



**Architectural Resources Technical Report  
for the  
Wilshire Bus Rapid Transit Project  
Los Angeles, California**

*Prepared for:*

Los Angeles County  
Metropolitan Transportation Authority  
1 Gateway Plaza  
Los Angeles, CA 90012

*Prepared by:*

ICF International  
811 West 7<sup>th</sup> Street, Suite 800  
Los Angeles, CA 90017  
(213) 627-5376

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## Acronyms

ACHP	Advisory Council on Historic Preservation
California Register	California Register of Historical Resources
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CRA	Community Redevelopment Area
DPR	Department of Parks and Recreation
FTA	Federal Transit Administration
HCM	City of Los Angeles Historic Cultural Monument
LACMTA	Los Angeles County Metropolitan Transportation Authority
NHPA	National Historic Preservation Act
PWA	Public Works Administration
USGS	U.S. Geological Survey
VA	Veterans Administration

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# Summary

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## Project Overview

The Los Angeles County Metropolitan Transportation Authority (LACMTA) has initiated the Wilshire Bus Rapid Transit Project within a 12.5-mile segment of Wilshire Boulevard, between downtown Los Angeles and the City of Santa Monica. The project route excludes the City of Beverly Hills. The cultural resources survey was performed at the request of LACMTA to comply with the regulations of Section 106 of the National Historic Preservation Act (NHPA, 36 CFR Part 800, hereafter Section 106) and the California Environmental Quality Act (CEQA). Using federal funds administered by the Federal Transit Administration (FTA), LACMTA proposes to fund construction of weekday peak-period curbside bus lanes in the City of Los Angeles and Los Angeles County. The project converts existing curbside lanes to peak period bus lanes by repaving and/or re-striping and creates approximately 1.5 miles of new curbside bus lanes through selective street widening or jut-out removal. Section 106 applies to proposed projects that involve funding, licensing, permitting or approval by a federal agency. This technical report documents FTA's compliance with Section 106, including evaluation of architectural resources within the Area of Potential Effects (APE) using the National Register of Historic Places (National Register) Criteria for Evaluation (36 CFR Part 60) and the potential effects on those properties using the Section 106 Criteria for Adverse Effect (36 CFR §800.5).

## Project Description

As a result of consultation with the California State Historic Preservation Officer (SHPO) on April 3, 2008, for the purposes of the built environment survey, only those areas where changes would occur to curbs and sidewalks would be included in the Area of Potential Effects (APE). This area is bounded by Comstock Avenue to the east and Malcolm Avenue to the west, and continues between Bonsall Avenue to the east to Barrington Avenue to the west, extending one parcel on each side of Wilshire Boulevard excluding the north side of Wilshire between Bonsall Avenue and Federal Avenue<sup>1</sup> (see map in Appendix C). The remainder of the proposed project alignment involves lane repaving and/or restriping, would not involve any physical changes to any architectural resources or sidewalk, has no potential to affect historic properties, and is excluded from the APE. Two project alternatives have also been identified, including a No Project Alternative, and Alternative A (Truncated Without Jut-out Removal) that involves a smaller project corridor. For the purposes of this analysis, the proposed project includes the largest geographic extent, and therefore serves as the basis of the study area.

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<sup>1</sup> The APE does not include the north side of Wilshire Boulevard between Bonsall Avenue and Federal Avenue; therefore, the Veterans Administration land that includes the Wadsworth Theater and Chapel were not surveyed.

## Findings

Two previously identified historic properties are located in the APE: 1) the Chateau Colline, 10335 Wilshire Boulevard, listed in the National Register on May 22, 2003 and 2) the Veterans Administration (VA) National Home Branch historic district<sup>2</sup>, determined eligible for the National Register on November 11, 1980 (see map in Appendix C). As a result of this study, 21 architectural resources were identified in the APE that required application of the National Register Criteria for Evaluation. Of those 21 resources, FTA's Section 106 identification effort determined the following six properties eligible for listing on the National Register; 1250 Federal Avenue, 10375 Wilshire Boulevard, 10401 Wilshire Boulevard, 10416 Wilshire Boulevard, 10497 Wilshire Boulevard, and 10822 Wilshire Boulevard. These properties were found eligible for the National Register under Criterion C at a local level of significance. These eight historic properties are also listed in or eligible for listing in the California Register of Historical Resources (California Register), and are therefore, historical resources for the purposes of CEQA.

Based on field observations and review of the proposed project changes to the sidewalks adjacent to the eight historic properties, none of the characteristics that qualify those historic properties for inclusion in the National Register would be affected.

This technical report is being submitted to SHPO for concurrence with the determinations of National Register eligibility and the Section 106 finding of "no historic properties affected" with regard to architectural resources. A separate technical report is being prepared for Section 106 and CEQA compliance regarding the identification and potential effects on archaeological resources.

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<sup>2</sup> The VA National Home Branch historic district is composed of 5 determined-eligible buildings south of Wilshire Boulevard. North of Wilshire Boulevard, there are 18 determined-eligible buildings and 2 listed buildings: the Wadsworth Chapel and the Los Angeles Pacific Waiting Shelter.

# Introduction

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At the request of Los Angeles County Metropolitan Transportation Authority (LACMTA), ICF conducted an intensive level survey of the proposed Wilshire Bus Rapid Transit Project route. Using federal funds, LACMTA proposes to fund construction of weekday peak-period curbside bus lanes in the City of Los Angeles and Los Angeles County. The project area is depicted on the Beverly Hills and Hollywood 7.5-minute U.S. Geological Survey (USGS) topographic maps.

The project route is divided into segments of non-construction related work, such as the repaving and/or restriping of Wilshire Boulevard, and ground disturbing construction work, such as the selective widening of Wilshire Boulevard and reconstruction of curb lanes. As a result of consultation with the California State Historic Preservation Officer (SHPO) on April 3, 2008, for the purposes of the built environment survey, only those areas where changes would occur to curbs and sidewalks would be included in the Area of Potential Effects (APE). This area is bounded by Comstock Avenue to the east and Malcolm Avenue to the west, and continues between Bonsall Avenue to the east to Barrington Avenue to the west, extending one parcel on each side of Wilshire Boulevard excluding the north side of Wilshire between Bonsall Avenue and Federal Avenue<sup>3</sup> (see map in Appendix C). The remainder of the proposed project alignment primarily involves lane repaving and/or restriping, would not involve any physical changes to any architectural resources or sidewalk, has no potential to affect historic properties, and is excluded from the APE. The City of Beverly Hills is not included in this project.

## City and County of Los Angeles Project Components

Geographically, the key elements of the proposed project can be discussed based upon specific segments of the 9.9-mile Wilshire Boulevard corridor under consideration. From east to west, these project segments can be summarized as follows:

- From Valencia Street to Western Avenue (approximately 2.5 miles), existing curb lanes would be converted to peak period bus lanes.
- From Western Avenue to Fairfax Avenue (approximately 3.0 miles), curb lanes would be reconstructed/resurfaced and converted to peak period bus lanes. The curb lanes in this segment have deteriorated to the point that both buses and vehicles seldom use the lanes because of extreme rough and uneven pavement conditions. Reconstruction of the roadway base (below the pavement surface) and curb and gutters, where damaged, would not only allow buses to consistently use the curb lanes but also improve the traffic capacity of the two adjacent lanes (in each direction) by moving buses from the curb-adjacent lanes to the curb lanes, thereby improving both the vehicular and transit levels of service in this segment.
- From Fairfax Avenue to the Beverly Hills city limits at the intersection of San Vicente Boulevard and Wilshire Boulevard (approximately 0.6 mile), existing curb lanes would be

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<sup>3</sup> The APE does not include the north side of Wilshire Boulevard between Bonsall Avenue and Federal Avenue; therefore, the Veterans Administration land that includes the Wadsworth Theater and Chapel were not surveyed.

converted to peak period bus lanes. The lanes in this segment need only minor surface repairs.

- Within the Beverly Hills city limits (2.6 miles), no bus lanes would be implemented.
- From the Beverly Hills city limits, west of the intersection of Wilshire Boulevard and Santa Monica Boulevard, to Comstock Avenue (approximately 0.5 mile), existing curb lanes would be converted to peak period bus lanes.
- From Comstock Avenue to Malcolm Avenue (approximately 1.0 mile), various curb improvements, including jut-out removal and realignment of curbs, would be necessary. This would allow the realignment of curbs to create new curb lanes, thereby adding peak period bus lanes. A number of parking spaces would be removed in this segment as a result of the removal of the curb jut-outs.
- From Malcolm Avenue to Sepulveda Boulevard (approximately 0.8 mile), existing mixed flow curb lanes would be converted to peak period bus lanes.
- From Sepulveda Boulevard to Bonsall Avenue (approximately 0.2 mile), no bus lanes would be implemented. However, at Sepulveda Boulevard, the eastbound left-turn pocket would be lengthened by approximately 470 feet to accommodate a greater number of vehicles that are currently queued in the No. 1 eastbound traffic lane, resulting in full use of the No. 1 lane for through traffic movements.
- From Bonsall Avenue to Federal Avenue (approximately 0.4 mile), in order to accommodate an eastbound peak period bus lane, the sidewalk widths on both sides of Wilshire Boulevard would be reduced to a uniform width of 10 feet. Both eastbound and westbound lanes would be restriped. Wilshire Boulevard between Interstate 405 and Federal Avenue is bordered by the Veterans Administration (VA) property. The sidewalk widths on both sides of Wilshire Boulevard in this segment vary between 10 and 15 feet.
- From Federal Avenue to Barrington Avenue (approximately 0.1 mile), both sides of Wilshire Boulevard would be widened by reducing the sidewalk widths on the north and south sides, allowing restriping of the street and creation of a new eastbound peak period bus lane and conversion of the existing westbound curb lane to a peak period bus lane. The intersection of Wilshire Boulevard and Federal Avenue is extremely congested in the eastbound direction. The widening of this two-block segment would allow buses to pass safely and quickly through the intersection of Wilshire Boulevard and Federal Avenue and provide a contiguous eastbound bus lane from Centinela Avenue to Bonsall Avenue.
- From Barrington Avenue to Centinela Avenue (approximately 0.8 mile), existing curb lanes would be converted to peak period bus lanes.

## **Project Alternatives**

In addition to the proposed project, two project alternatives are proposed. A No Project Alternative is required by Section 15126.6(e) of the CEQA Guidelines and assumes that the proposed project would not occur. Under the No Project Alternative, proposed improvements to 9.9 miles of the Wilshire Corridor included under the proposed project would not be implemented. Specifically, the proposed restriping and widening of some existing portions of the Wilshire corridor would not occur. Existing conditions of the Wilshire Corridor would remain under this alternative. Consequently, the No Project Alternative would not achieve or fulfill any of the goals and objectives of the proposed project.

Alternative A – Truncated Project Without Jut-Out Removal would include the development of an 8.7-mile bus lane from the Wilshire Boulevard/ S. Park View Street intersection to the Wilshire Boulevard/Centinela Avenue intersection. This alternative would eliminate the bus lane from mid-block Veteran Avenue/Gayley Avenue to Sepulveda Boulevard, totaling 0.31 mile. Additionally, this alternative would eliminate the jut-out removal between Comstock Avenue and Malcolm Avenue (1.0 mile). The existing traffic lane would be converted to a bus lane in each direction between Comstock Avenue and Malcolm Avenue. Under Alternative A, an additional 1.8 miles of curb lane reconstruction/resurfacing would occur between Fairfax Avenue and San Vicente Boulevard and between the City of Beverly Hills and Westholme Avenue. The key differences between this alternative and the proposed project include the following: elimination of the bus lane between Valencia Street and S. Park View Street; inclusion of an additional 1.8 miles of curb lane reconstruction/resurfacing between Fairfax Avenue and San Vicente Boulevard and between the City of Beverly Hills and Westholme Avenue; retention of the jut-outs between Comstock Avenue and Malcolm Avenue; and elimination of the bus lane from approximately 300 feet east of Veteran Avenue to the I-405 northbound ramps.

For the purposes of this analysis, the proposed project includes the largest geographic extent, and therefore serves as the basis of the study area.

## **Section 106 of the National Historic Preservation Act**

Section 106 requires federal agencies, or those they fund or permit, to consider the effects of their actions on *historic properties*. These are defined by Advisory Council on Historic Preservation (ACHP) regulations (36 Code of Federal Regulations [CFR] Part 800) for implementing Section 106 as follows:

*Historic property* means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places (NRHP) maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization that meet the NRHP criteria [36 CFR Section 800.16(l)].

To determine whether an undertaking could affect NRHP-eligible properties, cultural resources (including archaeological, historical, and architectural properties) must be inventoried and evaluated for listing in the NRHP. For projects involving a federal agency, cultural resource

significance is evaluated in terms of eligibility for listing in the NRHP. For a property to be considered for inclusion in the NRHP, it must meet the criteria for evaluation set forth in 36 CFR Part 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

Among other criteria considerations, a property that has achieved significance within the last 50 years is not considered eligible for inclusion in the NRHP unless certain exceptional conditions are met.

## **California Environmental Quality Act**

In accordance with Section 21084.1 of CEQA, the proposed project would have a significant adverse environmental impact if it “causes a substantial or potentially substantial adverse change in the significance of an historical resource.”

According to CEQA (Public Resources Code Section 21084.1), historical resources include any resource listed or determined eligible for listing in the California Register of Historical Resources (CRHR). Properties listed or determined eligible for listing in the NRHP, such as those identified in the Section 106 process, are automatically listed in the CRHR. Therefore, all *historic properties* under federal preservation law are automatically *historical resources* under state preservation law. Historical resources are also presumed to be significant if they are included in a local register of historical resources or identified as significant in a qualified historical resource survey.

State law in Title 14, California Code of Regulations (CCR) Section 4850, defines *historical resource* as follows:

Any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California.

For the purposes of CEQA, historical resource is further defined under Public Resources Code Section 15064.5 as a “resource listed, or determined eligible for listing, in the California Register.”



Section 15064.5 of the CEQA Guidelines sets forth the criteria and procedures for determining significant historical resources and the potential effects of a project on such resources. Generally, the lead state agency shall consider a cultural resource to be *historically significant* if the resource meets any of the following criteria for listing in the CRHR:

- The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- The resource is associated with the lives of persons important in our past;
- The resource embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values; or
- The resource has yielded, or may be likely to yield, information important in prehistory or history.

The cited statutes and guidelines specify how cultural resources are to be managed in the context of projects such as the proposed project. Briefly, archival and field surveys must be conducted, and identified cultural resources must be inventoried and evaluated in prescribed ways.

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# Environmental Setting

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## Historic Context

### Historic Background

#### *The Rancho San Jose de Buenos Ayres*

The community of Westwood lies within the historic boundaries of the Rancho San Jose de Buenos Ayres, originally comprising 4,400 acres and extending from present-day Pico Boulevard on the south, Sepulveda Boulevard on the west, the foothills on the north, and Beverly Hills to the east. It is characterized by flat lands on the south and hilly topography on the north. The Los Angeles Country Club runs north/south along its eastern boundary north of Santa Monica Boulevard; Wilshire Boulevard bisects the original Rancho San Jose de Buenos Ayres tract boundaries. Century City, Twentieth Century Fox Studios, and Rancho Park are located at its southeastern corner.

The Rancho San Jose de Buenos Ayres was granted to Don Maximo Alanis, a military officer, by a judge at the Pueblo of Monterey in 1826. He named the hilly landscape, dotted with sycamore trees, the “ranch of the beautiful breezes.”<sup>4</sup> Unlike other Spanish officers who were granted hundreds of thousands of acres for their service, Alanis received a property of relatively small size, a distinction he later noted in his will. Don Maximo Alanis lived on the rancho with his first wife, Juana Miranda, who died in 1823, leaving a daughter, Maria Dorotea; and later with a second wife, who bore him four more children. After nearly twenty years on his small ranch, surrounded by powerful landowners, Alanis became wary of the intentions of one neighbor, Francisco Sepulveda, and in 1843 he petitioned Governor Micheltorena to grant confirmation of his legal title to the property. “I, Jose Maximo Alanis,” he wrote, “a citizen of the town of Rosario [Sinaloa, Mexico], and a resident of the city for a trifle over sixty years comes before your Excellency praying in the following terms...”<sup>5</sup> As a result of his petition, Alanis’ title was confirmed, and he resided on the rancho until his death in 1851.

Following Don Maximo Alanis’ death, the rancho passed to his five children, who sold their interests to American businessmen.<sup>6</sup> Alanis died the same year that Congress passed the Land Act of 1851, and his heirs faced the “biases of the law itself,” as Douglas Monroy has described the law. Californios proved their ownership of land before a panel of three commissioners, who “proceeded from the assumption that all titles were invalid until proved otherwise.”<sup>7</sup> Some Californianas, such as Isabel Yorba, whose family was granted the Rancho Santiago de Santa Ana, fought for their claims.<sup>8</sup> Years after Don Alanis’ death, during the 1930s, descendants of

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<sup>4</sup> Westwood-Holmby Historical Society, “Westwood-Holmby Hills Community,” history of Westwood included in brochure celebrating the 60<sup>th</sup> Anniversary of Westwood, 1989.

<sup>5</sup> Clary, *History of the Law Firm of O’Melveny & Myers: 1885-1965, Volume II*, 497.

<sup>6</sup> *Ibid.*

<sup>7</sup> Douglas Monroy, *Thrown Among Strangers: The Making of Mexican Culture in Frontier California* (Berkeley: UC Press, 1990), 203.

<sup>8</sup> Lisabeth Haas, *Conquests and Historical Identities in California: 1769-1936* (Berkeley: University of California Press, 1995), 83.

**Figure 1: Westwood Observation Tower<sup>9</sup>**



<sup>9</sup> Located at Beverly Glen and Wilshire, 1920. Los Angeles Public Library Photo Database No. 00042104.jpg. According to architectural historian Jim Heimann, “An observation tower serves as a real estate gimmick allowing potential property owners to peruse their lot.” The building was constructed in the Programmatic architectural style, which flourished in Los Angeles with the advent of the automobile [Heimann, Jim. 2001. *California Crazy and Beyond: Roadside Vernacular Architecture*. San Francisco: Chronicle Books, pp. 10–11 and 50–51].

Alanis' oldest daughter, Maria Dorotea, would argue that she should have inherited a half-interest of the rancho through her mother. Maria Dorotea Alanis's descendants claimed her property rights during the Janss period, when the rancho was being subdivided, presumably motivated by the great rise in the value of the land. At Don Maximo Alanis's death, the property was valued at \$600; after ownership transferred several times, pioneer John Wolfskill purchased the rancho in 1884 for "40,000 in gold coin."<sup>10</sup>

Three years after purchasing the rancho, John Wolfskill deeded 300 acres of the Rancho San Jose de Buenos Ayres to the federal government to construct the Old Soldier's Home.<sup>11</sup> He sold the remaining land to the Santa Monica Land & Company, who attempted to develop the town of "Sunset" on the property. According to historian Glenn Dumke:

Sunset, recorded November 26 [1887], was platted by the Los Angeles and Santa Monica Land and Water Company, which had purchased the Wolfskill Ranch for \$440,000. A townsite, surrounded by ten-acre farm tracts, was laid out, water was developed, a hotel partially completed, and a newspaper begun. Transportation facilities were emphasized: a 'foothill' interurban railway was to cross the townsite, and a 'grand boulevard' was to form the main thoroughfare between Los Angeles and Santa Monica. Sunset, however, was doomed from the start. Its promoters began late, and the speculation's height was past before the venture was well under way. Sunset's hotel was later used as a hay barn, until it burned down some years afterward.<sup>12</sup>

Like many other "boomtowns," as these speculative developments were called, that became "ghost towns," the enterprise failed, leaving only the Sunset Park Cemetery (now Westwood Memorial Park Cemetery) as a cultural landscape that remains from that period.<sup>13</sup>

Following the failure of Sunset, rancho lands were sold to the Los Angeles Country Club in 1902 and to Alphonso Bell, developer of Bel Air. The remaining 3,300 acres of the original Rancho San Jose de Buenos Ayres reverted to Wolfskill,<sup>14</sup> who constructed a house near what is the present-day site of the Mormon Temple, at Santa Monica Boulevard and Overland Avenue. At Wolfskill's death in 1913, the 3,300-acre Wolfskill Ranch was the largest remaining undeveloped tract of land in west Los Angeles. "This land out here was the cream of all left unsubdivided," remembered Harold Wilkins, Janss Investment Corporation vice-president, "It was really a city in itself."<sup>15</sup>

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<sup>10</sup> Clary, *History of the Law Firm of O'Melveny & Myers: 1885-1965, Volume II*, 499.

<sup>11</sup> Harold Janss, "History of the Janss Family," written circa 1940, Katy Lain collection.

<sup>12</sup> Glenn S. Dumke, *The Boom of the Eighties in Southern California* (San Marino: Huntington Library, 1944), 176.

<sup>13</sup> *Ibid.*

<sup>14</sup> Westwood-Holmby Historical Society, "Westwood-Holmby Hills Community," brochure celebrating the 60<sup>th</sup> Anniversary of Westwood, 1989.

