth of municipal recreation services in the 1950s and 1960s in response to the increased residential population of the area. The period of significance for the Westchester Recreation Center is 1952-1961, reflecting the date of the park's opening and the period during which it was expanded with the construction of buildings to serve the recreational needs of the Westchester community.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Recreational Facilities, 1932-1978
Property type:	Institutional - Recreation
Property sub type:	Municipal Recreational Facility
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a municipal recreation facility designed to serve the Westchester community in the immediate postwar era. The Westchester Municipal Building and Public Pool building, both within the district boundary, were individually identified as eligible as significant examples of Mid-Century Modern architecture.

