

To: Reina Kapadia, Shena Rojemann

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City of Beverly Hills

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From: Christine Lazzaretto

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Date: May 29, 2014

Per your request, the survey team for the 2014 Beverly Hills Citywide Survey Update has reviewed the potential historic district along North Oakhurst Drive for potential historic significance. North Oakhurst Drive was identified as a potential historic district during the preliminary reconnaissance for the survey update, and that finding has been confirmed following completion of an intensive level survey of the area.<sup>1</sup> The team has determined that North Oakhurst Drive is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Beverly Hills historic district. The district overall, as well as the individual buildings, retain an unusually high level of historic integrity.

#### **DESCRIPTION**

The Oakhurst Drive Residential Historic District is a multi-family historic district located along the eastern edge of Beverly Hills at the city's boundary with Los Angeles. The district is one block in size and comprised of nine multi-family residences on the east side of North Oakhurst Drive between Alden Drive and West 3rd Street. The topography of the district is flat and the lots are uniform, with a rectangular form, modest size, and consistent setback. The residences are two-story duplexes, four-plexes, and small-scale apartment houses predominantly in the Spanish Colonial Revival or Minimal Traditional styles with Monterey Revival and American Colonial Revival features. They have concrete walkways and rear, detached garages accessible via a rear alley. Significant district features include a concrete sidewalk and parkway, with mature Jacaranda trees lining both sides of the street. All nine properties contribute to the district. Common alterations include window replacements and the addition of window security bars.

<sup>1</sup> Per the identified fieldwork methodology for the project, the reconnaissance survey was undertaken by the entire project team; intensive level fieldwork was conducted by Architectural Resources Group.

#### **MEMO**

## **City of Beverly Hills North Oakhurst Drive**

#### **HISTORIC RESOURCES GROUP**

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915  
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## **SIGNIFICANCE**

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The North Oakhurst Residential Historic District is significant as a notable concentration of Period Revival style multi-family residences from the 1930s. Its period of significance has been defined as 1930 to 1939, which encompasses the earliest and latest residences constructed during the district's development. The historic district is part of a tract that was originally subdivided in 1922 by the Rodeo Land and Water Company and the residences were constructed in the subsequent decade by individual property owners. Various architects and builders contributed to the district with notable local architect, S. Charles Lee, designing the building at 344 North Oakhurst Drive. One hundred percent of the residences contribute to the district's significance, making the North Oakhurst Residential Historic District a cohesive representation of Period Revival style multi-family residences.

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North Oakhurst Drive  
Potential Historic District

APN	No	Street	Suffix	Dir	Architectural Style	Year Built	Architect	Builder	BH Master List [Y/N]	Property Type	Alterations	2014 Survey Evaluation LOCAL STATUS CODE	2014 Survey Evaluation CR STATUS CODE	2014 Survey Evaluation NR STATUS CODE	District Name	District [C/NC/Not Visible]
4335007005	332	Oakhurst	Dr	N	Spanish Colonial Revival	1931	Neddham; Paul	Illegible	No	MFR	some windows replaced	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007007	334	Oakhurst	Dr	N	Spanish Colonial Revival; Monterey Revival	1930	Northman; E.	Northman; E.	No	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007009	336	Oakhurst	Dr	N	Spanish Colonial Revival; Monterey Revival	1930	permit not available online, presumably work of E. Northman	permit not available online, presumably work of E. Northman	No	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007011	338	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1939	Unknown: permit not available electronically	Unknown: permit not available electronically	Unknown: permit not available electronically	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007103	340	Oakhurst	Dr	N	Spanish Colonial Revival	1930	Unknown: permit not available electronically	Unknown: permit not available electronically	Unknown: permit not available electronically	MFR	cladding altered	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007015	342	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1939	None listed on permit	Rees, J.J.	No	MFR	security bars at windows added; some windows replaced	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007017	344	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1937	Lee; S. Charles	Associates Inc.	Yes	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007019	346	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1936	Scherer; L. G.	California Engineering and Construction Co.	No	MFR	some windows replaced	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007021	348	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1936	Scherer; L. G.	California Engineering and Construction Co.	No	MFR	none visible	5D3	3CD	3D	North Oakhurst Historic District	Contributor