<sup>15</sup> Gerald Faris, "Pioneer A. H. Wilkins Recalls Dynamic History of 'Village,'" *West Los Angeles Citizen*, January 10, 1963.

**Figure 2: Westwood Memorial Park<sup>16</sup>**



**Figure 3: Rancho San Jose de Buenos Ayres (Westwood)<sup>17</sup>**



<sup>16</sup> Photo available at [www.en.wikipedia.org](http://www.en.wikipedia.org). Accessed: August 2008. Westwood Memorial Park, City of Los Angeles Historic Cultural Monument (HCM) #731, adopted May 16, 2003, dates from the rancho period, before the development of Westwood [City of Los Angeles. n.d. Planning Department web site].

<sup>17</sup> Los Angeles Public Library Photo Database No. 00045199.jpg. Aerial view from 1922.

### ***Subdividing the Rancho: Arthur Letts and Janss Investment Corporation, UCLA, and Westwood, Westwood Hills, and Holmby Hills***

After Wolfskill's death in 1913, his heirs sold the remaining 3,300 acres of the Rancho San Jose de Buenos Ayres to retailer Arthur Letts, founder of the Broadway and Bullock's department stores. Arthur Letts purchased the Wolfskill Ranch with the purposes of subdividing the land.<sup>18</sup> An Englishman who had arrived in Los Angeles in 1896, after many failed ventures in Canada and Seattle, Letts rescued a bankrupt department store at the corner of 4<sup>th</sup> and Broadway in downtown Los Angeles and built a retail empire that would include the Broadway Department Store and Bullock's.<sup>19</sup> "Sir Arthur," as he was called by local businessmen,<sup>20</sup> constructed his personal residence in 1905, on a hillside at Franklin and Kenmore Avenues in what is now Los Feliz. Holmby House, named after his hometown of Holdenby, England, was designed in the Tudor Revival style by architects Robert F. Train and Robert E. Williams, and the estate featured magnificent gardens composed of Letts' international collection of plantings.<sup>21</sup>

A real estate investor and developer, Letts subdivided parcels adjacent to his Hollywood estate, platting the Holmby Avenue Tract between Franklin Avenue and Hollywood Boulevard circa 1905.<sup>22</sup> Following Letts' premature death in 1923, the Holmby House property was subdivided by Letts' son-in-law, Harold Janss, and his brother, Edwin, vice-president and president, respectively, of the Janss Investment Corporation.<sup>23</sup> Subsequently, Arthur Letts' son, Arthur Letts, Jr., incorporated the plantings and marble planters into the landscape of his new estate in the Janss development of Holmby Hills, now known as the Playboy Mansion.<sup>24</sup>

A prominent civic leader and philanthropist, Arthur Letts had served on the board of the Los Angeles Normal School, which would become the University of California Southern Branch, and ultimately, the University of California Los Angeles. As a trustee, Letts had envisioned the Rancho San Jose de Buenos Ayres site as the location of the new University of California, with new subdivisions attracting the city's middle- and upper-class residents away from existing neighborhoods located near downtown.<sup>25</sup> Letts had played a similar role in the westward expansion of Los Angeles by financing the Bullock's Wilshire building, which would lure shoppers away from downtown and harken a new commercial era along Wilshire Boulevard after it was built in 1926. Before Letts' death, he chose the Janss Investment Corporation to subdivide the Rancho San Jose de Buenos Ayres. Arthur Letts' youngest daughter, Gladys, had married Harold Janss in 1911.<sup>26</sup> Although related by marriage to Letts, and thus positioned well to subdivide his holdings, the Janss brothers were an established real estate development entity in Los Angeles by 1919. Founded by Dr. Peter Janss in 1899, the Janss

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<sup>18</sup> Kilner, *Arthur Letts, A Biography*, 174-175.

<sup>19</sup> *Ibid.*, 84-85.

<sup>20</sup> Clary, *History of the Law Firm of O'Melveny & Myers: 1885-1965, Volume II*, 500-501. Pioneer Los Angeles attorney Henry O'Melveny considered Arthur Letts a personal friend, as well as a long-time client, and usually referred to him as "Sir Arthur." Henry O'Melveny assisted Arthur Letts in the Wolfskill Ranch transaction.

<sup>21</sup> Kilner, *Arthur Letts, A Biography*, 171; Sam Watters, *Houses of Los Angeles: 1885-1919, Volume I (1885-1919)*, 121.

<sup>22</sup> *Ibid.*, 171.

<sup>23</sup> Watters, *Houses of Los Angeles: 1885-1919, Volume II (1920-1935)*, 126.

<sup>24</sup> *Ibid.*, 209; see also notes, 374.

<sup>25</sup> Kilner, *Arthur Letts, A Biography*, 176-177. A scholarly article, published in the *Southern California Quarterly* in Spring 2006, raises questions about this Letts/Janss narrative of UCLA history. Authors of "UCLA's Forgotten Forefather," argue that in his efforts on behalf of the Los Angeles State Normal School, Senator Reginald Francisco del Valle created the "institutional platform from which grew and developed the UCLA campus." See David E. Hayes-Bautista, Marco Antonio Firebaugh, Cynthia L. Chamberlin, and Christina Gamboa, "Reginald Francisco del Valle: UCLA's Forgotten Forefather," *Southern California Quarterly* 88, no 1 (2006), 1-35.

<sup>26</sup> Harold Janss, "History of the Janss Family," written circa 1940 (Katy Lain collection), 1.

Investment Company transitioned from developers of Los Angeles' early streetcar suburbs in Boyle Heights and Owensmouth, among others, to community builders in Westwood during the first decades of the twentieth century, a trajectory that is illustrative of transportation and suburbanization patterns in Los Angeles.<sup>27</sup>

The Janss story in Los Angeles began in 1893 when Dr. Peter Janss, who had first immigrated to Grand Island, Nebraska from Brockdorf, Germany, arrived in the city. By that year, Los Angeles had somewhat recovered from a real estate bust, following upon the great booms of the 1880s.<sup>28</sup> When Dr. Peter Janss arrived, he intended to practice medicine, as he had done in Grand Island and Chicago. Though some have considered him something of a traveling quack and his professional qualifications somewhat suspect, Janss did present himself as a serious practitioner and published his own medical encyclopedias.<sup>29</sup> But Janss soon found himself involved in the real estate business, like many new arrivals, first investing in a small subdivision called Wellington Heights in East Los Angeles. Following upon that success, he established the family business in 1901, bringing his sons Dr. Edwin and Harold into the firm by 1906.<sup>30</sup> Peter Janss' first real estate office was located in one room of the Mason Building downtown at Fourth and Broadway. From the office, Janss sold Boyle Heights lots. In 1911, the company moved to offices in the Pacific Electric Building, later expanding into the Subway Terminal Building and their Uptown Branch Office Building, constructed in 1928, located on Western Avenue.<sup>31</sup>

Janss began subdivision of the Belvedere Gardens Tract, which became Boyle Heights, from 1905-1910.<sup>32</sup> According to historian Becky M. Nicolaidies, who has studied Janss real estate strategies, the company offered customers in Belvedere two options: "a humble dwelling or an empty lot...for \$625, a family could buy a two-room shack with no bathroom. A family seeking to build could purchase a larger lot for \$10 per month, then live in temporary quarters while constructing." Janss provided opportunities for workers with limited capital and encouraged owner-built housing, which Nicolaidies has argued became the basis for working-class suburban home ownership in Los Angeles.<sup>33</sup> In 1914, Edwin Janss was asked to provide testimony on home ownership in Los Angeles before a Commission on Industrial Relations. Janss claimed that "a greater percentage of wage earners owned homes in Los Angeles than in any other city."<sup>34</sup> From early on, Janss prided itself on providing homeownership opportunities for the working class.

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<sup>27</sup> The Historic Context Statement for "Historical Residential Suburbs in the United States, 1830-1960," Multiple Property Documentation Form, prepared by historians Linda Flint McClelland and David L. Ames, on behalf of the National Park Service (September 2002), identifies four subtypes: "Subtype 1-Railroad and Horsecar Suburbs, 1830-1890"; Subtype II-Streetcars Suburbs, 1888-1928"; "Subtype 3-Early Automobile Suburbs, 1908-1945"; and "Subtype IV-Post-World War II and Early Freeway Suburbs, 1945-1960." Over their 100-year history in Los Angeles, Janss developed three of these four subtypes. More research should be conducted.

<sup>28</sup> Dumke, *The Boom of the Eighties*, 262.

<sup>29</sup> See UCLA's Department of Special Collections for copy of *Janss' medical cyclopaedia : a complete medical library for families, students and physicians with copius illustrations, glossary and complete index / by P. Janss*, published/distributed: Chicago, Ill. : P. Janss, 1894. See also *Nostrum and Quackery*, a publication of the American Medical Association (Chicago: American Medical Association Press, 1912).

<sup>30</sup> Harold Janss, "History of the Janss Family," 2.

<sup>31</sup> "Moving Day, Anniversary," *Los Angeles Times*, May 23, 1926, pg. E, ProQuest Historical Newspapers Los Angeles Times (1881 - 1986).

<sup>32</sup> Patricia Allen, *Janss A Brief History* (Thousand Oaks: Janss Recognition Committee), 1978, 2.

<sup>33</sup> Becky M. Nicolaidies, "'Where the Working Man is Welcomed': Working-Class Suburbs in Los Angeles, 1900-1940," *Pacific Historical Review* 68, 4 (November 1999). Mike Davis has also researched Janss' participation in the creation of Los Angeles' early industrial suburbs.

<sup>34</sup> Catherine Mulholland, *The Owensmouth Baby, : The Making of a San Fernando Valley Town* (Northridge: Santa Susana Press, 1987), 78.



**Figure 4: Byzantine-influenced Janss Investment Company Uptown Branch Building (Sokol Hall)<sup>35</sup>**



**Figure 5: Janss Ad for Belvedere Subdivision, 1910.**

Display Ad 253 - No Title  
 Los Angeles Times (Pacific Coast Edition) Apr 17, 1910; ProQuest Universal Newspapers (Los Angeles Times) (1891 - 1989)  
 pp. VI.

# Janss Tract

**The Highest,  
 Healthiest Lots  
 In Los Angeles**

**\$4000 at Westlake**      **\$400 at Belvedere**

All the advantages of higher-priced property can be had at the Janss Tract for one-tenth the price. Four and five-room bungalows, \$1650 to \$2250.

**TERMS**—\$100 in \$250 cash, balance \$20 to \$30 monthly. Cement walks, curbs, street work, water—all in.

**CAR SERVICE**—Twenty minutes on the East First street 5c yellow car. Stores, schools and churches near the tract.

Get in with the early buyers. Take East First street car to end of line—Hammel & Gage—and see **GEO. W. MOORE**, Tract Agent, or

**Janss Investment Company**  
 820-803 Pacific Electric Bldg., 6th and Main.  
 Home 10845.      Broadway 2408.

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<sup>35</sup> Located at 500–508 Western Avenue, HCM #588, declared November 30, 1993, designed by Percy Lewis, 1928 [City of Los Angeles Planning Department].

Another early Janss development in Owensmouth (now Canoga Park), was located at the end of a streetcar line in the far west San Fernando Valley. Janss was hired by the Los Angeles Suburban Homes Company to promote the development. H.J. Whitley, another prominent developer, praised Dr. Peter Janss' accomplishments in his twenty-odd years in the business:

He has taken cheap property that was for years a chestnut and by building cheap houses costing two or three hundred dollars and upwards, and by letting people do as they wish without any particular restrictions, and also with the energy and management he has put behind the proposition, he has done what few men are capable of.<sup>36</sup>

To aid development of real estate, Janss formed water companies to supply water to various subdivisions, including Belvedere Water Company.<sup>37</sup> In subdividing the Rancho San Jose de Buenos Ayres, Janss also organized several smaller companies, including Janss Company, Janss Investment Company, Westwood Mortgage and Investment Company, Fox Realty Company, Fox-Westwood Realty Company, and Westwood Hills Federal Savings & Loan Company. Later, the various companies merged into Janss Investment Corporation.<sup>38</sup>

In his "History of the Janss Family," Harold Janss explained the firm's practices of real estate subdivision and improvement:

In subdividing and improving our properties, we had an Engineering Department do all the surveying and platting and recording of maps, and also, an Improvement Department that put in all the improvements such as streets, sidewalks, curbs, storm drains, sewers, etc. We also had a Building Department that built many homes, apartments, store buildings, dormitories, etc. as part of the initial Westwood development. We had an 18-hole golf course. The Building Department, at one time, was so active that in order to facilitate securing material, we owned a lumber yard and a planning mill, and bought lumber in cargo lots.<sup>39</sup>

### ***The Subdivision of Westwood, Westwood Hills, and Holmby Hills***

Further subdivision of the Wolfskill Ranch area followed. As described in a Janss Investment Corporation account ("A Short History of Los Angeles"<sup>40</sup>):

Following their success at Belvedere Gardens, the Company secured the famous Wolfskill Ranch, comprising 3300 acres in the heart of the westward foothill growth of the City. This property was proclaimed the most remaining in the Wilshire boulevard area with a view embracing the entire city from the mountains to the sea. This acreage was segregated into three separate and distinct districts – Westwood, Westwood Hills, and Holmby Hills – yet each dovetailing into one of the most ambitious community-development programs the West has ever seen. Westwood, a model residential community. Westwood Hills, as the city surrounding the great University of California campus site. Holmby Hills, an ultra fashionable and exclusive estate area.

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<sup>36</sup> Mulholland, *The Owensmouth Baby*, p. 24.

<sup>37</sup> Other Janss developments before 1945 include North Lankershim Lands, Yorba Linda, Ramona Acres (now Monterey Park) and Los Feliz. Lesser known real estate activities in Anaheim and Glendale, for example, should be further researched. Postwar developments have not been included in this historic context statement.

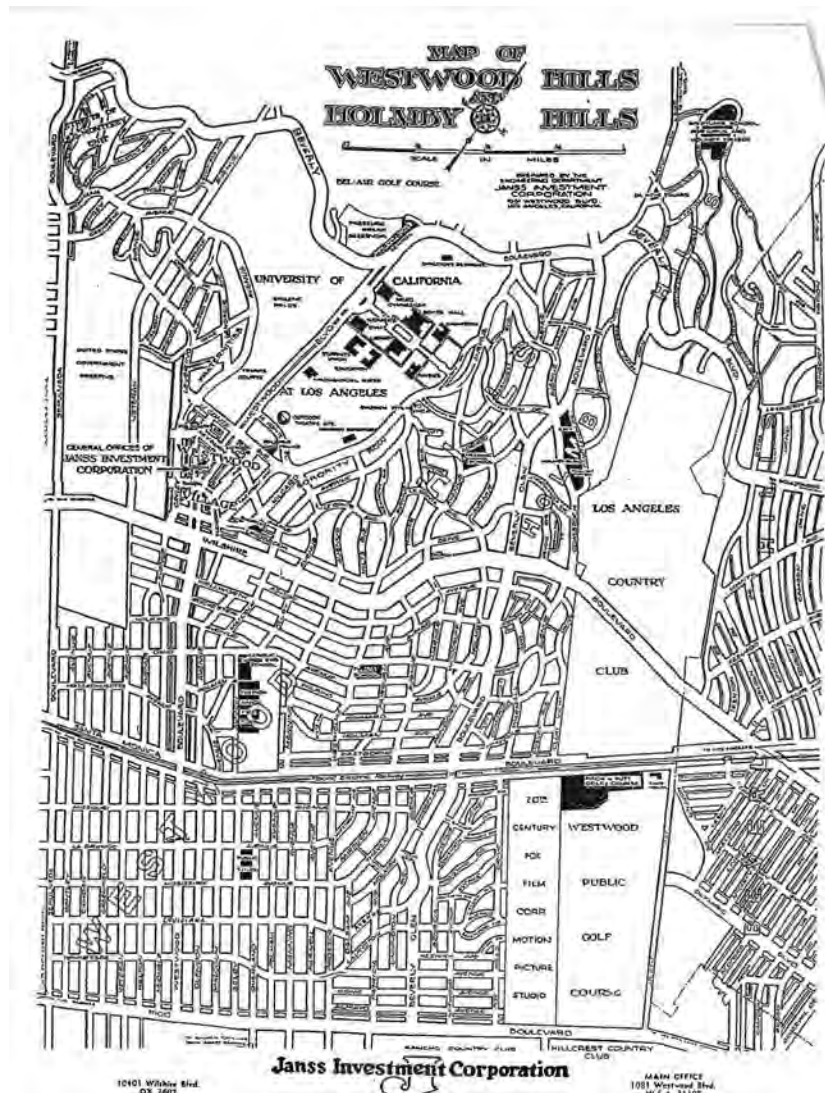
<sup>38</sup> Janss, "History of the Janss Family," 2.

<sup>39</sup> Harold Janss, "History of the Janss Family," written circa 1940 (Katy Lain collection), 3.

<sup>40</sup> Janss Investment Corporation 25<sup>th</sup>-Anniversary Brochure, "A Short History of Los Angeles," available at LAPL.

Janss began their earliest subdivisions on the south end of the Rancho San Jose de Buenos Ayres, between Pico and Santa Monica Boulevards, in 1922. Originally considered Westwood, the area located south of Olympic Boulevard is now called Rancho Park, a name that was attached to it after Olympic Boulevard cut through the original tract in 1936.<sup>41</sup> The tract combined single-family and multiple-family residential structures and a commercial district along Pico Boulevard. Rancho Park building stock featured Period Revival styles, with the Spanish Colonial Revival bungalow a heavy favorite. Architect Alan G. Siple worked prolifically for Janss, designing predominantly Revival style residences.<sup>42</sup>

**Figure 6: Westwood Hills, Holmby Hills, Westwood Village<sup>43</sup>**



<sup>41</sup> *Los Angeles Times*. 1936. How Olympic Boulevard's Route Extends to Sea Edge. April 19, p. D1. (ProQuest Historical Newspapers, *Los Angeles Times* [1881–1985]).

<sup>42</sup> Eleven Shadows. n.d. Kelton Homes Historical Preservation. Available: <<http://www.elevenshadows.com/kelton.htm>>. Accessed: October 23, 2008.

<sup>43</sup> Janss Investment Corporation. 1930. *Westwood Hills, Holmby Hills, Westwood Village*. Los Angeles, CA.

**Figure 7 (from left to right): Alan G. Siple House, 1841–1843 S. Kelton (HCM #747); Pengelly House, 1845 S. Kelton (HCM# 746); Durham House, 1851 S. Kelton (HCM# 745)**  
(Adopted 3/28/2003. Photo by Charles Fisher.)Error! Bookmark not defined.



Between 1924 and 1925, Janss developed the land between Wilshire and Santa Monica, and in 1926 broke ground north of Wilshire. According to Janss Co. Vice President, Harold Wilkins, “The north sold very fast...people wanted those high-priced homes. Beverly Hills was well developed by this time, and Bel Air started after we did.” In 1926 Westwood Hills was annexed to the City of Los Angeles, and Westwood Village “opened up” in 1928.<sup>44</sup>

### ***Westwood Village***

Westwood Village is considered to be a national example of excellence in community planning. After the University of California announced its intentions to locate its new campus there, Janss planned for the community’s “exceptional character,” establishing design guidelines and enlisting prominent architects, such as Allison & Allison, Gordon Kaufman, S. Charles Lee, and Paul Williams.<sup>45</sup> A nationally significant urban planner was hired, Harland Bartholomew, who worked for three years on project development in concert with the director of the Los Angeles City Planning Department, Gordon Whitnall. Research was conducted nationwide, and as a result of these efforts, commercial development along Wilshire Boulevard was banned to allow automobile traffic to flow toward the ocean. The heart of the village lay with the Janss Building, located at the conjunction of Westwood, Broxton, and Kinross, and the first building to be constructed in Westwood in 1929. Because the village had no center, property values were maximized. Janss retained control over the choice of merchants and where they would be located. According to architectural historian Richard Longstreth, “Janss’ remarkable conception did more than validate the efficacy of planned business development. The complex proved among the most successful ventures in the commercial expansion of Los Angeles during the interwar decades, despite a generally poor economic climate.”<sup>46</sup>

<sup>44</sup> Gerald Faris, “Pioneer A. H. Wilkins Recalls Dynamic History of ‘Village,’” *West Los Angeles Citizen*, January 10, 1963 (no page number). Clipping available in LAPL’s California Index Database: <http://www.lapl.org>.

<sup>45</sup> Richard Longstreth 115-118

<sup>46</sup> *Ibid*, 170

**Figure 8: Janss Investment Company “Dome” Building**<sup>47</sup>Error! Bookmark not defined.



### ***Holmby Hills***

As part of subdivision plans for Holmby Hills, Harold and Edwin Janss commissioned grand estates for themselves which would serve as model homes for that development. Architect Gordon B. Kauffman designed a Mediterranean Revival estate for Harold Janss on S. Carolwood Avenue and a Mediterranean Revival estate for Edwin Janss on Sunset Boulevard (both demolished since 2000).<sup>48</sup> Strict architectural review was established, with utility and telephone lines buried underground, as in neighboring Bel-Air.<sup>49</sup> The Janss brothers donated an adjacent park to the city, Holmby Park, inside which is located a plaque dedicated to Arthur Letts.

### ***Westwood Hills***

In Westwood Hills, located to the east of UCLA, an upscale middle-class subdivision was planned. In their promotional brochure, Janss wrote, "Restrictions hold these houses to a high type, and these restrictions are designed to hold for years to come." Janss combined ambitious quality with what they called "the 'own-your-own home movement,' which is sweeping the nation...Thousands of people have attended the initial openings of Janss demonstration homes." Financing was provided by loan offices, insurance companies, and the FHA.<sup>50</sup>

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<sup>47</sup> City of Los Angeles HCM #364, declared December 21, 1988 [www.laokay.org].

<sup>48</sup> Watters, *Houses of Los Angeles: 1885-1919, Volume II (1920-1935)*, 129, 209, 307.

<sup>49</sup> *Ibid.*, 209.

<sup>50</sup> Janss Investment Corporation, "Westwood Hills, Holmby Hills, Westwood Village," brochure and map, Westwood-Holmby Historical Society collection, circa 1931.



**Figure 9: Westwood Model Residence<sup>51</sup>**



The northwestern corner of the Rancho San Jose de Buenos Ayres was subdivided into a tract originally called the “Streets of Monterey,” echoing the Spanish and Mediterranean Revival themes of the overall development. This area, now called Westwood Hills, is an area of single-family residences located west of Veteran Avenue, south of Sunset Boulevard. During the 1930s, Janss sold lots, and homes in the tract were constructed in Period Revival styles, including Spanish Colonial Revival and Monterey Revival, employing favorite Janss architects Alan G. Siple and P.P. Lewis.<sup>52</sup> Some apartment buildings have been constructed along Sepulveda Boulevard, but the area retains its historic building stock of Period Revival homes.

#### ***North Village, Fraternity Row, Sorority Row***

The North Village is located between Veteran Avenue on the west and UCLA on the east, near the Rancho San Jose de Buenos Ayres’ northwestern boundary. It is a hilly site, characterized by Fraternity Row along Gayley Avenue and fraternity houses occupying parcels on neighboring streets. UCLA fraternities were constructed beginning in the 1930s through the 1940s, in the Mediterranean and Colonial Revival styles. The fraternity house of Kappa Sigma was designed by prestigious African-American architect Paul Williams, on behalf of Westwood Mortgage and Investment Company.<sup>53</sup> From 1929, multi-family residential buildings and apartments were built on the hilly site to house students and faculty members. Several Modern apartment buildings designed by Richard Neutra are located on Strathmore Drive.<sup>54</sup>

<sup>51</sup> *Los Angeles Times*. 1992. Planned as New Westwood Model Residence. August 7, p. 15.

<sup>52</sup> Jennifer Lisle, “Could be tough to live here (for Trojans),” *Los Angeles Times*, December 30, 2007.

<sup>53</sup> Johnson Heumann Associates, “Westwood Village: A Development History,” Cultural Resources Documentation Report of Westwood Village for the Westwood Specific Plan, Gruen & Associates (1985), 16.

<sup>54</sup> *Ibid*, 17.

**Figure 10: Richard Neutra's Strathmore Apartments<sup>55</sup>**



Building in the North Village declined during the war but resumed after 1945, once construction materials became available. Colonial Revival style apartment buildings prevailed, until development pressures resulted in the replacement of older apartments with newer structures during the 1970s.<sup>56</sup> On the opposite end of campus, Janss placed Sorority Row, distancing it with Victorian propriety from its male counterpart. Architects were commissioned to submit Mediterranean Revival designs.<sup>57</sup>

According to architectural historian Jim Heimann, the Janss Westwood development was the most diverse of its time, appealing to all socioeconomic and class levels.<sup>58</sup> However, per standard industry practice during the 1920s through the 1960s in Los Angeles, the developers maintained and implemented strict restrictive covenants, perpetuating the segregation of residential space begun when the Los Angeles enacted its first zoning ordinances restricting industrial space to communities around the downtown core. The Los Angeles City Council passed its first zoning ordinance restricting industrial space in 1904, and subsequent ordinances in 1908 and 1909 established seven industrial and two residential districts in the City. By 1924, Los Angeles had become the eighth largest manufacturing center in the nation, with industries such as motion pictures, aviation, and oil dotting Los Angeles' agricultural regions.<sup>59</sup>

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<sup>55</sup> Los Angeles Public Library Photo Database No. 00034143. Photograph by Julius Shulman, 1939.

<sup>56</sup> Johnson Heumann Associates, *Westwood Village*.

<sup>57</sup> *Ibid*, 14.

<sup>58</sup> Jim Heimann, "Building on the Past for a Future Westwood," *Los Angeles Times*, December 26, 1999, M-1.

<sup>59</sup> Greg Hise, "Industry and Imaginative Geographies," in Tom Sifton and William Deverell, eds., *Metropolis in the Making: Los Angeles in the 1920s* (Berkeley: University of California Press, 2001), 13-44.

## Restrictive Covenants in Community Building

Like real estate developers on a national scale, developers in Los Angeles imposed restrictive zoning and covenants on their subdivisions. Historian George Sanchez's work has focused on that pattern of racial segregation in Los Angeles, and he writes that the first "racially restrictive covenant filed in Los Angeles occurred in 1902, using the all-inclusive term 'non-Caucasians' to define all who could not purchase property."<sup>60</sup> By the 1920s, an era of unprecedented population growth and immigration into Los Angeles with tensions exacerbated, including the rise of the Ku Klux Klan in the Southland, the instrument of racial exclusion had been perfected. Sanchez writes, "The racial covenants, coupled with other exclusionary measures, were highly effective by the 1920s, in affluent and working class communities throughout Southern California, with few African Americans, Latinos, or Asian Americans living outside of highly restricted areas."<sup>61</sup>

Mark Weiss has shown that the Los Angeles Realty Board played an important role in zoning and planning strategies.<sup>62</sup> Developers Walter Leimert and Janss, developers of Leimert Park and Westwood respectively, targeted white, middle-class homeowners. Writes Scott Kurashige, "Leimert...contributed to regional and national trends in residential segregation." The landmark Gary case that upheld racial covenants in 1919 was reinforced in the case of a lawsuit against Janss in 1925, *Janss v. Walden*, when the "company filed to prevent an African American family from residing in a Janss home originally purchased by a white man." In the development of Westwood, Janss used the following restrictive covenant: "No part of said real property shall ever be leased, rented, sold or conveyed to any person who is not of the white or Caucasian race, nor be used or occupied by any person who is not of the white or the Caucasian race whether grantee hereunder or any other person."<sup>63</sup>

## Westwood Industrial Development: Twentieth Century Fox Studios

Janss originally set aside land between Wilshire Boulevard and Pico Boulevard for "studio sites," according to Arthur Letts' biographer, William Kilner.<sup>64</sup> Twentieth Century Fox Studios was formed in 1933 when Fox Film Corporation, founded by William Fox, merged with Twentieth Century Pictures, founded by Joseph Schenck and Darryl F. Zanuck. In 1935 Zanuck announced that the new company would move all production facilities to Westwood from the site Fox had previously occupied on Western Avenue. In the early 1960s, as a result of failed pictures and needing capital, Twentieth Century Fox sold off much of its original backlot, which was developed into Century City by UCLA campus architect and planner Welton Becket.<sup>65</sup>

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<sup>60</sup> George Sanchez, "The History of Segregation in Los Angeles: A Report on Racial Discrimination and Its Legacy," n.d., 1-4.

<sup>61</sup> Ibid.

<sup>62</sup> Mark A. Weiss, *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning* (New York: Columbia University Press, 1987), 80.

<sup>63</sup> Scott Kurashige, *The Shifting Grounds of Race: Blacks and Japanese Americans in the Making of Multiethnic Los Angeles*, (Princeton: Princeton University Press, 2008), 29.

<sup>64</sup> Kilner, *Arthur Letts, A Biography*, 176.

<sup>65</sup> *Los Angeles Times*, "Century City to Start Work on 5 Major Buildings in '63," December 24, 1962.



## UCLA Master Plans

Northern California architect George Kelham was hired in 1925 to help design the campus layout for the new University of California at Los Angeles located in Westwood. Initial architectural plans called for forty buildings built in the red brick Romanesque style of the European cities of Milan and Genoa. It was felt that the rolling hills and mild climate of Westwood shared similar qualities to that of Northern Italy. In addition, this style of architecture had been popular on California educational institutions throughout the teens and 1920s, and was used on the university's former site on Vermont Avenue. Ten buildings had been constructed in the Romanesque style on the UCLA campus by 1932 along with a large scale campus landscape project under the direction of John W. Bell. With the onset of the Great Depression in the 1930s and the death of Kelham in 1935, campus expansion slowed considerably until after World War II.<sup>66</sup>

**Figure 11: UCLA, 1929, Opening Day<sup>67</sup>**



In 1948, UCLA named architect Welton Becket master planner and supervising architect for the university's proposed campus expansion. With increased enrollment at UCLA as a result of the introduction of the G.I. Bill in 1944, the campus expansion and new construction was necessary to address a growing student body. Becket would oversee the construction of a number of new

<sup>66</sup> David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, 144.

<sup>67</sup> Los Angeles Public Library Photo Database No. 00042352.jpg.

academic building and student housing as well the expansion and remodeling of existing buildings. Along with Becket, principle architect Carl C. McElvy and landscape architect Ralph D. Cornell would play instrumental roles in shaping the overall design of campus growth.

While most buildings at UCLA had a Northern Italian Romanesque architectural style prior to World War II, the UCLA's post-war master plan largely abandoned the former style to make way for the increasingly popular Modern style.

### **Westwood Development in the 1950s and 1960s**

Like most of the Los Angeles region during the 1950s, Westwood Village experienced substantial development pressure in the postwar period. What was originally intended as a low-density, Mediterranean themed village increasingly gave way to multi-story offices, hotels, and apartments along Wilshire Boulevard by the early 1960s. The sale of \$6.5 million worth of Westwood commercial real estate by the Janss Family to Arnold Kirkeby marked a watershed period in village development. The sale included 20 buildings, 50 stores, and 14 parking lots that had formerly been part of the Janss family holdings. The Janss family had maintained the low-density built environment of Westwood since they originally developed the community in the late 1920s. With the sale of their holdings to Kirkeby, the village was now open to more intense development and a move away from the original community layout.<sup>68</sup>

**Figure 12: Ship's Westwood<sup>69</sup>**

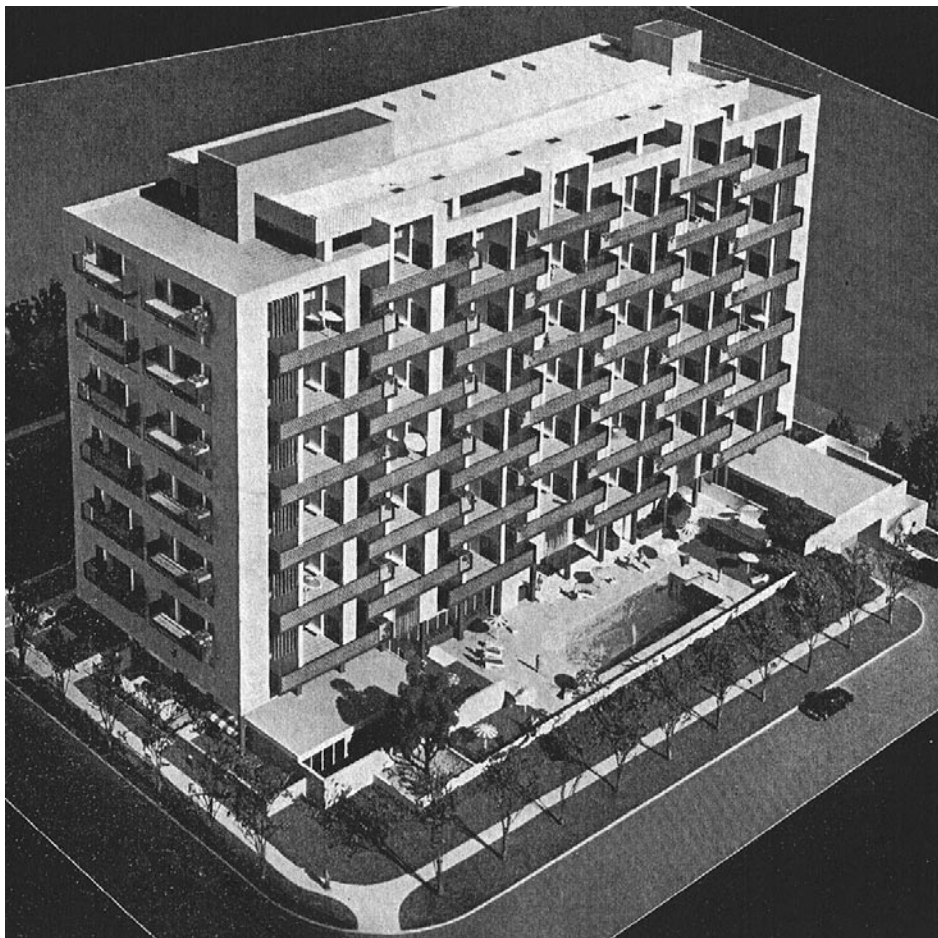


<sup>68</sup> "Building on the Past for a Future Westwood." *Los Angeles Times*. Dec 26, 1999.

<sup>69</sup> Located at 10877 Wilshire Blvd. at Westwood Blvd. [Hess, 1986].

During the 1950s, a number of multi-story hotels and apartments were constructed along Wilshire Blvd., and many ranged from 5 to 15 stories in height. Architects typically designed these buildings in the Modern architectural style, a design style popular at the time for large commercial and residential buildings. Although high-rise buildings over 20 stories wouldn't appear in Westwood until the 1960s, the tone was being set for increased density in Westwood in the preceding decade. Some of the multi-story construction along Wilshire included an 8-story apartment building (10717 Wilshire Blvd.) designed by Maurice H. Fleishman in 1950, an 11-story (10401 Wilshire Blvd.) apartment building designed by Martin Stern Jr. in 1951, and the 14-story Wilshire Terrace apartments designed by Victor Gruen in 1958.<sup>70</sup> Although off of Wilshire, the Bullock's Westwood department store on Weyburn Ave., built in 1951, serves as another Modern style architectural contribution to Westwood during this period.<sup>71</sup>

**Figure 13: Wilshire Terrace Apartments<sup>72</sup>**



<sup>70</sup> "Large Apartment Structure Being Built in Westwood." *Los Angeles Times*. Aug 13, 1950.

<sup>71</sup> "Scarcity of Land for Urban Use Stresses Need of Proper Planning." *Los Angeles Times*, Feb 7, 1960.

<sup>72</sup> Located at 10375 Wilshire Blvd. Designed by Victor Gruen and built in 1958.



One of the most noteworthy landmarks in Westwood from the 1950s came in the form of a coffee shop designed by architect Martin Stern Jr., which epitomized the Googie architectural style prevalent in midcentury Southern California. Built in 1958, Ship's coffee shop served as a primary example of "Coffee Shop Modern," a subset of Googie architecture that generally applied to restaurants built in the 1950s and 1960s with exaggerated, space-age design features. With a prominent location on bustling Wilshire Boulevard, the coffee shop's unique assembly of forms and material, as well as an iconic rocket-shaped marquee, became an eye-catching attraction to motorists passing along the boulevard.<sup>73</sup> Ship's was torn down in 1984, prompting the formation of the Los Angeles Conservancy's Modern Committee, devoted to preserving Modern architecture in Los Angeles.<sup>74</sup>

**Figure 14: Kirkeby Building Westwood (Occidental Petroleum Headquarters)**



After purchasing fifty percent of the Janss' Village properties in 1955,<sup>75</sup> businessman Arnold Kirkeby commissioned the construction of his namesake building on Wilshire Boulevard in Westwood, designed by Claude Beelman, in 1961. "Beginning in the early 1960s, the scale of

<sup>73</sup> Hess, Alan. *Googie: Fifties Coffee Shop Architecture*. San Francisco: Chronicle Books, 1985.

<sup>74</sup> [www.modcom.org](http://www.modcom.org). Accessed October 31, 2008.

<sup>75</sup> Patricia A. Allen, *Janss: A Brief History* (Thousand Oaks: Janss Recognition Committee, 1978), 6; William W. Clary, *History of the Law Firm of O'Melveny & Myers: 1885-1965, Volume II* (Los Angeles: Privately Printed, 1966), 495.

Westwood Village was destroyed,” wrote David Gephard and Robert Winter.<sup>76</sup> Further zoning changes along Wilshire Boulevard permitted the construction of modern high rise apartment buildings, continuing through to the present day, altering the neighborhood’s identity permanently.

### **Westwood Village Specific Plan: Historic Resources Survey 1985**

In 1985, Johnson Heumann Research Associates surveyed Westwood Village on behalf of Gruen & Associates, who were preparing the Westwood Village Specific Plan. Concern about the demolition of original buildings in the neighborhood and along Wilshire had raised concerns within the community. According to their report, “34 buildings in the East Village and 56 in the North Village were found to be National Register-eligible.” Four buildings were proposed for local landmark status, and two potential local historic districts were identified in the East Village.<sup>77</sup>

### **Janss Hallmark in the Streets of Westwood**

During the development of Westwood, Janss Investment Company stamped its hallmark into the concrete of the streets it created. Many of these imprints remain. Other developers and contractors also left their mark in sidewalks and curbs in the area.

**Figure 15: Janss Investment Company Stamp Imbedded in a Sidewalk<sup>78</sup>**



### **Wilshire Boulevard History**

Wilshire Boulevard, the main thoroughfare of Los Angeles, was imagined on a grand scale, but had a slow start and developed in stages that reflected the mood and temperament of the city. The originators of the boulevard were Henry Gaylord Wilshire and his brother, William. The

<sup>76</sup> Gebhard & Winter, *An Architectural Guidebook to Los Angeles*, 136.

<sup>77</sup> Johnson Heumann Research Associates, Cultural Resource Documentation Report, 18-22.

<sup>78</sup> Allen, Patricia A. 1978. *Janss: A Brief History*. Thousand Oaks, CA: Janss Recognition Committee, p. 2.

Wilshire brothers, originally from Cincinnati, Ohio, lived in San Francisco, California, during the early 1880s selling safes. During the California land boom, they moved to southern California in 1886 and invested in Long Beach property. The brothers developed an oceanfront subdivision and built a grand hotel. Unfortunately, the hotel burned down and they then relocated inland to the area that would become Orange County (Roderick and Lynxwiler 2005).

During this time, in 1887, Gaylord bought a 35-acre barley field located on the western town boundary of Los Angeles that overlooked Westlake Park. The property lay untouched as Gaylord ran the Fullerton Land and Trust Company, but he subsequently lost most of his land in the bust that followed the boom. William returned to San Francisco; Gaylord grew walnuts and grapefruit and served as a bank manager. There remains a Wilshire Avenue in Fullerton and a Wilshire Square neighborhood in Santa Ana (Roderick and Lynxwiler 2005).

In 1895, William and Gaylord returned to Los Angeles to develop the 35-acre barley field. They filed subdivision papers and announced plans to develop a wide boulevard that they called the Wilshire Boulevard Tract. The brothers proposed to grade a 120-foot wide graveled boulevard that stretched four blocks between Sunset Park (Lafayette Park) and Westlake Park (MacArthur Park). They lobbied to encircle the tract with special street car lines, but insisted that the city council forever forbid the laying of tracks on their boulevard. In return, they would build a second, intersecting boulevard alongside Sunset Park, if the City would provide the land. The land was provided and the road connecting the parks was named Wilshire Boulevard (Roderick and Lynxwiler 2005). The Wilshire Boulevard neighborhood was planned to be residential and exclusive, appealing to the upper strata of Los Angeles society.

In 1898, Harrison Gray Otis, publisher of the Los Angeles Times, built a two-story Mission Revival residence at Wilshire Boulevard and Park View Street. Following Otis's lead, upper echelon Angelinos began purchasing lots on Wilshire, and soon owning a residence on the Boulevard became a status symbol (Roderick and Lynxwiler 2005). The Wilshire brothers initiated the westward migration from downtown Los Angeles, but it took other influential Angelinos and the automobile age to keep the momentum of development rolling forward, extending the reach of Los Angeles to the Pacific coast.

The project route goes through the Westlake District, which is located within the original boundary of the City of Los Angeles. Early landowners in the Westlake area included Civil War General George Patton (father of the renowned World War II general), who purchased land from the city at public auction in the mid-1860s. The area was subdivided in the mid-1880s as the city expanded westward, following a population boom. The parkland was acquired by the city on January 6, 1886 and named Westlake Park; the lake, which had been a neglected pond, was enlarged in 1890. Westlake Park was developed as a streetcar suburb. The industrialization of Los Angeles at the end of the 19th century had caused an influx of working class people into downtown Los Angeles. The city's affluent residents left the city center for new suburban residential developments on the city's periphery. Streetcars provided residents easy access to the central business district, while allowing them to escape the congestion of the urban center.

During the 1920s, Westlake was composed of single-family and multi-family residential buildings with local commercial businesses serving the neighborhoods. Westlake was originally connected to downtown via Orange Street, but by the 1920s, Wilshire Boulevard was extended through the

park and Orange Street was renamed Wilshire. This transformed the perception of Westlake from a fashionable downtown suburb to a destination for business and entertainment. Westlake Park was renamed MacArthur Park after World War II in honor of General Douglas MacArthur.

The Miracle Mile historic district along Wilshire Boulevard was developed as a shopping district between La Brea Boulevard and Fairfax Avenue. A.W. Ross, a realtor from Iowa, was inspired to create the shopping district after the successful opening of the Ambassador Hotel in 1921. Ross's new retail center would cater to the residents in the Beverly Hills and Hancock Park area so that they could avoid the congestion and lack of parking that was plaguing downtown. Ross felt that four miles was the "magic" distance that a shopper would travel and so on a map, he drew circles of four miles in diameter around the new residential communities of Beverly Hills and Hancock Park and bought land where the circles intersected Wilshire Boulevard (Roderick and Lynxwiler 2005).

At the outset, Ross did not have many supporters for his project, and his detractors called it "Ross's Folly." This four-mile stretch of Wilshire Boulevard included the La Brea Tar Pits that oozed asphalt and belched sulfurous fumes, and there were many oil derricks working full time. There were also two airfields located at the intersection of Wilshire and Fairfax. Cecil B. DeMille owned the field on the northwest corner and Charlie Chaplin's brother, Syd, ran the landing strip on the southwest corner (Roderick and Lynxwiler 2005). But Ross knew that Los Angeles would continue to spread out with the aid of the car, and it didn't take very long for him to be proven right. The earliest establishments were small storefronts, often with a mezzanine or upstairs studio. Ross called his development the Wilshire Boulevard Center until an investor, impressed by the activity so far from downtown, suggested the Miracle Mile. Ross's determination had won out and lots sold quickly in the unincorporated county territory. The success of Miracle Mile threatened the interests of downtown competitors, and in 1925 Los Angeles annexed the Miracle Mile and zoned it for residential use only. Not to be deterred, Ross exploited a loophole in the law that allowed for "spot zoning." Spot zoning involved going before the planning commission and city council on a case-by-case basis to seek individual waivers of the commercial ban. Consequently, this gave Ross influence over what was built. However, in later years, the development of office buildings and the Los Angeles County Museum of Art would push Miracle Mile further from its original focus on shopping (Roderick and Lynxwiler 2005).

Following the Janss development of Westwood, Westwood Village would become a popular regional shopping destination through the early 1990s (Longstreth).

### **Westwood and Brentwood Religious Institutions along Wilshire Boulevard**

Westwood and Brentwood religious institutions provide a snapshot of the twentieth-century transformation in population and in racial and ethnic diversity in Los Angeles. By the 1920s, the multiplicity of faiths and the variety of worship in Los Angeles aggravated the apprehension of many outside observers and skepticism of many residents. Decennial federal religious censuses from 1916 to 1936 document the remarkable expansion of congregations and facilities, as well as diversity of beliefs. Michael Engh asserts that Los Angeles was simply experiencing the spiritual consequences of its enormous population growth.<sup>79</sup>

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<sup>79</sup> Engh, Michael E., S.J. "Practically Every Religion Being Represented." Ed. Tom Sitton and William Deverell. *Metropolis in the Making: Los Angeles in the 1920s*. 202.

One aspect of change in Los Angeles religious demographics in the 1920s was the construction boom after World War I that altered the physical environment. Church and synagogue officials reported religious facilities in city worth a total of \$6.7 million in 1916, while value soared to \$29.5 million by 1926. Engh writes that an “architecture of success and prosperity emerged along Wilshire Boulevard in particular. Many congregations with humble roots in the downtown and eastern areas of the city moved to impressive new structures in the 1920s. These include First Baptist (1927), First Unitarian (1930), Immanuel Presbyterian (1927-29), Congregation B’nai B’rith, which became Wilshire Boulevard Temple (1929), St. James Episcopal (1918), and others.”<sup>80</sup>

Two trends stand out in the first two decades of the twentieth century. First is that denominational distinctions, which had been severe at the turn of the century, began to blur. This seemingly should have strengthened the cohesiveness of voluntaristic Protestantism, but it did not. Further, minorities generally worshiped in their own congregations, outside the power structure of voluntaristic Protestantism. Second is a change in neighborhood focus. At the turn of the century, churches drew their congregations from surrounding local neighborhoods and were small enough to provide neighborhood organizations. By the 1920s, many churches were still clustered in residential areas, but buildings and congregations had lost neighborhood integrity. Some, most notably the churches along Wilshire Boulevard, were mammoth in size and drew congregants from throughout the city, not only surrounding neighborhoods.<sup>81</sup>

### **Works Progress Administration**

In the 1930s during the Great Depression, the federal government formed the Works Progress Administration (WPA), one of the alphabet soup agencies established by the Roosevelt Administration, to employ thousands of America’s unemployed desperate for paid work. In contrast with the Progress Works Administration that was organized to fund massive infrastructure projects, the WPA was tasked with employing hundreds of thousands of out of work Americans in constructing public buildings such as public schools, post offices, and courthouses, as well as building roads and bridges. Almost every community in the United States including Los Angeles had a park, bridge or school constructed by the agency. In Westwood, a humble reminder of the WPA’s efforts is a small stamp on the curb in front of 10635 Wilshire Boulevard indicating that WPA funds paid for the roadwork.

### **Brentwood**

The community of Brentwood lies within the original boundary of the Rancho San Vicente y Santa Monica, purchased by Robert S. Baker from members of the Sepulveda family in 1872 for \$50,000. After Baker, Jones, and the Santa Monica Land & Water Company deeded 300 acres to the federal government in 1888, subdivision of the surrounding area began. The Western Pacific Development Company acquired land in the early 1900s and began platting the site to be known as “Brentwood Park,” bounded by 26<sup>th</sup> Street on the east, Cliffwood Avenue on the west, San Vicente Boulevard on the south, and the Santa Monica Mountains to the north. The new

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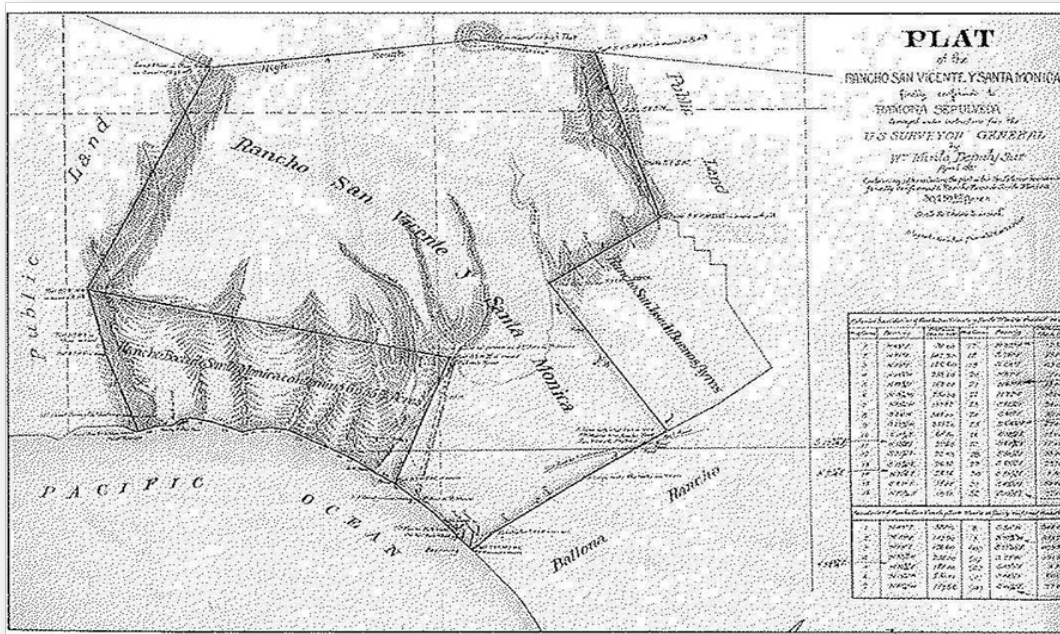
<sup>80</sup> Engh, pp. 203.

<sup>81</sup> Singleton, pp. 86.



subdivision, intended for the wealthy, was modeled after Golden Gate Park in San Francisco. Remaining land from the original rancho, now making up modern Brentwood, was developed by Alphonso Bell, Sr. as part of the Bel Air District in 1924.<sup>82</sup>

**Figure 16: 1881 Plat Map of Rancho San Vicente y Santa Monica<sup>83</sup>**



### West Los Angeles Veterans Administration Campus

On May 1, 1888, the Pacific Branch National Home for Disabled Volunteers (now the Veterans Administration) opened on a 600-acre site where present-day Wilshire Boulevard meets the San Diego Freeway (I-405). The West Los Angeles location had been chosen by the federal government after heavy competition among more than 60 local landowners who hoped to benefit from the financial resources the government was pouring into the facility. The West Los Angeles site provided an excellent climate for recuperating Civil War veterans, and the first soldier, Private George Davis of New York, moved into a tent on the grounds on May 2, 1888, determined to escape the East Coast winter.<sup>84</sup>

To secure the deal, Colonel Robert S. Baker, Nevada Senator John P. Jones, and the Santa Monica Land and Water Company offered the government \$50,000, in addition to donating 300 acres of land from their holdings of the Rancho San Vicente y Santa Monica.<sup>85</sup> Baker and Jones hoped the presence of the Old Soldier’s Home (as it became known) would

<sup>82</sup> Gebhard & Winter, *An Architectural Guidebook to Los Angeles*, 123.

<sup>83</sup> Map includes land that would later become the community of Brentwood [Loomis, 2008].

<sup>84</sup> Cecilia Rasmussen, “L.A. Scene,” *Los Angeles Times*, August 29, 1994, B3.

<sup>85</sup> Staff of the Brentwood Branch Library, *Brentwood*, n.d., 2.

boost land sales and boost the economy of their town site of Santa Monica.<sup>86</sup> Rancher John Wolfskill, owner of the adjoining Rancho San Jose de Buenos Ayres to the east, now Westwood, donated the remaining 300 acres.<sup>87</sup>

Prominent New York architect Stanford White designed the original campus. Amidst orchards and bean fields, he constructed barracks, called “domiciliaries,” designed in the Shingle style.<sup>88</sup> Cottages along what is now Wilshire Boulevard housed veterans’ widows, earning the nickname “Widow’s Row.” On land to the south of the Old Soldier’s Home, Jones and Baker created the town of Sawtelle in 1896. Arrangements with Moses Sherman and H. P. Clark brought the Pacific Electric streetcar line to Santa Monica Boulevard, and a small depot was built on the Old Soldier’s Home grounds.<sup>89</sup> Most of the original White-era buildings were torn down in the late 1960s. The streetcar depot and the Catholic and Protestant chapels, both designed in 1900 by J. Lee Burton, remain and were individually listed on the National Register in 1972.

### **Wadsworth Chapel**

The Wadsworth Chapel is the oldest church on Wilshire Boulevard. It is located on the campus of the Veterans Administration Medical Center. The campus was utilized as a federal soldiers’ home as early as 1902. The Wadsworth Chapel is located on the northern part of the campus on Wilshire Boulevard. Several of the buildings located on the West LA Veterans Administration campus, primarily north of Wilshire Boulevard, are part of historic district listed on the National Register of Historic Places.

The entire complex was originally constructed as the Pacific Branch of the National Home for Disabled Volunteer Soldiers. The campus forms a part of a thematic group of veterans hospitals developed by the Veterans Bureau and constructed between 1920 and 1946. The building plans were based on the standard set plan developed by federal planners, and emphasized the overall integration of functions while isolating health care, administrative, residential, recreational, and maintenance activities.<sup>90</sup>

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<sup>86</sup> Rasmussen, “L.A. Scene,” B3.

<sup>87</sup> Harris, *Sixty Years in Southern California* (Los Angeles: Dawson’s Book Shop, 1984), 586.

<sup>88</sup> David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith, 2003), 123.

<sup>89</sup> Leonard Pitt, *Los Angeles A to Z* (Berkeley and Los Angeles: UC Press, 2000), 457.

<sup>90</sup> National Register of Historic Places Inventory – Nomination Form. “Los Angeles Architectural Set Historic District/Los Angeles Veterans Administration Medical Center.” Prepared by: Gjore Mollenhoff and Karen Tupek. July 13, 1981.

## Methodology

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ICF staff consulted national, state, and local inventories of architectural and historic resources to determine the location of previously documented historic and architectural resources proximate to the project.

The following standard sources of information were consulted in the process of compiling this report:

- National Register of Historic Places (<http://www.cr.nps.gov/nr>)
- California Historical Landmarks (State of California, 1996)
- California Points of Historical Interest (State of California, 1992)
- California Register of Historical Resources

Two previously identified historic properties are located in the APE: 1) the **Chateau Colline**, 10335 Wilshire Boulevard, listed in the National Register on May 22, 2003 and 2) the **Veterans Administration National Home Branch** historic district, determined eligible for the National Register on November 11, 1980.

Staff also conducted archival research to establish a context for resource significance and to identify local historical events, individuals, and development patterns. A record search at the South Central Coastal Information Center at California State University, Fullerton was performed on July 24, 2008.

Additional resources consulted in the process of compiling this report included:

- ProQuest digital archives for the *Los Angeles Times*
- Sanborn Maps
- Tract Maps
- Improvement records from LA County Archives
- TRW/Experian
- Fullerton Historical Society
- Los Angeles Department of Building and Safety

## Public Participation

In accordance with 36 CFR §800.4(a)(3), on October 23, 2008, letters were sent to consulting and interested parties who may have knowledge or concerns with historic properties in the area, and to request information regarding any historic buildings, districts, sites, objects, or archeological sites of significance within the project area. The letters were sent to the following recipients:

**AIA Los Angeles**  
3780 Wilshire Blvd., Suite 800  
Los Angeles, CA 90010

**Art Deco Society**  
P.O. Box 972  
Hollywood, CA 90078

**Los Angeles Forum for Architecture and Urban Design**  
Frank Escher, President  
PO Box 291774  
Los Angeles, CA 90029-8774

**Getty Conservation Institute**  
Timothy B. Whalen, Director  
1200 Getty Center Drive, #700  
Brentwood, CA 90049

**Society of Architectural Historians, Southern California Chapter**  
Merry Ovnick, President  
PO Box 56478  
Sherman Oaks, CA 91413

**California Preservation Foundation**  
Cindy Heitzman, Executive Director  
1611 Telegraph Ave., Suite 820  
Oakland, CA 94612

**Los Angeles Conservancy**  
Marcello Varvala, Preservation Associate  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

**Save Westwood Village**  
Laura Lake, President  
1557 Westwood Boulevard  
Box 235  
Los Angeles, CA 90024

**Veterans Park Conservancy**  
Susan C. Young, Executive Director  
11718 Barrington Court, Suite 245  
Los Angeles, CA 90049-2930

**Brentwood Historical Society**  
c/o Donald Bruce Kaufman  
Brentwood Branch Library  
11820 San Vicente Boulevard  
Los Angeles, CA 90049

**Historical Society of Southern California**  
200 East Avenue 43  
Los Angeles, CA 90031

**Hollywood Heritage**  
Attention: Marc Wanamaker  
P.O. Box 2586  
Hollywood, CA 90028

**Los Angeles City Historical Society**  
P.O. Box 41046  
Los Angeles, CA 90041

**Westwood-Holmby Historical Society**  
Carolyn Haber, President  
10956 Weyburn Avenue, Suite 200A  
Los Angeles, CA 90024

**Zev Yaroslavsky**  
Supervisor, Third District  
Board of Supervisors, County of Los Angeles  
821 Kenneth Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Los Angeles County Historic Landmarks and Records Commission**  
Attention: Louis Skelton  
500 West Temple Street  
Los Angeles, CA 90012

**Councilperson Bill Rosendahl**  
200 North Spring Street, Room 415  
Los Angeles, CA 90012-4801

**Councilperson Jack Weiss**  
200 North Spring Street, Room 440  
Los Angeles, CA 90012

**City of Los Angeles Department of City  
Planning**

**Office of Historic Resources**

Attention: Ken Bernstein  
City Hall, Room 620  
200 North Spring Street  
Los Angeles, CA 90012-4801

**Greg Fischer, Deputy**  
Councilperson Jan Perry  
200 North Spring Street, Room 420  
Los Angeles, CA 90012-4801

**City of Los Angeles Planning Department**

Gail Goldberg, Director  
City Hall, Room 667  
200 North Spring Street  
Los Angeles, CA 90012-4801

**City of Los Angeles Community  
Redevelopment Agency**  
Pauline Lewicki, Head of Environmental  
Planning  
354 South Spring Street  
Los Angeles, CA 90013

**Brentwood Neighborhood Council**  
Wendy-Sue Rosen, President  
11965 Venice Boulevard, Suite 202  
Los Angeles, CA 90066

**Senator Barbara Boxer**  
112 Hart Senate Office Building  
Washington, D.C. 20510

**Senator Dianne Feinstein**  
331 Hart Senate Office Building  
Washington, D.C. 20510

**Congressman Henry Waxman**  
8436 West Third Street, Suite 600  
Los Angeles, CA 90048

**State Senator Sheila Kuehl**  
State Capitol, Room 5108  
Sacramento, CA 95814

**Assemblywoman Karen Bass**  
State Capitol, Room 2117  
P.O. Box 942849  
Sacramento, CA 94249-0047

**Assemblyman Paul Koretz**  
State Capitol  
P.O. Box 942849  
Sacramento, CA 94249-0047

**Wilshire Park Association**  
Percy Austin  
811 S. Norton Avenue  
Los Angeles, CA 90005

**Comstock Hills Homeowners' Association**  
Jan Reichmann  
1429 Comstock Avenue  
Los Angeles, CA 90024

**Greater Wilshire Neighborhood Council**  
Daniel Kegel  
901 S Sycamore  
Los Angeles, CA 90036

**Westwood Hills Property Owners  
Association**  
Wayne Hodgest  
818 Thurston  
Los Angeles, CA 90049

**Homeowners Comstock Hills HOA and  
Westwood Homeowner's Association**

Caroline Spencer  
10316 Wilshire Avenue  
Los Angeles, CA 90024

**La Brea Tar Pits/ Natural History  
Museum**

Jennifer Mau  
900 Exposition Boulevard  
Los Angeles, CA 90007

**Westwood Gardens Civic Association**

PO Box 64194  
Los Angeles, CA 90064

## **Responses Received**

On October 31, 2008, an e-mail response was received from Laura Lake of the Coalition for Veterans Land as a result of the mailing. The e-mail stated that Munemori Hall and Holderman Hall, located at 1250 Federal Avenue and 1258 Federal Avenue, appeared to be significant buildings eligible for listing on the National Register.

On November 4, 2008, a telephone message was left by the Los Angeles County Historic Landmarks & Records Commission that stated they had no information on the respective properties.

In a telephone message left on November 5, 2008, the Community Redevelopment Area (CRA) stated that there were no buildings in the APE listed in their database.

On November 4, 2008, letters were returned to sender for the Homeowners Comstock Hills HOA and Westwood Homeowner's Association, Westwood-Holmby Historical Society, Westwood Hills Property Owners Association, and the California Preservation Foundation. Follow-up phone calls were made to each organization, with no response to the proposed work. As of November 21, 2008, no comments addressing the proposed project were received from interested parties. (See Appendix B: Letters from Interested Parties).

## **Field Survey**

A field survey of the architectural resources in the APE was conducted by the following architectural historians and historians at ICF who meet the Secretary of the Interior's Professional Qualifications Standards: Elizabeth Weaver and Andrew Bursan on August 5, 2008, and Elizabeth Weaver and Barbara Hoff Delvac on October 6, 2008. The field surveys evaluated architectural resources within the historic context presented in this technical report, whose primary author was Katy Lain. Additional authors of the context include ICF staff Andrew Burson, Barbara Hoff Delvac, Cate Wood, and Meghan Potter. The built environment surveys focused on those areas where only ground disturbing construction work is proposed for curb realignment.

## Results and Conclusions

### Current Conditions

The proposed project area is bounded by Comstock Avenue to the east and Malcolm Avenue to the west, and continues between Bonsall Avenue to the east to Barrington Avenue to the west, extending one parcel on each side of Wilshire Boulevard excluding the north side of Wilshire between Bonsall Avenue and Federal Avenue (see map in Appendix C). It is a predominately flat site with areas of rolling hills to the east that contains residential buildings, commercial buildings, and vacant lots.

The following two properties located within the built environment APE have already been included in or determined for the National Register:

**Table 1: Properties Included in or Determined Eligible for the National Register and Listed in the California Register**

Name	Address/Location	Community	Status
Chateau Colline	10335 Wilshire Blvd	Los Angeles, CA	NR # 03000426 LAHCM# 703
Veterans Administration Medical Center	Unavailable	Los Angeles, CA	NR #65001079

There are 21 parcels within the APE that contain buildings older than 50 years of age, with construction dates ranging from 1929 to 1957.<sup>91</sup> Those properties are summarized below and have been evaluated in detail on Department of Parks and Recreation Historical Resources Inventory Forms (series DPR 523) (Appendix A).

**Table 2: Properties Determined Eligible for the National Register and California Register as a Result of This Study**

Name	Address/Location	Community	Date Constructed	OHP Status Code
United States Army Reserve Center/ Sadao Munemori Hall	1250 Federal Avenue	Los Angeles, CA	1957	3S
Wilshire Terrace Luxury Apartments	10375 Wilshire Boulevard	Los Angeles, CA	1957	3S
N/A	10401 Wilshire Boulevard	Los Angeles, CA	1951	3S

<sup>91</sup> The buildings located on the Veterans Administration Medical Center parcel were divided onto separate forms in order to identify the three government buildings located on the parcel.

Name	Address/Location	Community	Date Constructed	OHP Status Code
Sinai Temple	10416 Wilshire Boulevard	Los Angeles, CA	1959	3S
Westwood United Methodist Church	10497 Wilshire Boulevard	Los Angeles, CA	1929, 1951	3S
Westwood Presbyterian Church	10822 Wilshire Boulevard	Los Angeles, CA	1938, 1949	3S

**Table 3: Properties Determined Not Eligible for the National Register or California Register as a Result of This Study**

Name	Address/Location	Community	Date Constructed	Eligibility
Unavailable	1116-1120 Manning Avenue	Los Angeles, CA	1941	Not eligible for NRHP or CRHR; no further evaluation.
Beverly Hills Plaza Hotel	10300 Wilshire Boulevard	Los Angeles, CA	1956	Not eligible for NRHP or CRHR; no further evaluation.
The Bermuda	10354 Wilshire Boulevard	Los Angeles, CA	1952	Not eligible for NRHP or CRHR; no further evaluation.
Unavailable	10530 Wilshire Boulevard	Los Angeles, CA	1952	Not eligible for NRHP or CRHR; no further evaluation.
Wilshire West	10635 Wilshire Boulevard	Los Angeles, CA	1957	Not eligible for NRHP or CRHR; no further evaluation.
Wilshire Westwood Terrace	10645 Wilshire Boulevard	Los Angeles, CA	1955	Not eligible for NRHP or CRHR; no further evaluation.
Unavailable	10655 Wilshire Boulevard	Los Angeles, CA	1955	Not eligible for NRHP or CRHR; no further evaluation.
Sterling Wilshire Building	10717 Wilshire Boulevard	Los Angeles, CA	1951	Not eligible for NRHP or CRHR; no further evaluation.
Unavailable	10763 Wilshire Boulevard	Los Angeles, CA	1940	Not eligible for NRHP or CRHR; no further evaluation.
La Salle Building	10777 Wilshire Boulevard	Los Angeles, CA	1954	Not eligible for NRHP or CRHR; no further evaluation.



<b>Name</b>	<b>Address/Location</b>	<b>Community</b>	<b>Date Constructed</b>	<b>Eligibility</b>
University Bible Center	10801 Wilshire Boulevard	Los Angeles, CA	1940	Not eligible for NRHP or CRHR; no further evaluation.
Holderman Hall	1250 Federal Avenue	Los Angeles, CA	1957	Not eligible for NRHP or CRHR; no further evaluation.
United States Air National Guard	1300 Federal Avenue	Los Angeles, CA	1958	Not eligible for NRHP or CRHR; no further evaluation.

## **Conclusions**

Although eight buildings within the APE are historic properties under Section 106 and historical resources under CEQA, they would not be affected by the proposed project. The proposed project plans to reduce the sidewalk on both sides of Wilshire Boulevard between Federal Avenue and Barrington Avenue, as well as the south side of Wilshire Boulevard between Bonsall Avenue and Federal Avenue. Although 1250 Federal Avenue is located along this stretch of curb cut, it would not have an effect on the identified historic resource.

Based on field observations and review of the proposed project changes to the sidewalks adjacent to the eight historic properties, none of the characteristics that qualify those historic properties for inclusion in the National Register would be affected.

The No Project Alternative would involve no project related activities, and therefore would not impact archaeological resources. Alternative A (Truncated Without Jut-out Removal), would involve a similar area and scope of project activities. Accordingly, impacts resulting from either of these alternatives would be less than, or similar to the proposed project.

## **Mitigation**

No effects on historic properties or historical resources were identified, therefore no mitigation measures are required.

## **Findings**

This technical report is being submitted on behalf of FTA to SHPO for concurrence with the determinations of National Register eligibility and the Section 106 finding of “no historic properties affected” with regard to architectural resources.

A separate technical report is being prepared for Section 106 and CEQA compliance regarding the identification and potential effects on archaeological resources.

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Watters, Sam

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Urban Land Planning*. Columbia University Press, New York. NY.

Westwood-Holmby Historical Society.

1989. Westwood Village 60<sup>th</sup> Birthday Brochure.

### **Personal Communication**

April 3, 2008, Telephone call from Richard Starzak, ICF to Amanda Blosser, historian on staff of  
the California State Historic Preservation Officer. Conversation discussed the Area of Potential  
Effects for the proposed project.

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## **APPENDICES**

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## **Appendix A: DPR 523a Forms**

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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\* Resource Name or #: 10801 Wilshire Boulevard

P1. Other Identifier: University Bible Center

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10801 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app)  
Assessor Parcel Number: 4360-003-014. LEGAL TRACT #9768 NE 40 FT OF LOT 26 AND ALL LEGAL LOT 26.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10801 Wilshire Boulevard on the corner of Malcolm Avenue, known as the University Bible Center, is a two-story church with attached facility building. The building has a smooth stucco finish and a cross gable roof with slightly overhanging eaves and composition shingles. The church features a three-story tower located on the southeastern corner of the building, which has a recessed entrance facing Malcolm Avenue accessed via concrete steps with a metal railing. The entrance has recessed double wood doors in the shape of a gothic arch, which is accented by molding on the elevation. The tower has a filled in window on the second floor and an entablature with a series of three wood vents. The roof of the conical tower is clad with composition shingles. The main elevation of the church is set back from the tower and displays 4 diamond pane windows in a wood frame with a lower sill. Above are triple lancet windows with three lights each and a lug lower sill. Another primary entrance is projecting off this elevation, which is identical to the tower entrance; however, there is a projecting porch that has a gothic arch entrance and side gable roof that creates a covered entry. The south elevation that faces Wilshire Boulevard displays a similar 3 pane lancet windows with diamond-pane glass. An attached T-shape building is located to the north of the church, which is two-stories tall and recessed from the church elevation. (See Continuation Sheet).

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northwest, 8/5/2008, P# Picture 113.png

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1940, TRW/Experian

\* P7. Owner and Address:

University Bible Center

10801 Wilshire Boulevard

Los Angeles, CA 90024

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\* NRHP Status Code 6Y

\* Resource Name or #: 10801 Wilshire Boulevard

B1. Historic Name: 10801 Wilshire Boulevard

B2. Common Name: 10801 Wilshire Boulevard

B3. Original Use: Religious

B4. Present Use: Religious

\* B5. Architectural Style: Gothic Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1939. Only known alterations include the second story window in the tower facing Malcolm Avenue was clad in stucco and what appears to be an entrance on the recessed elevation appears to have been stuccoed, as well.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Edgar Biresak

b. Builder: Frederick C. Rowley

\* B10. Significance: Theme Religious Architectural Development Area Wilshire Boulevard, Westwood

Period of Significance 1939 Property Type Church Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The University Bible Center, located at 10801 Wilshire Boulevard, is an example of a Gothic Revival church building. Although the building retains a high level of integrity, it does not display enough architectural significance or the work of a master. Therefore, it is not eligible for the National Register of Historic Places under Criteria C or the California Register of Historical Resources under Criteria 3. Research did not conclusively determine the history of events or significant persons related to this building so that it was not found eligible for the National Register of Historic Places under Criterion A and B or the California Register of Historical Resources under Criterion 1 and 2. It appears eligible for listing as a Los Angeles Historic Cultural Monument at the local level of significance in the context of a Period Revival church building along Wilshire Corridor.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #47845.

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



Page 3 of 3 Resource Name or #: 10801 Wilshire Boulevard.

APN: 4360-003-014

\* Recorded by: Elizabeth Weaver

Continuation     Update

**P3a.** The ground floor consists of arched diamond-pane wood frame windows with a lower sill that are grouped together and are paired with the second story windows, which consists of a pair of single-pane casement windows with a wood surround and lower wood sill. The projecting elevation of the T shape contains a front gable end that has two secondary entrances into the building, where one has a single pane glass transom within a wood surround. The doors flank a central double pane window with transom in a wood frame. The second floor has a single pane window with a lug sill above each door with a projecting central bay window with a wood frame and concrete support. The yard consists of grass with concrete walkways, flowers, small shrubs, and small trees.

**Photograph:**



Figure 1. East elevation, view northwest.



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10777 Wilshire Boulevard

P1. Other Identifier: La Salle Building

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10777 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4360-004-012. LEGAL TRACT #9070 LOTS 14 AND LEGAL LOT 14.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10777 Wilshire Boulevard is a three-story apartment complex that is U-shape in plan. The building has a cross-gable roof with overhanging eaves and composition shingles. The primary entrance is recessed within the main elevation that faces Wilshire Boulevard, where it is accessed via steps. The ground floor has a smooth stucco finish and horizontal wood clapboarding, along with casement windows. There is a band of stucco above the first floor, and the remainder of the second story consists of vertical wood siding with casement windows. Between the second and third floor is a band of slightly projecting horizontal wood siding that is topped with vertical wood siding and casement windows. The building is surrounded by a yard with mature growth trees and shrubs, which obscures the view of the building.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northeast, 8/5/2008, P# Picture 079.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1954, 1955; TRW/Experian

\* P7. Owner and Address:

10777 Wilshire Investors LLC

605 W Olympic Boulevard #900

Los Angeles, CA 90015

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* **Resource Name or #:** 10777 Wilshire Boulevard

B1. Historic Name: 10777 Wilshire Boulevard

B2. Common Name: La Salle Building

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* **B5. Architectural Style:** Modernist

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

This building was constructed in 1954. There are no known alterations.

\* **B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:**

There is a "City of LA" stamp in sidewalk, as well as a stamp that says "Janss Investment Co. 1926".

B9a. Architect: Louis Shoall Miller b. Builder: Unknown

\* **B10. Significance:** Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1954 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 10777 Wilshire Boulevard has no known associations with events or persons important in local, state or national history, including the owner at completion of construction, A. Rothenberg. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places under Criteria A or B and the California Register under Criteria 1 and 2. In addition, it does not appear to be eligible for listing in the National Register of Historic Places under Criterion C or the California Register under Criterion 3 since the building was not constructed as a masterwork or exhibits exceptional architectural design.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

Los Angeles Certificate of Occupancy#31658.

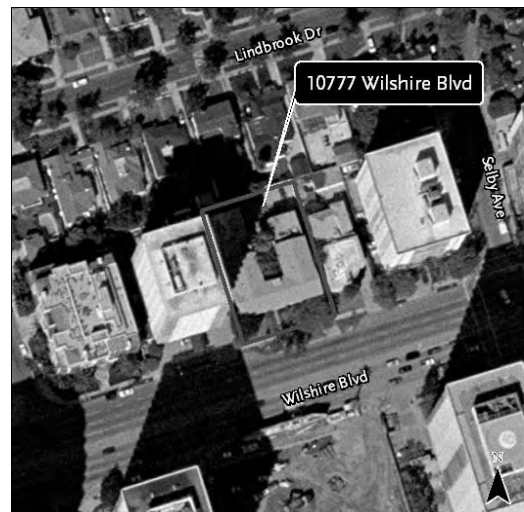
B13. Remarks:

\* **B14. Evaluator:** Elizabeth Weaver

**Date of Evaluation:** 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10763 Wilshire Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10763 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 4360-004-013. LEGAL TRACE #9070 LOT 16.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10763 Wilshire Boulevard is a three-story apartment building that is irregular in plan. The building has a smooth stucco finish and features elements of the Colonial Revival Style. There is a hipped roof with overhanging eaves and composition shingles. The primary entrance is located on the corner, where there is a cut-out section from the south and eastern elevations that created a primary façade. The entrance is accessed via newly constructed field stone steps with metal railing. There are double wood doors with a single pane of glass that has a wood surround, a narrow horizontal transom, and a swans neck pediment. The entrance has a two story round portico that is supported by two metal columns and two engaged metal columns. The elevations are symmetrically aligned, in which the entrance is flanked by a 2/2 double-hung wood window in thin wood surrounds and lower wood sill, that is replicated on the adjacent elevations. These windows that wrap onto secondary elevations are similar on the second elevation. The second story is divided from the first with a thin wood belt course. A 2/2 double-hung wood frame window above the main entrance is highlighted by wood shutters. Third story is separated from the lower two by a projecting lunette balcony which provides a porch for the main entrance. The balcony has a stucco finish and decorative thin metal railing. There is a sliding pair of glass doors that are centered within the corner of the two elevations and are flanked by a pair of two single-pane wood frame windows. The yard consists of lawn, bushes, and mature trees, as well as a concrete driveway that leads to a small one-story garage at the rear of the parcel that has a rough stucco finish and wood door.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking north, 8/5/2008, P# Picture 088.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1940, 1956: TRW/Experian

\* P7. Owner and Address:  
10777 Wilshire Investors LLC  
605 W Olympic Boulevard #900  
Los Angeles, CA 90015  
P--Private

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 10763 Wilshire Boulevard

B1. Historic Name: 10763 Wilshire Boulevard

B2. Common Name: 10763 Wilshire Boulevard

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1940. Only known alteration includes the replaced front steps and planters with field stone.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: J.J. Fees, engineer

\* B10. Significance: Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1940 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure is a Regency Revival design, with Colonial details. Alterations of accompanying landscape features include replacement front steps and planters with field stone. The building has no known associations with events or persons important in local, state or national history; nor was any information found on the original owner at the time of construction, Huyett H. Gaines. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places under Criteria A, B, and C or the California Register of Historical Resources under Criteria 1,2, or 3.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #3394.

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10300 Wilshire Boulevard

P1. Other Identifier: Beverly Hills Plaza Hotel

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10300 Wilshire Blvd City Los Angeles Zip 90212

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

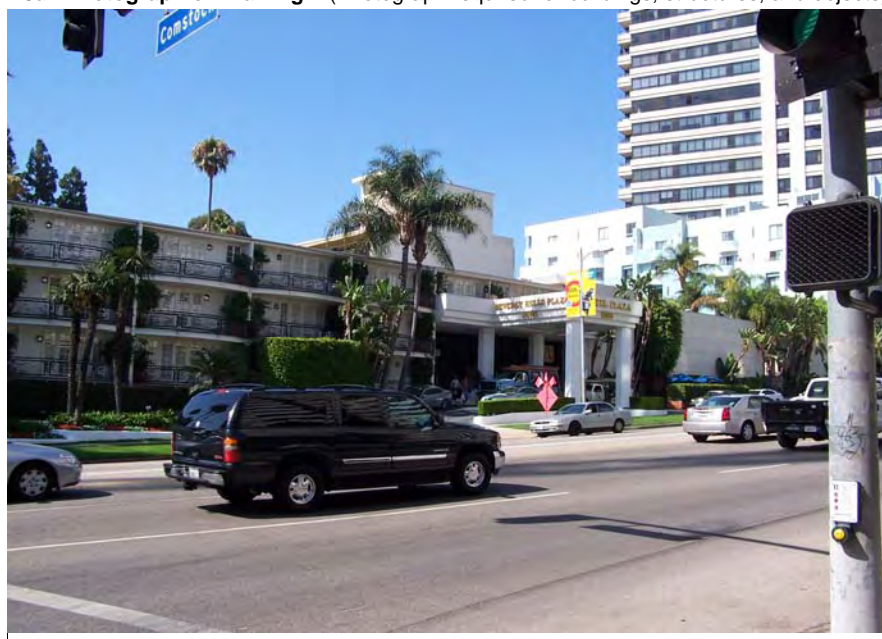
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 4327-013-027. LEGAL TRACT #6193 LOTS 1,2,3,4 AND LEGAL LOT 1.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
10300 Wilshire Blvd., known as the Beverly Hills Plaza Hotel, is a Mid-Century Modern utilitarian design concrete stucco building, 3-stories, 12-bays wide, with a flat roof, rectangular in plan with a central atrium and a non-original concrete porte-cochere 2 stories in height with a flat roof, and deep, smooth-surface stepped entablature supported on paired rectangular columns. The entablature serves as the sign board, with the name and address of the hotel. The façade [south elevation] parallels Wilshire Blvd. and is asymmetrical; to the east of the porte-cochere are 7 bays of hotel units each with a wide balcony comprising a curved profile concrete floor slab with decorative metal railing along its outer edge; the balconies do not appear to be original. Behind the decorative railing, each unit has an ensemble of a wood multi-pane French door and casement windows, both with wood surrounds. The 3rd story units above the porte-cochere have access to its roof, acting as a balcony. To the west of the porte-cochere is a plain concrete wall where the function rooms are likely located. The hotel is accessed by an asphalt circular driveway with an adjacent lawn; the site has a low concrete garden wall, hedges and planter beds generously filled with a variety of plants, shrubs, and palm trees.

\* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects) P5b. Description of Photo: (View, date, etc.)



Looking southwest, 8/5/2008, P# Picture 004.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

#Error

\* P7. Owner and Address:  
Donal Sterling & Sterling Family  
9441 Wilshire Boulevard  
Beverly Hills, CA 90212  
P--Private

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 10300 Wilshire Boulevard

B1. Historic Name: 10300 Wilshire Boulevard

B2. Common Name: Beverly Hills Plaza Hotel

B3. Original Use: Multi-Family Residential B4. Present Use: Hotel

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1955 with a design by Kenneth Lind, AIA. Alterations include the two story porte-cochere and metal balcony railings.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Kenneth N. Lind b. Builder: Richard Bradshaw, engineer; Contracting Engine

\* B10. Significance: Theme Modernist Hotel Development Area Wilshire Boulevard, Westwood

Period of Significance 1955-1957 Property Type Hotel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The hotel is a Mid-Century Modern utilitarian design, embellished by the decorative balcony railings and the porte-cochere, both alterations. The architect, Kenneth Nels Lind (1909-1975) partnered with Charles Luckman, 1939-1942 and later opened his own office. His designs cover a broad range and include apartments, hotels, private residences, senior public housing, community center, and religious buildings: Temple Isaiah, 1954 and Holman United Methodist Church, 1959, in the West Adams area. He also taught design and planning at USC and University of Illinois. While Lind was a prominent practioner of the Mid-Century Modern style, the Beverly Hills Plaza Hotel has lost integrity with the alterations. Because the building lost integrity with the elements compatible with the original design, it does not appear to be eligible for listing in the National Register under Criterion C or the California Register under Criterion 3. In addition, the building has no historic association with significant persons or events, where it is not eligible for listing in the National Register under Criterion A and B, or the California Register under Criterion 1 and 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #10457

Proquest article from the Historic "Los Angeles Times."

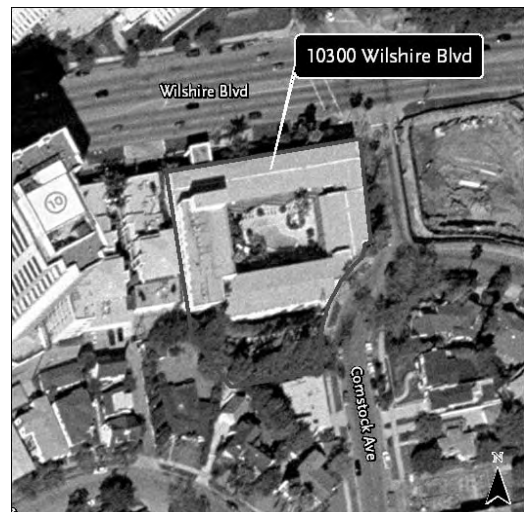
B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 10335 Wilshire Boulevard

P1. Other Identifier: Chateau Colline

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10335 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4359-017-029. LEGAL TR=54054 LOT 1 CONDO UNIT 2A (AIRSPACE  
LEGAL LOT 1).

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10335 Wilshire Boulevard, known as the Chateau Colline, was listed on the National Register of Historic Places on May 22, 2003, listing #03000426. It is also designated City of Los Angeles Historic-Cultural Monument #703. There appears to be no changes since its National Register listing in 2003.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking north, 8/5/2008, P# Picture  
009.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1935, 1960; TRW/Experian

\* P7. Owner and Address:  
Scott Burnham & Burnham Family  
1100 Newport Center Drive #150  
Newport Beach, CA 92660  
P--Private

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10354 Wilshire Boulevard

P1. Other Identifier: The Bermuda

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10354 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4327-013-006. LEGAL LOT COM AT MOST N COR OF LOT 10 BLK 17 TR #6193 TH S 62/09' W 115 FT TH S 27/51' E 200 FT THE N 62/08' E 35 FT TH S 27/51' E 120 FT TH N 62/09' E 100 FT TH N 27/51' W 150 FT TH S 62/09' W 20 FT TH

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The apartment building located at 10354 Wilshire Boulevard is a three-story multi-family residence that is rectangular in plan with an open air central atrium and cross gable roof with overhanging eaves and composition shingles. The northeastern corner of the primary façade provides access into the at-grade parking by a single car garage door opening with an automatic metal gate. Above the garage entrance is a two-story grouping of single pane windows. The walls of the main elevation are stucco. The primary façade contains bands of single pane windows with a projecting concrete awning located between the top two stories. The front gable roof which is located on the northwestern corner of the main façade continues the concrete awning, in which it is flanked by a series of single-pane windows within the gable end and a band of large single-pane windows and the main entrance below. The entrance is accessed on each end of the façade via the street on concrete steps and metal railings. There is a field stone garden wall that surrounds the property leading to the garage. The front yard has tall trees and specimen shrubbery that obscure the view of the main elevation.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking south, 8/5/2008, P# Picture 044.jpg

\* P6. Date Constructed/Age and Sources:  Prehistoric  Historic  Both

1952, 1953; TRW/Experian

\* P7. Owner and Address:

Westside Building Company

5120 W Goldleaf Circle # 300

Los Angeles, CA 90056

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 10354 Wilshire Boulevard

B1. Historic Name: 10354 Wilshire Boulevard

B2. Common Name: The Bermuda

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1951. There are no known alterations.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: G.A. Saylor, engineer

\* B10. Significance: Theme Modernist Apartment Building Dvlpt. Area Wilshire Boulevard, Westwood

Period of Significance 1951 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This apartment building is a utilitarian design with a horizontal emphasis, low gable roof with overhanging eaves. It incorporates Modernist design elements including a partial curtain wall of windows within metal frames or with metal frame overlay, bands of horizontal slider windows, and at-grade parking within the building accessed from the façade elevation, a feature also common to contemporary split-level suburban housing. The building has no known associations with events or persons important in local, state or national history, and although the building does not appear to have any alterations, its design does not rise to a high level of significance. Therefore, it does not appear to be eligible for listing in the National Register under Criteria A, B, or C or the California Register under Criteria 1, 2, or 3.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #2144.

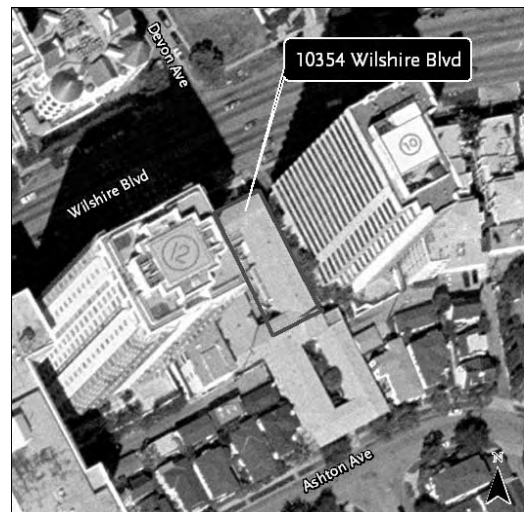
B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 10375 Wilshire Boulevard

P1. Other Identifier: Wilshire Terrace Luxury Apartments

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10375 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4359-016-034. LEGAL TR=8422 WILSHIRE TERRACE COOP APT 2A.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
10375 Wilshire Boulevard, designed by Victor Gruen and known as Wilshire Terrace Luxury Apartments, is a freestanding 14-story, 154'-6" tall co-op apartment building completed in 1957. The reinforced concrete building is oriented east-west along the Boulevard and set back from it. The building's parti is that of two pieces comprised of a broad, rectangular low base, 267' x 296,' and a tall, rectangular tower, roughly 90' x 260' set back (north) from the base. Which acts as a large plinth for the tower, this area contains parking, public amenities, a large lobby, and an outdoor swimming pool set beyond and south of the tower, but set into a large concrete surround, separated from the street by mature, well-attended landscaping. (See Continuation Sheet)

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northeast, 8/5/2008, Photo # P042.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1957, 1991; BP 75742, TRW/Experian

\* P7. Owner and Address:  
HHB

3090 Pullman Street

Costa Mesa, CA 92626

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Barbara Lamprecht

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\* NRHP Status Code 3S

\* Resource Name or #: 10375 Wilshire Boulevard

B1. Historic Name: 10375 Wilshire Boulevard

B2. Common Name: Wilshire Terrace Luxury Apartments

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The building was constructed in 1957 for the Tishman Realty Construction Co. Alterations include some outdoor rooms enclosed with glass as interior spaces. In 1991, the building was renovated by Gruen Associates following a fire.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

A construction company imprint is located at the intersection of Beverly Glenn.

B9a. Architect: Victor Gruen b. Builder: Edgardo Contini

\* B10. Significance: Theme Modernist Apartment Development Area Wilshire Boulevard, Westwood

Period of Significance 1957 Property Type Multi-Family Residential Applicable Criteria 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

10375 Wilshire Boulevard, known as Wilshire Terrace Luxury Apartments, won a national citation award in 1957 in the residential category of the prestigious annual Progressive Architecture competition. The jury, which included Modernist master architects Felix Candela and I.M. Pei, lauded the design's ingenious interior layout that was expressed on the façade, a reciprocity that is a fundamental tenet of Modernism. The building has high design quality, is an excellent example of Mid-Century residential architecture, and retains integrity from its period of significance, 1957. Gruen designed Wilshire Terrace for Tishman Realty, a close corporate connection which also acted as a developer for the Tishman Realty Building. The building has high design quality, is an excellent example of Mid-Century residential architecture, and retains integrity from its period of significance, 1957. It is significant as embodying architectural innovation in residential Modernism and as an example of Victor Gruen's large scale residential architecture. Therefore, it is eligible to qualify for listing under Criterion C, Architecture and Design, at the local level of significance, with a period of significance of 1957.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #75712

TRW/Experian

Progressive Architecture. January 1958. p.88-89.

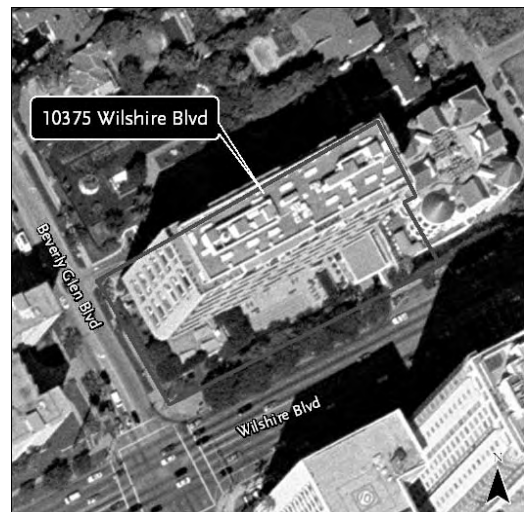
B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver & Barbara Lamprecht

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)





Page 3 of 4 Resource Name or #: 10375 Wilshire Boulevard.

APN: 4359-016-034

\* Recorded by: Barbara Lamprecht Continuation     Update

**P3a.** The apartment building's most important character-defining feature is its unusual interior layout. This layout, expressed on the exterior facades, in plan staggers and also alternate flats ranging from four to eight rooms between each subsequent story, resulting in large outdoor "rooms" 17' x 18' by 20' tall that provide generous daylight and fresh air for the interior spaces. These outdoor rooms are T-shaped in plan, with the thickened stem of the T penetrating the interior of the building, perpendicular to the facade. The strokes of the T are expressed as alternating concrete balcony walls on the façade (the short ends of the stroke conceal shallow balconies, part of the larger outdoor space. Thus, the balconies expressed on the long facades act as an ornamental field of concrete "stitching" weaving solids (reinforced concrete and glass) and voids (the outdoor rooms) together to present a cohesive street presence. This stitching is very similar to a running bond pattern in brick. Like a painting within a wide frame, the overall pattern of solids and voids is "contained" at the corners with expanses of concrete that serve to visually anchor the building. The building's other important secondary pattern, another character defining feature, is generated by the square planters terminating each balcony. These are the height of the balcony and are clad in ceramic tile.

The short ends of the buildings on the west and east facades feature identical concrete balconies as seen on the primary (south) and north facades but these are stacked and not interwoven or alternating.

**B10.** The building successfully and cleverly integrates three architectural ideas simultaneously: the indoors and outdoors; the exterior surface, the façade, and a deep interior; and solid and void. It weaves these ideas by alternating generous outdoor spaces, 17' x 18' x 20' tall, and well-fenestrated indoor rooms. It demonstrates this integration first through the largest pattern of a strong rhythm of solids and voids. Second, this alternating pattern is "stitched" together by means of the long "ribbons" of concrete balconies that mark the central outdoor spaces. A third pattern, a square planter box clad in ceramic tile placed at one end of each balcony, adds a sharp percussive note to the larger rhythm, creating a design that is both lively and strong horizontal, recalling its Modernist pedigree. Gruen's goal was to combine high density urban living with the casual indoor-outdoor California lifestyle,<sup>1</sup> embodied in a building whose spatial divisions readily recall Le Corbusier's most famous housing project, the Unite d'Habitation in Marseilles.

Austrian-American master architect, urban designer and environmentalist Victor Gruen, 1903 – 1980, achieved worldwide fame for his commercial and institutional buildings, numbering almost 1,000. Educated in the building arts at the Technisches Hochschule (University) and the Vienna Academy of Fine Arts, with a background in both theatre arts and design, Gruen, who immigrated to America in 1938, is credited for inventing and refining the free-standing, fully enclosed, American shopping mall, beginning in 1956 with the Southdale Center in Minnesota. He and his partner wife, retail designer Elsie Krummeck, also designed the first Milliron's Department Store (now The Broadway) in Los Angeles, America's first one-story department store with rooftop parking. The development of the

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<sup>1</sup> Barbara Lamprecht notes.

Page 4 of 4 Resource Name or #: 10375 Wilshire Boulevard.

**APN: 4359-016-034**

\* Recorded by: **Barbara Lamprecht**

Continuation     Update

ever-larger department store, which fueled Gruen's retail success, was precipitated by an Act of Congress in 1954. Wishing to spur manufacturing, the Act accelerated depreciation on new construction, formerly set at 40 years. This created the opportunity for huge and often tax-free profits for investors and developers and subsequently propelled a rapid increase in mall building, the bigger the better.<sup>2</sup> By the mid 1960s, however, Gruen disavowed his "invention," saying it the once-novel building type had been ruined through greed and misdevelopment. He decried the hegemony of the automobile, writing that its presence meant the "slow murder of the city"<sup>3</sup> and that the roads of suburbia had become "avenues of horror flanked by the greatest collection of vulgarity."<sup>4</sup>

As principal of Victor Gruen Associates (now Gruen Associates), established in 1946, Gruen was one of Los Angeles's most prolific, influential and famous architects of Mid-Century large-scale buildings, along with his contemporaries Welton Becket, Frederick Emmons, A. Quincy Jones, A.C. Martin, and William Pereira. Gruen's most widely known buildings in Los Angeles include the Tishman and Mid-Wilshire Medical Building, both 1951, both representing advances in design and planning (lightweight steel buildings). Other noteworthy projects include city center projects for Kalamazoo, Michigan, Green Bay, Wisconsin and St. Petersburg, Florida; the Charles River Park Urban Redevelopment in Boston; Fox Hills Mall, Culver City; the United State Embassy, Tokyo; and the California Department of Transportation (Caltrans) District 7 Headquarters.

The building has high design quality, is an excellent example of Mid-Century residential architecture, and retains integrity from its period of significance, 1957. It is significant as embodying architectural innovation in residential Modernism and as an example of Victor Gruen's large scale residential architecture. Therefore, it is eligible to qualify for listing under Criterion C, Architecture and Design, at the local level of significance, with a period of significance of 1957.

<sup>2</sup> Thomas Hanchett, "U.S. Tax Policy and Shopping Center Development in the 1950s and 1960s," American History Review. Quoted by Malcom Gladwell in *Terrazzo Jungle*. The New Yorker: March 15, 2004.

<sup>3</sup> Los Angeles Times, February 15, 1980.

<sup>4</sup> Malcom Gladwell. *Terrazzo Jungle*. The New Yorker: March 15, 2004.

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 10401 Wilshire Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10401 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4360-030-023. LEGAL TR=9200 LAND DESC IN DOC 569997, 040310.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10401 Wilshire Boulevard is a multi-unit apartment building that is designed in the shape of a Greek cross. The building is 11 stories tall and is composed of concrete. The main elevations feature casement windows that are single pane, paired, or grouped together. A central set stacked balcony is located where the two wings meet on both sides of the long elevation in a geometric shape with metal railings. The stacked balcony and placement of windows provide an emphasis of verticality. There is a flat roof that has slightly overhanging eaves, and the long elevation possesses triangular forms that protrude from the roofline. The façade that faces Wilshire Boulevard features horizontal concrete balconies. The elevations along Wilshire Boulevard and Beverly Glen Boulevard are raised and are supported by concrete square columns to provide parking beneath and around the building. The apartment building is surrounded by mature growth bushes, grass, and a few mature growth trees that line Wilshire Boulevard and South Beverly Glen Boulevard. See Continuation Sheet.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northwest, 8/5/2008, P# Picture 024.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1951, 1957; TRW/Experian

\* P7. Owner and Address:

10401 Wilshire Boulevard LLC

10401 Wilshire Boulevard

Los Angeles, CA 90024

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\* NRHP Status Code 3S

\* **Resource Name or #:** 10401 Wilshire Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name 10401 Wilshire Boulevard

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* **B5. Architectural Style:** Modernist

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

This building was constructed in 1951. Alterations include closed in penthouse balcony, added window surrounds, and a couple of replaced windows.

\* **B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:**

There is a sidewalk stamp that displays "SO CALIF. GAS CO 1990".

B9a. Architect: Martin Stern b. Builder: R.R. Bradihan, engineer: William Maran, Contra

\* **B10. Significance:** Theme Modernist Apartment Building Dvlpt. Area Wilshire Boulevard, Westwood

Period of Significance 1951 Property Type Multi-Family Residential Applicable Criteria 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

10401 Wilshire Blvd appears to be eligible for listing in the National Register under Criterion C for its association with the architect Martin Stern Jr., (1917-2001) a prolific Mid-Century Modern architect. Stern's 1951 design for the 10401 Wilshire Blvd apartment building can be considered the prototype for his illustrious career designing hotels and resorts in vacation destinations in California, Nevada (Las Vegas), Arizona, Hawaii, Utah, Texas, New York, New Jersey (Atlantic City), as well as Japan, Australia, and Slovenia. Stern has been described as "the master of resort hotel casino design, integrating all the complex functions from parking to casino security." Within Westwood, Stern is known for his futuristic designs of the Ship's coffee shops and Sheri's in Inglewood among other restaurants, as well as bowling alleys, shopping centers, and suburban subdivisions / model homes including Encino Village. (See Continuation)

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

Los Angeles Building Permit #2778.

Googie Redux, Alan Hess, Ultramodern Roadside Architecture, pg 166, Chronicle Books, San Francisco, CA 2004 .

Special Collections: Martin Stern Collection, University of Nevada Las Vegas Libraries, website, Page Editor: Thomas Sommer, Content Provider:

B13. Remarks:

\* **B14. Evaluator:** Elizabeth Weaver & Barbara H. Delvac

**Date of Evaluation:** 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



Page 3 of 4 Resource Name or #: 10401 Wilshire Boulevard.

APN: 4360-030-023

\* Recorded by: Barbara Hoff Delvac

Continuation     Update

**B10.** These traits in plan and design can be seen in the 10401 Wilshire blvd building, which looks like a resort hotel from the 1950s. The plan is a “Greek cross” which maximizes views, light, air to the units. The design at the upper floors of the tower slabs have a series of horizontal windows that can be seen as the design precedent for the wider floor plan he created in his later designs. The horizontal awnings are a strong design element against the vertical towers, evoking early modern European designs such as those of the German Bauhaus complex and the Dutch de Stijl movement of the early 20th century. This design evolved into his Las Vegas “tri-wing tower.”

Stern is recognized for changing the face of the Las Vegas Strip from low, rambling hotels to glamorous complexes of high-rise towers integrating hotels, casinos, lounges, restaurants, parking, and amenities. What began with additions to the existing Sahara Hotel in 1953 culminated with the MGM Grand in 1973. Stern’s “tri-wing tower” plan “is still the accepted template” for Las Vegas hotel.<sup>1</sup> He may be to Las Vegas what Morris Lapidus is to Miami Beach in terms of his influence and prolific body of work. His Las Vegas “trademark was the tower with the top floors wider than those below, to accommodate the luxury suites with their panoramic views.”<sup>2</sup>

In addition to helping to create and master resort design, Stern “understood the economics of luxury suites and casino design” which included additions to existing hotels as well as taking his formula to other destinations where he integrated his designs into local settings.<sup>3</sup>

Locally, Stern’s other residential projects were subdivisions; he designed the 400-tract development of Encino Village, near the southwest corner of the Sepulveda Dam flood. He was noted for designing several basic model homes, with several variations, which increased the design quality of the neighborhood.<sup>4</sup>

Stern may be best known for his futuristic designs for coffee shops including Ship’s on Overland Avenue in Culver City (1957), on Wilshire at Glendon in Westwood (1958, demolished 1984), on 1016 S. La Cienega (1958, demolished), Sheri’s (1958) in at La Brea and Manchester, Inglewood, both Jack’s in Whittier, and Freyer’s at Washington and Lincoln...<sup>5</sup>

<sup>1</sup> Alan Hess, *Google Redux: Ultramodern Roadside Architecture*, pg 166, Chronicle Books, San Francisco, CA 2004.

<sup>2</sup> Special Collections: Martin Stern Collection, University of Nevada Las Vegas Libraries, website, Page Editor: Thomas Sommer, Content Provider: Peter Michel updated April 28, 2008

<sup>3</sup> Ibid.

<sup>4</sup> [www.encinovillageheritageassociation.blogspot.com](http://www.encinovillageheritageassociation.blogspot.com)

<sup>5</sup> Hess, Alan.



State of California-The Resources Agency

State of California-The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 4 Resource Name or #: 10401 Wilshire Boulevard.

APN: 4360-030-023

\* Recorded by: Barbara Hoff Delvac

Continuation     Update

**Photograph:**



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 10497 Wilshire Boulevard

P1. Other Identifier: Westwood United Methodist Church

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10497 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app)  
Assessor Parcel Number: 4360-029-015. LEGAL TRACT #9200 LOTS 15, 16, 17, 18, 19, 20, OF LEGAL LOT 15.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
There are three resources located on the Westwood United Methodist Church property, located at 10497 Wilshire Boulevard. A two-story church building, Helms Hall, is rectangular in plan. The building has a front gable roof that is clad in clay tiles. The main façade faces Wilshire Boulevard and features an inset arched entrance, which is accessed via a concrete sidewalk and a series of rectangular concrete steps. The entrance contains a pair of paneled wood doors, set into a compound arch. The doors are accented by the portal, which has symmetrical designs that include three decorative columns flanking the doorway. The building has a smooth stucco finish with engaged and fluted concrete columns on the corners of the main elevation that are topped with finials. A running belt course flanks the primary entrance and another belt course is located on the second story. Centered on top of the belt course is a set of three arched windows that are separated by two small concrete columns. The chapel corner stone located on the bottom left corner of the primary elevation reveals the construction date, 1929. There are two additional church facility buildings on the property (See Continuation Sheet).

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northwest, 8/5/2008, P# Picture 039.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1929, 1939, 1948, 1951; TRW/Experian

\* P7. Owner and Address:  
Westwood United Methodist Church  
N/A

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\* NRHP Status Code 3S

\* Resource Name or #: 10497 Wilshire Boulevard

B1. Historic Name: 10497 Wilshire Boulevard

B2. Common Name: Westwood United Methodist Church

B3. Original Use: Religious B4. Present Use: Religious

\* B5. Architectural Style: Renaissance Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Property for the church, consisting of 180-foot frontage on Wilshire Boulevard, was purchased in 1926. The church was dedicated on December 22, 1929. (See Continuation Sheet).

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

There is a stamp in the sidewalk in front of the chapel that reads "C.L. Peck 1951 Contractor"; construction of the chapel took place in 1951.

B9a. Architect: Claude & Faithfull b. Builder: M.J. Gabrielson, engineer

\* B10. Significance: Theme Religious Architectural Development Area Wilshire Boulevard, Westwood

Period of Significance 1929-1948 Property Type Church Applicable Criteria 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Westwood United Methodist Church, located at 10497 Wilshire Boulevard, appears to be eligible for the National Register under Criterion C and the California Register under Criterion 3. It is an exceptional example of a Renaissance Revival church that exhibits high artistic value within the context of religious buildings on Wilshire Boulevard. The church was founded by G. Bromley Oxnam, Executive Secretary of the Los Angeles Missionary and Church Extension Society, and Dr. Lewis Guild. The church building's associations with events or persons important in local, state or national history do not appear to rise to the level of significance necessary to be eligible for listing in the National Register under Criteria A or B or California Register under Criteria 1 and 2. The church would qualify as a Los Angeles Historic Cultural Monument as a resource important in the cultural and religious history of the city.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permits #12706, 31450, and 3568

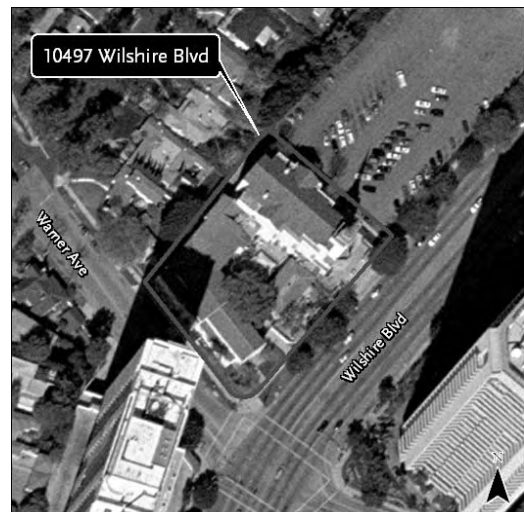
B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)





Page 3 of 4 Resource Name or #: 10497 Wilshire Boulevard.

APN: 4360-029-015

\* Recorded by: Barbara Hoff Delvac

Continuation     Update

**B6.** Westwood United Methodist Church originally consisted of Helms Hall, in 1928. It was then followed with the construction of the educational and fellowship building (1930), and a chapel constructed in 1951. The Chapel’s engineer was Ellis Wing Taylor and the contractor was C.L. Peck. There are no known alterations.

**P3a.** Also located at 10497 Wilshire Boulevard is a Sunday school building and chapel for the Westwood United Methodist Church. The Sunday school building is rectangular in plan and attached to the chapel and main church building. It was designed in the Spanish Colonial Revival style as a one-story connecting structure. It contains wood frame windows, a slightly recessed wood door, and a side gable roof with clay tiles.

The chapel was constructed in 1951, which is indicated in a stamp mark located on a concrete slab of the sidewalk in front of the building; as well as the primary elevation in between the two entrances, where it is carved in the stone “A.D. 1951”. The chapel is a one-story building and features a tall steeple that rises from the primary façade. The entrance is accessed through one of the two portals that are positioned at a diagonal and come together, towards the street at a “V”. These portals are highly ornamented with stonework in the Gothic Revival style, which includes decorative modillions within the door jamb, open lancets with trefoil arches, gargoyles, and finials. The entrance is framed by a pair of projecting pilasters clad in stone. The tower is set back from the entrance and rises a couple stories with a central vertical element emphasizing the height. The tower is stepped on the sides, in which there is a curved, stepped parapet on a lower, recessed elevation. The top of the tower has a recessed elevation that contains decorative brackets that flank the ornamental apex of the steeple. The top is decorated with more gothic revival tracery and designs similar to the entrance and extends into the sky with a copper steeple that exhibits diagonal detailing.

Page 4 of 4 Resource Name or #: 10497 Wilshire Boulevard.

**APN: 4360-029-015**

\* Recorded by: Elizabeth Weaver

Continuation     Update

**Photograph:**



Figure 1. Primary façade/tower of the 1951 chapel.

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10530 Wilshire Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10530 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 4326-003-007. LEGAL TRACT NO 4677 NE 12.65 FT OF LOT 10 AND ALL OF LOTS 7&8 AND LEGAL LOT 10.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The buildings located at 10530 Wilshire Boulevard consist of a pair of U-shape apartment complexes that are six stories tall. The buildings are symmetrically aligned so that the two facades that face Wilshire Boulevard mirror each other. The buildings have a smooth stucco finish that features quoining on the outer corners of the main elevations and a row framing the inner bays. There is a pedimented parapet above each main elevation that has dentil molding and molding framing a central "WW" within the pediment. A chimney with molding on top is also located on the flat roofs. The two elevations each have a primary entrance that is two stories tall, off-center, and features a large Palladian arch filled with glass and metal grillwork. The entrance accents the neoclassic motif, where it is surrounded by two pilasters and heavy molding. Flanking the two story arched entrance is a pair of casement windows that have a thick concrete surround. Above the entrance is a thick concrete belt course, as well as a series of three large single panes of glass windows within a concrete surround, and the fourth and fifth stores have a short balcony, in which there is a decorative metal balustrade. Flanking each three-pane window balcony is a pair of casement windows with a concrete surround. The inner bays of each façade have a smaller three-bay casement window that have a concrete surround and are located on the second through sixth floors. The sixth floor is highlighted by heavy molding, in which a belt course runs the length of the main facades in between the fifth and sixth stories and the roofline draws attention to a heavy entablature. In addition, the three-bay window with flanking casement windows accented with two fluted pilasters that anchor the false pediment above.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking southeast, 8/5/2008, P# Picture 048.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1952, TRW/Experian

\* P7. Owner and Address:

Roberts Wilshire Boulevard LLC

2886 Colorado Avenue

Santa Monica, CA 90404

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* **Resource Name or #:** 10530 Wilshire Boulevard

B1. Historic Name: 10530 Wilshire Boulevard

B2. Common Name: 10530 Wilshire Boulevard

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* **B5. Architectural Style:** Neoclassical

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

This building was constructed in 1950. Alterations include replaced windows.

\* **B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:**

The complex is framed on Wilshire Boulevard with a row of mature bushes along the main facades and a mature tree. The atrium in between the two buildings features a swimming pool.

B9a. Architect: Hugh Gibbs b. Builder: C.F. Knowlton Jr., engineer: Viking Constructio

\* **B10. Significance:** Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1950 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 10530 Wilshire Boulevard has Neoclassical design elements which have been applied to a utilitarian multi-unit building. The architectural details are greatly simplified but appropriately scaled. The building lacks integrity due to replaced windows throughout the main façade. Given the lack of architectural significance and integrity, the building is not eligible for listing in the National Register under Criterion C or the California Register under Criterion 3. In addition, there are no known associations with events or persons important in local, state or national history, therefore the building does not appear to meet Criteria A or B for listing in the National Register or Criteria 1 or 2 for the California Register.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

Los Angeles Building Permit #25088.

B13. Remarks:

(Sketch map with north arrow required)



\* **B14. Evaluator:** Elizabeth Weaver

**Date of Evaluation:** 8/20/2008

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10717 Wilshire Boulevard

P1. Other Identifier: Sterling Wilshire Building

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10717 Wilshire Blvd City Los Angeles Zip 90212

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app)

Assessor Parcel Number: 4360-011-037. LEGAL TRACT NO 23904 LOT 1.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10717 Wilshire Boulevard is a twelve-story apartment building that is irregular in plan. The building is composed of concrete and has a flat roof with a central one-story building that provides access to the roof. The building has a recessed ground floor that is composed of concrete and contains a garage door for parking beneath the building. This elevation displays a band of single-pane glass windows and an inset main entrance that has glass doors and a porte cochere awning. The ground floor extends the east where the garage door is located along with single pane glass windows. Above the eastern extension is a patio for residences. The primary façade is seven bays wide and features two bays of aluminum sliding windows that extends vertically 10 stories along the eastern portion of the main elevation. The other five bays of the main elevation are recessed and the second to eighth stories feature a long balcony that is composed of concrete with metal railings. The balcony has a divider between the western second bay and the remaining three bays of the balcony due to apartment configurations. The windows along the balconies are aluminum sliders. Glass sliding doors providing access to the exterior. The ninth through eleventh stories features similar aluminum sliding windows and glass doors providing access to two concrete balconies per floor that extends one bay in width. The twelfth floor features a wrap around concrete balcony and roof with overhanging eaves. Mature growth trees are located in front of the building.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northwest, 8/5/2008, P# Picture 102.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1951, 1959; TRW/Experian

\* P7. Owner and Address:

Donal Sterling & Sterling Family

9441 Wilshire Boulevard

Beverly Hills, CA 90212

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* **Resource Name or #:** 10717 Wilshire Boulevard

B1. Historic Name: 10717 Wilshire Boulevard

B2. Common Name: Sterling Wilshire Building

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* **B5. Architectural Style:** Modernist

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The building was constructed in 1950. Alterations include the addition of the 4 upper stories, replacement windows, and balcony placement and railings.

\* **B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:**

The sidewalk reveals a personal imprint "1951", "City of LA" stamp, and personal carving further on sidewalk that shows "1964".

B9a. Architect: Maurice Fleishman b. Builder: K. Bardisbanian, eng.; William Siegelman, cont.

\* **B10. Significance:** Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1950 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure appears to have been altered with the addition of the 4 upper stories, replacement windows, and balcony placement and railings. The building has no known associations with events or persons important in local, state or national history, such as the original owners of the building, Westwood Towers Inc., as well as owners during construction that included William Siegelman, Dr. D. M. Brotman, Allen Barney, Samuel Kress, and Jean Glick. Although Samuel Kress is an important person in national history, Kress was only involved in the construction stage as one of several owners. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places under Criteria A or B or the California Register of Historical Resources under Criteria 1 or 2. In addition, it does not appear to be eligible for listing in the National Register of Historic Places under Criterion C and the California Register of Historical Resources under Criterion 3 due to alterations and loss of integrity.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

Los Angeles Building Permit #17772.

B13. Remarks:

\* **B14. Evaluator:** Elizabeth Weaver

**Date of Evaluation:** 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1116-1120 Manning Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1116 Manning Ave City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 4360-011-004. LEGAL TRACT #9070 LOT 7.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The two-and-a-half story apartment building at the northeast corner of Wilshire Boulevard is transitional in style embracing the Modern and evoking the Prairie Style with Colonial Revival details, likely alterations and additions; it has at-grade and underground interior parking, accessed by a metal garage door at the south end of the façade (west elevation on Manning Ave.) The rough-texture stucco building is rectangular in plan, 7-bays wide with a recessed 2nd floor balcony partially in-filled, hipped roof featuring projecting eaves, segmental-top dormers for louvered vents, and elliptical-shaft chimneys. The building entrance is from Manning, at the 2nd level (above the indoor parking ) and is accessed by concrete stairs with stepped paneled side and porch walls with railings of stylized floral balustrades at the landings. The 1st floor has large openings, with recessed narrow wood casings for the multi-pane wood casement windows creating an industrial appearance; multi-pane wood frame oriole windows flanking the main entrance: a Colonial Revival ensemble comprising a painted wood-paneled door and wide wood surrounds with a broken pediment and stylized flower, and sidelights that appear to be painted. On the 2nd floor there are single pane casements on the infill wall and sliding doors at the balcony units. At the 2nd floor window sill level there is a narrow belt course that runs the length of the façade, emphasizing the horizontality of the building mass; this feature along with the roof overhang and the 2nd floor window and balcony arrangement contribute to the Prairie Style appearance, simplified, and adapted to Modernism. The south façade facing Wilshire Blvd. is obscured by mature vegetation; the site has small shrubs and mature growth trees.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking east, 8/5/2008, P# P 027.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1941, TRW/Experian

\* P7. Owner and Address:

Beverly Wilshire CT Associates

1008 W Garvey Avenue

Monterey Park, CA 91754

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance Section 106 Com

P --Project Review --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1116-1120 Manning Avenue

B1. Historic Name: 1116 Manning Avenue

B2. Common Name: 1116 Manning Avenue

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1940. Likely alterations: partial infill 2nd fl balcony, Colonial Revival details: main door surround, pediment, oriel windows, shallow arched top dormers. aluminum casement windows, sliding doors.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: George Fosdyke, engineer.

\* B10. Significance: Theme Period Revival Apartment Building Dvlpt. Area Wilshire Boulevard, Westwood

Period of Significance 1940 Property Type Multi-family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1116 Manning is an eclectic, transitional design of Mid-Century Modern with elements of the Prairie Style. The multi-unit, low-rise 2-story building embraces Modernism by the horizontal rectilinear massing emphasized by the overhanging roof, lack of original ornamentation, and the industrial style multi-pane casement windows, the single pane casement windows, and slider doors. The Prairie Style characteristics include the shallow hipped roof with projecting eaves, the arrangement of the 2nd floor windows and recessed balcony doors that give an overall appearance of ribbon windows, and the stringcourse below the 2nd floor windows. The building was designed to accommodate the automobile by providing indoor at-and-below-grade parking. The building has likely been altered, evident by the variety of window styles, the irregular window arrangements, the partial infill of the 2nd floor recessed balcony with modern single-pane casement windows, sliding doors on the remaining balcony, the Colonial-style framing and pediment at the main entrance, the 1st floor oriel windows flanking the door, and segmental arched dormers. Research did not identify a designer or any local, State or National historical significance associated with the known engineer or the property. The transitional architectural design has been sufficiently altered and therefore lacks integrity. Given these factors, the building does not appear to meet Criteria B or C for listing in the National Register or Criteria 2 or 3 for the California Register.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #33873.

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10655 Wilshire Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10655 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4360-011-025. LEGAL SUB OF RANCHO SAN JOSE DE BUENOS AYRES NW  
175 FT OF SE 200 FT OF SW 73.34 FT OF LOT 5.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10655 Wilshire Boulevard is a five story apartment building that is rectangular in plan. The building is composed of brick with a smooth stucco finish on the projecting central bay and contains a flat roof. The ground floor is recessed and has a gated garage entrance to provide parking on the lower level. The primary entrance is also located off-center on the ground floor and is accessed via a concrete walkway with a laminated green safety glass butterfly roof; the laminated safety glass is also located on the elevation adjacent to the glass door entry. The four stories above the ground floor are symmetrical in design and features a central band of 5 alternating aluminum sliding windows with bands of brick veneer located within a projecting boxed shelf. Flanking the central bay is a recessed elevation composed of brick that contains sliding glass doors and a brick balcony. The yard in front of the building consists of grass, flowers, and mature growth bushes, as well as an asphalt driveway to provide access into the garage.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking north, 8/5/2008, P# Picture  
100.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1955, 1957; TRW/Experian

\* P7. Owner and Address:  
Princess Apartments LLC  
PO Box 844  
Santa Monica, CA 90406  
P--Private

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 10655 Wilshire Boulevard

B1. Historic Name: 10655 Wilshire Boulevard

B2. Common Name: 10655 Wilshire Boulevard

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was built in conjunction with 10645 Wilshire Boulevard in 1954. Alterations include replaced windows.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: J. Solomon, engineer

\* B10. Significance: Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1954 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure at 10655 Wilshire Boulevard is not a distinguished example of modernist design nor does it rise to the level of master work. The building also lacks integrity due to window replacements. The building has no known associations with events or persons important in local, state or national history, including the original owner, Ralph Weiner. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places under Criteria A, B, or C or the California Register of Historical Resources under Criteria 1, 2, or 3.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #86824.

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10645 Wilshire Boulevard

P1. Other Identifier: Wilshire Westwood Terrace

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10645 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4360-031-001. LEGAL \*TR=34658 CONDOMINIUM\*UNIT 101.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10645 Wilshire Boulevard is a five story condominium building that is rectangular in plan. The building is composed of running course brick and has a flat roof with an overhang on the primary facade. The ground floor features a gated garage entrance, where parking is provided on the lower level, and the main entrance is accessed by brick steps to an inset pair of glass doors with flanking sidelights. The four stories above are symmetrical with a central pair of aluminum sliding or vinyl windows with a lower sill and round awning. These windows are flanked by a tripartite vinyl or aluminum windows with lower sill and round awning. The side bays are recessed with sliding glass doors and possess brick balconies with a small metal railing. The fifth floor features awnings above the balconies. The building is accented with quoining on the corners of the main façade. The building is accessed by an asphalt circular driveway, brick garden walls, and mature growth trees.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northwest, 8/5/2008, P# Picture 099.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1955, 1981; TRW/Experian

\* P7. Owner and Address:

David Javid

2324 S Beverly Glen Boulevard #304

Los Angeles, CA 90064

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 10645 Wilshire Boulevard

B1. Historic Name: 10645 Wilshire Boulevard

B2. Common Name: Wilshire Westwood Terrace

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The building was constructed in 1954. In 1980, the Apartment complex was converted into condominiums. Alterations include replaced windows and added awnings.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: J. Solomon, engineer

\* B10. Significance: Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1954 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure is a utilitarian design; alterations include replacement windows and awnings. The building has no known associations with events or persons important in local, state or national history, including the original owner, Ralph Weiner. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places under Criteria A or B. In addition, it does not appear to be eligible for listing in the National Register of Historic Places under Criterion C.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #86823.

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 10635 Wilshire Boulevard

P1. Other Identifier: Wilshire West

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 10635 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor Parcel Number: 4360-011-003. LEGAL TRACT #9070 LOTS 5 AND LEGAL LOT 5.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10635 Wilshire Boulevard is a six story apartment complex. The building features a newly remodeled inset ground floor, which consists of a band of single pane windows and an off-center glass entrance which is framed by a small awning. The building has a smooth stucco finish and a flat roof. The primary elevation is asymmetrically aligned and consists of six bays that contain aluminum sliding windows with a lower sill that are alternated by a projecting balcony composed of running course brick and small metal railing. The eastern bay consists of a recessed band of aluminum sliding windows with a lower band of brick veneer that mimics the balconies. The placement of the windows create a visual sense of verticality, as well as horizontality of the balconies. Along with the new construction of the ground floor is a newly built concrete block retaining wall, which holds an asphalt parking lot for the building.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northwest, 8/5/2008, P# Picture 098.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1957, TRW/Experian

\* P7. Owner and Address:

Wilshire Manor Apartments

6828 Valjean Avenue

Van Nuys, CA 91406

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* **Resource Name or #:** 10635 Wilshire Boulevard

B1. Historic Name: 10635 Wilshire Boulevard

B2. Common Name: Wilshire West

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

\* **B5. Architectural Style:** Modernist

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

This building was constructed in 1956. Alterations includes new construction of the ground floor and a brand new concrete block retaining wall located in the front of the building.

\* **B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:**

There is a curb stamp that displays "WPA 1940".

B9a. Architect: Treadway & Tell

b. Builder: W.D. Treadway, engineer.

\* **B10. Significance:** Theme Apartment Building Development Area Wilshire Boulevard, Westwood

Period of Significance 1956 Property Type Multi-Family Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure is a utilitarian design; alterations include a newly constructed concrete block wall and ground floor façade changes. It has no known associations with events or persons important in local, state or national history, including the original owner and manager, Ralph Weiner and Carlton Management Co. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places under Criteria A or B. In addition, it does not appear to be eligible for listing in the National Register of Historic Places under Criterion C.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

Los Angeles Building Permit #47957.

Proquest articles from the Historic "Los Angeles Times."

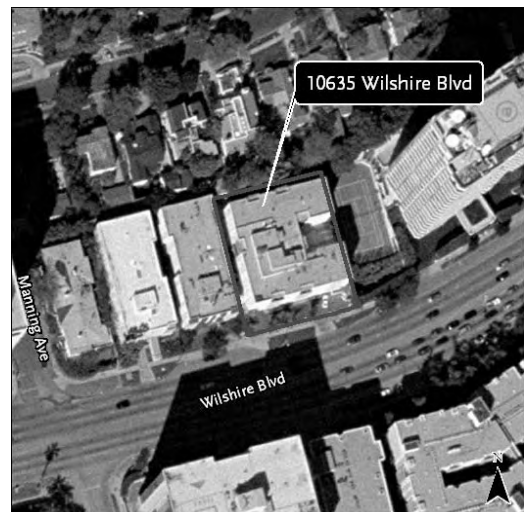
B13. Remarks:

\* **B14. Evaluator:** Elizabeth Weaver

**Date of Evaluation:** 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\* Resource Name or #: 10822 Wilshire Boulevard

P1. Other Identifier: Westwood Presbyterian Church

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10822 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4325-005-054. LEGAL \*TR=SUB OF RO SAN JOSE DE BUENOS AYRES  
\*LOT COM AT MOST W COR OF LOT 4 BLK 31 TR NO 7803 TH N 72/19'58" E 89 FT TH N 21/59'05"  
W 89 61 FT TH S 72/19'58" W TO ELY LINE OF OR 1942-239 TH N 21/59' OF LEGAL LOT 4

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10822 Wilshire Boulevard, known as Westwood Presbyterian Church, is a large two-story church building that is rectangular in plan. The symmetrical building is composed of poured concrete and has a front gable roof with clay tiles. The apex of the roof contains a small concrete cross. The primary, north, elevation faces Wilshire Boulevard and features a large gothic arched entrance. There is double wood paneled doors painted red that are highlighted by surrounding concrete molding that frames the gothic arch. Flanking the entrance is a diamond pane glass window within a wood surround. Each window has an eyebrow molding composed of concrete and the lower section of the sill is flared out. Above the first story is a concrete belt course, and centered within the second story is a large circular stain glass window with concrete surround. The window is interrupting a plain belt course of concrete that is slightly raised from the elevation. The corners of the main elevation are buttressed by supportive concrete pilasters that provide support and decoration to the structure. The original building on the property was constructed in 1938 and relocated on the rear portion of the parcel. See Continuation Sheet.

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking south, 8/5/2008, P# Picture 069.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1938, 1949; TRW/Experian

\* P7. Owner and Address:

Westwood Presbyterian Church

10822 Wilshire Boulevard

Los Angeles, CA 90024

P--Private

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\* NRHP Status Code 3S

\* Resource Name or #: 10822 Wilshire Boulevard

B1. Historic Name: 10822 Wilshire Boulevard

B2. Common Name: Westwood Presbyterian Church

B3. Original Use: Religious

B4. Present Use: Religious

\* B5. Architectural Style: Gothic Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The former Janss Corp real estate office was moved to the site in 1950 and retrofitted for use as a chapel. The sanctuary was completed in 1953. In 1956, an education building was constructed, designed by Wilkinson & Crosby. (See Continuation Sheet).

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Gothic Revival Architecture Area Wilshire Boulevard, Westwood

Period of Significance 1938, 1953, 1956 Property Type Religious Applicable Criteria 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Westwood Presbyterian Church, located 10822 Wilshire Boulevard, appears to be eligible for the National Register under Criterion C and the California Register under Criterion 3. It is an exceptional example of a religious building and exhibits high artistic value and historic significance within the context of religious buildings on Wilshire Boulevard. The church was founded by the Reverend Cecil Hoffman, the Presbyterian campus minister at UCLA. In 1950, the congregation moved the former Janss Corporation real estate office to the current site and retrofitted it for use as a chapel. A new sanctuary building was constructed in 1953, interpreting the Gothic Revival style in poured concrete with clay tile roof. The church building's known associations with events or persons important in local, state or national history do not appear to rise to the level of significance necessary to be eligible for listing in the National Register under Criteria A or B or California Register under Criteria 1 and 2. The church would qualify as a Los Angeles Historic Cultural Monument at the local level of significance.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Proquest articles from the Historic "Los Angeles Times."

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



Page 3 of 3 Resource Name or #: 10822 Wilshire Boulevard.

APN: 4325-005-054

\* Recorded by: Elizabeth Weaver

Continuation     Update

P3a. There are no known alterations. To accommodate the growing congregation, the chapel (Janss building) was eventually remodeled.

**Photographs:**



Figure 1: Original building on the parcel that served as the Real Estate Office for Janss Investment Company and later addition.



Figure 2: East elevation of Church and later addition, view southwest.

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\* Resource Name or #: United States Army Reserve Center/Sadao Munemori Hall

P1. Other Identifier: Veterans Hospital and Park

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1250 Federal Ave City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 4365-008-904.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 1250 Federal Avenue is a two-story government building that is rectangular in plan. It is clad in brick and single panes of glass joined by metal partitions. The building, designed in Modern style, is asymmetrical in form. The primary façade, which faces Wilshire Boulevard, features an off-center small tower, that rises three stories. There is a vertical emphasis with a solid brick wall, flanked by single panes of glass. The tower is bounded by a projecting brick wall, which encompasses the side elevations. The name of the building is located in the original lettering on the first floor of the small tower. The tower is flanked to the west by a large two-story bay of single-pane glass with metal partitions. To the east of the small tower is a solid bay of brick followed by a series of single-pane glass wall with metal partitions. The elevation continues east with a projecting brick wall, where the elevation continues with a glass wall and final brick bay. The building is surrounded by grass and a few mature trees, as well as fence that borders the Veteran's Administration (VA) property. A parking lot is located south of the building. The building located at 1250 Federal Avenue is one of several buildings located on the property. The land is owned by the VA, which also contains a hospital, other medical buildings, residential housing that includes the Governor's House, an additional Air Force Reserve Center, and an Air National Guard building. (See additional DPRs.)

\* P3b. Resource Attributes: (List attributes and codes) HP14 Government building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking southeast, 8/5/2008, P# Picture 117.png

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1957

\* P7. Owner and Address:  
Veterans Administration  
N/A

F--Federal

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 08/20/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\* NRHP Status Code 3S

\* Resource Name or #: United States Army Reserve Center/Sadao Munemori Hall

B1. Historic Name: United States Army Reserve Center/Sadao Munemori Hall

B2. Common Name: United States Army Reserve Center/Sadao Munemori Hall

B3. Original Use: Government Use B4. Present Use: Government Use

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1957. There are no known alterations.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The curb and sidewalk in front of the parcel has several stamps that display "Geo. R. Curtis 1929 Paving Co Inc.", "JA Thompson & Sons Contractor" with dates 1957 and 1956. There are curbs that are detailed by a series of impressed diagonals.

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Modernist Architecture Area Wilshire Boulevard, Westwood

Period of Significance 1957 Property Type Government Offices Applicable Criteria 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The context for the United States Army Reserve Center/Sadao Munemori Hall Post World War II Federal government buildings constructed in Southern California. Architecturally, the 2-story, Mid-Century Modern design is in keeping with Federal architectural traditions that draw from American Classical precedents. The United States Army Reserve Center/Sadao Munemori Hall pays homage to this history by the red brick exterior walls punctuated by shallow brick projections simulating pilasters that subdivide the wall planes into vertical sections. The overall composition is a proportional and measured progression of modular elements: the subdivisions and the pattern of the clear glass and opaque spandrel panels composing the curtain wall windows. The process of simplifying the form, composition, and details of American Classical architecture by only hinting at the styles began with the Federal buildings constructed during and soon after the Great Depression. The Mid-Century contemporary design of the United States Army Reserve Center/Sadao Munemori Hall continues this evolution by further distilling Classicism while retaining the gravitas, achieved by the balance of the subtle vertical elements and the strong horizontal (rectilinear) massing, both emphasized by the extensions of brick beyond the plains of the walls and roof and as borders for the Miesian-style steel frame curtain walls. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Proquest article from the historic "Los Angeles Times".

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



Page 3 of 3 Resource Name or #: 1250 Federal Avenue.

APN: 4365-008-904

\* Recorded by: Elizabeth Weaver

Continuation     Update

**P3a.** In addition to the building located at 1250 Federal Avenue, there are 2 other government buildings located south along Federal Avenue: Holderman Hall at 1258 Federal Avenue, an Army Reserve Building, and the National Guard Building at 1200 Federal Avenue. The parcel of land that includes these buildings also incorporates the buildings used for the Veterans Administration (VA). The VA buildings include the hospital, associated hospital building, government housing, and the “Governor’s House”. The parcel is very large in size, expanding from Federal Avenue down Wilshire Boulevard to Interstate 405. The property consists of a well maintained yard with mature trees, Palm tree farm, landscaped bushes around the buildings, and associated asphalt parking lots with connecting streets from Wilshire Boulevard.

**B10.** The United States Army Reserve Center/Sadao Munemori Hall, 1250 Federal Avenue, unknown designer, architect or engineer, was clearly familiar with the works of the early modern architects. The building incorporates design features associated with Mies van der Rohe, the curtain wall; Louis Kahn and Paul Rudolph, the vertical brick sections extending above the roof and the projecting brick bays adjacent to the curtain walls. The Mid-Century design is an elegant solution: it maintains the image of Federal buildings, while embracing the tenets and materials of Modern architecture. Based on this architectural achievement, the building appears to meet the eligibility standard of Criterion C for listing in the National Register and Criterion 3 for listing in the California Register.



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8

\* Resource Name or #: 10416 Wilshire Boulevard

P1. Other Identifier: Sinai Temple

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 10416 Wilshire Blvd City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 4327-001-004. LEGAL TR=4677 LOTS 2,3,EX OF ST LOTS 4,5 AND LEGAL LOT 2.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 10400 Wilshire Boulevard, known as the Sinai Temple, is a series of buildings that occupy a full city block. The original building is located on the northwest corner of the block. The Temple was designed in a Post-Modern style, in which it displays geometric forms that were accented on the corners and primary entrance, that was originally located on the western elevation. The building is designed in the shape of a diamond and contains a flat roof. The entrance is raised from the street with concrete steps and concrete porch wall with metal railings. A metal garage gate is located below the entrance to provide underground parking for congregants. The entrance reveals a pair of double doors that are covered from a cantilevered concrete overhang. The entrance is accented with a convex and concave concrete panels, in which the central projecting corner contains a vertical band of open diamonds that is replicated on the bottom of the convex panels fanning the central projection. The surrounding elevations are composed of tilt up concrete panels. The corner of the building facing the intersection of Wilshire Boulevard features the same elements as the corner of the original building located in the middle of the block along Wilshire. The corners display the same convex concrete panels with flanking concave panels, in which the protruding center panels contain a band of large diamond shaped stain glass windows. The stain glass windows are implemented into the Wilshire façade, where there is a connecting one-story elevation that extends the length of the elevation that contains a band of triangles that are composed of stain glass. The recessed façade is composed of tilt-up concrete panels. See Continuation Sheet.

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking southwest, 8/5/2008, P# Picture 022.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1959, 1968, 1998; TRW/Experian

\* P7. Owner and Address:  
Sinai Temple

10400 Wilshire Boulevard

Los Angeles, CA 90024

P--Private

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver & Barbara H. Delvac

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, CA 90017

\* P9. Date Recorded: 8/20/2008

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\* NRHP Status Code 3S

\* Resource Name or #: 10416 Wilshire Boulevard

B1. Historic Name: 10416 Wilshire Boulevard

B2. Common Name: Sinai Temple

B3. Original Use: Religious

B4. Present Use: Religious

\* B5. Architectural Style: Post-Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

In 1959, at the time of construction, an existing Sunday school was in use on the property. There was a large addition to the building on Beverly Glen that was constructed in 1968 by Eisenshtat, and a 1998 addition is located on the parcel south portion.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Sidney Eisenshtat

b. Builder: Joseph Sheffey, engineer.

\* B10. Significance: Theme Religious Architectural Development Area Wilshire Boulevard, Westwood

Period of Significance 1959.

Property Type Religious

Applicable Criteria 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sinai Temple appears to be eligible for the National Register under Criterion C for its association with an important Modern architect, Sidney Eisenshtat, and as a significant religious building that contributes to a Context of Historic Religious Architecture on Wilshire Boulevard and the Adjacent Neighborhoods. Within the context of religious buildings along Wilshire Blvd., the period of significance would span the 1920s to the 1970s, therefore including the recognized architectural periods and styles, and many prominent architects who practiced in Los Angeles. The temple is not associated with any significant events that would determine it eligible for the National Register under Criterion A or B and the California Register under Criterion 1 or 2. (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Los Angeles Building Permit #30919.

The Jewish Daily Forward online 12/8/2007: Sidney Eisenshtat, 90, Leading Synagogue Architect, by Samuel D. Gruber, Fri. Apr 01, 2005.

Sinai Temple A Centennial History 1906 – 2006, Florie Brizel, Sinai Temple, Los Angeles, Ca, 2007. Pg 98.

B13. Remarks:

(Sketch map with north arrow required)

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 8/20/2008

(This space reserved for official comments.)



Page 3 of 8 Resource Name or #: 10416 Wilshire Boulevard.

APN: 4327-001-004

\* Recorded by: Barbara Hoff Delvac

Continuation     Update

**B10.** The Sinai Temple is complex that occupies the entire city block on the south side of Wilshire between S. Beverly Glen on the east and Holmby Ave. on the west. The temple sanctuary is prominently placed at the northwest section of the block, at the intersection of Wilshire and Holmby. The Temple complex includes the main sanctuary, community hall, other public spaces, the Sinai Akiba Academy day school (1968) and the Blumenthal Library. For this study, only the temple is being evaluated for historical significance. Completed in 1960, Sinai Temple is an excellent example of architectural expressionism, a style of volume, devoid of decoration, and as the name implies flexibility of communicating its purpose, use, origins and history. It is a branch of modernism associated with architects Frank Lloyd Wright and Erich Mendelsohn; both have designed synagogues. The architect, Sidney Eisenshtat (1914-2005) was one of the country’s foremost designers of synagogues and other buildings related to Jewish endeavors.

The design of Sinai Temple appears to be based on the triangular elements of the Star of David. This is evident at the northwest corner of the building by the play of sunlight and shadows created by the triangular shapes, solid planes and voids of stained glass formed by the thin concrete interlocking walls and flat roofs soaring upward creating an “awesome, uplifting” feeling as a religious building is meant to do. The triangular pattern and soaring motion are themes throughout the exterior and interior. This is most prominent at the original entrance canopy at the southwest corner of the sanctuary, midblock along Holmby, and south of Wilshire. The approx. 3-story canopy comprises “folded” sheets of concrete panels; there is a vertical band of open diamonds along the central projecting corner fold; this pattern is replicated at the lower portions of the folded panels fanning the central projection where they are perpendicular to two layers of cantilevered canopies above the pair of double doors. The entrance itself is raised from the street with concrete steps and side walls with metal railings. A metal garage gate is located below to provide underground parking for congregants. The current entrance near the S. Beverly Glen corner continues the folded concrete design and is marked by a newer contemporary bas-relief bronze sculpture, affixed to the angled corner wall, of hands holding the Torah scrolls; from a distance it also reads as a man, woman, and child – a family, an ambiguous and appropriate vision given the Hebrew words below “from generation to generation.” The surrounding elevations comprise tilt-up concrete panels. The Wilshire elevation is one-story comprising a series of triangular stain glass windows.

Sidney Eisenshtat

Sidney Eisenshtat (1914-2005) is internationally-recognized for his modern synagogue designs and other buildings related to Jewish life, beginning in the 1950s, using “thin shell concrete for shaping space into expressive, often soaring forms.” He has been “grouped with [other] famous non-Jewish contemporaries, Frank Lloyd Wright, Minoru Yamasaki and Philip Johnson, who all designed important synagogues in the 1950s and ’60s.”<sup>1</sup>

<sup>1</sup> *The Jewish Daily Forward* online 12/8/2007: Sidney Eisenshtat, 90, Leading Synagogue Architect, by Samuel D. Gruber, Fri. Apr 01, 2005

State of California-The Resources Agency

State of California-The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 8 Resource Name or #: 10416 Wilshire Boulevard.

APN: 4327-001-004

\* Recorded by: Elizabeth Weaver

Continuation     Update

Eisenshtat was “prolific in Southern California.” beginning with his “first major religious structure, Temple Emanuel in Beverly Hills, in 1951.” He was part of the movement to re-invent the synagogue design, to translate the traditional into the modern to be compatible with the evolution of religious practice.<sup>2</sup> His regional buildings include several in Beverly Hills: Temple Emanuel and school, 1954; Union Bank; and the Friars Club; he also designed the Westside Jewish Community Center in Los Angeles, the Sven Lokrantz School for disabled children in Reseda and the master plan for the University of Judaism in Bel-Air, completed in 1977 [now the American Jewish University]. He also is recognized for his designs of synagogues in Detroit, the Orthodox B’nai David, and the Reform Temple Mount Sinai in El Paso, Texas, as well as churches, and the Hillel House at his alma mater, University of Southern California, where he graduated in 1935. He also designed “the House of the Book, a chapel and conference hall at the Brandeis-Bardin Institute, located in Simi Valley.” This building and the El Paso temple are “integrated into striking arid landscapes, in which they are set like large sculptural works.”<sup>3</sup>

When the Sinai Temple congregation acquired their current site, it “turned to Sidney Eisenshtat with the notion that an important building needed an important architect: he was the ‘artist’ to execute their vision.” Eisenshtat “had a stellar professional reputation nationally, both in the secular and Jewish communities. He had already designed several important synagogues around the country including Temple Emmanuel in Beverly Hills.”<sup>4</sup>

#### Sinai Temple and Sidney Eisenshtat

Sinai Temple is characteristic of Eisenshtat’s style where thin concrete walls create dramatic spaces and soaring forms; walls are white devoid of decoration except at the focal points of the windows, entrance, and on the interior at the Ark. He used “simple materials and [brought] abundant natural light” to the interiors. There are “thirteen multi-colored pyramids [windows] representing the mysticism of God in Judaism, running the length of the façade on Wilshire Blvd...”. Behind the Ark is “an eighty-foot high stained glass window...composed of thousands of chipped and faceted pieces of glass set into a special matrix.”<sup>5</sup>

The overall design and massing have been referred to as a tent, a recurring reference and theme in the Hebrew Bible, prayer, ritual, and music. “Architect Eisenshtat’s tent-like sanctuary, designed as an oasis in the midst of the city,” is meant to offer “spiritual restoration to refresh the weak and weary and give guidance to all on the road to Jerusalem. How godly are thy tents. O Jacob, they dwellings, Oh Israel!”<sup>6</sup>

<sup>2</sup> *The Jewish Daily Forward* online 12/8/2007: Sidney Eisenshtat, 90, Leading Synagogue Architect, by Samuel D. Gruber, Fri. Apr 01, 2005

<sup>3</sup> Obituary: *Los Angeles Times* Archive 3/5/2005, “Sidney Eisenshtat, 90; Was Known for His Innovative Synagogues” by Mary Rourke. *The Jewish Daily Forward* online 12/8/2007: Sidney Eisenshtat, 90, Leading Synagogue Architect, by Samuel D. Gruber, Fri. Apr 01, 2005

<sup>4</sup> *Sinai Temple A Centennial History 1906 – 2006*, Florie Brizel, Sinai Temple, Los Angeles, Ca, 2007. Pg 98.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

Page 5\_ of \_8 Resource Name or #: 10416 Wilshire Boulevard.

APN: 4327-001-004

\* Recorded by: Elizabeth Weaver

Continuation     Update

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The reference is to the beauty of the tent settlement that saved the wondering Hebrews from destruction as told in a prayer that is part of the weekly Shabbat service. The triangular design motif could also reference the Star of David. The angled soaring profiles of the walls create the “awesome, uplifting” feeling that a religious building is meant to convey. The star concept is further emphasized by the play of sunlight and shadows created by the voids in the pylons at the northwest corner of the building.

The *New York Times* recognized the building by commenting on its construction: “Sinai Temple attracted world attention” as evident from *the New York Times* that “testified to its architectural beauty and spiritual grandeur: ...” The article described the new Sinai Temple by quoting the rabbi, Israel Chodos as, “ reflecting 4000 years of Judaism with an eye to the future” and architect, Sidney Eisenshtat, as “a beautiful piece of sculpture in an island of apartment houses”.<sup>7</sup>

Like all contemporary synagogues the challenge is flexibility, to accommodate the large attendance during the High Holydays while creating a more intimate sanctuary for weekly prayer. Eisenshtat’s design met this challenge through his design of the wall separating the “sanctuary and community hall...; the 120 feet wide and thirty feet high... can be moved up into the ceiling and concealed to combine the spaces...” This system expands the sanctuary seating from 960 to 1800; the arrangement of chevron-pattern rows gives every worshipper a view.<sup>8</sup>

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<sup>7</sup> Ibid. Pg 101.

<sup>8</sup> Ibid. Pg 102

State of California-The Resources Agency

State of California-The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 6 of 8 Resource Name or #: 10416 Wilshire Boulevard.

**APN: 4327-001-004**

\* Recorded by: Elizabeth Weaver

Continuation     Update

### Photographs:



Figure 1: The original primary entrance to the Sinai Temple, located on the west elevation, view northwest.

State of California-The Resources Agency

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7\_ of \_8 Resource Name or #: 10416 Wilshire Boulevard.

**APN: 4327-001-004**

\* Recorded by: Elizabeth Weaver

Continuation     Update



Figure 2: View southwest, original building (right), 1968 addition (center), 1998 addition (left).

**Page 8\_ of \_8 Resource Name or #: 10416 Wilshire Boulevard.**  
**\* Recorded by: Elizabeth Weaver**  
 Continuation     Update

**APN: 4327-001-004**



Figure 3: View northwest, 1998 addition.



Figure 4: View north/northeast, 1998 addition.



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: United States Army Reserve Center/Holderman Hall

P1. Other Identifier: Veterans Administration

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1258 Federal Ave City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 4365-008-904.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
A secondary Army Reserve Building, Holderman Hall, is located south of Munemori Hall. The building, which faces the street, is one-to-two-story and rectangular in plan. It has a flat roof and displays original metal lettering near the center of the structure. It was constructed in 1957, as a brick building with a rectangular plan with a flat roof. The northern wing is one-story and consists of 3 bays that display bands of metal casement windows separated by a brick pilaster. The two-story section of the building also displays bands of metal casement windows that span 7 bays on the first floor, each divided by a slightly projecting brick pilaster. The southernmost bay reveals three symmetrical single casement windows, which is replicated on the second floor. The ground floor also contains a pair of metal double doors providing an exit to the exterior of the building. The second story has four bays that contain bands of casement windows and two bays that reveal a plain brick elevation. The building is surrounded by grass with a few trees and a metal fence that bounds the entire parcel.

\* P3b. Resource Attributes: (List attributes and codes) HP14 Government building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking northeast, 10/06/2008, # P007.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1957

\* P7. Owner and Address:  
Veterans Administration  
N/A

F--Federal

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, California 90017

\* P9. Date Recorded: 11/21/08

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: United States Army Reserve Center/Holderman Hall

B1. Historic Name: United States Army Reserve Center/Holderman Hall

B2. Common Name: United States Army Reserve Center/Holderman Hall

B3. Original Use: Government Use B4. Present Use: Government Use

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The building was constructed in 1957.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Modernist Architecture Area Wilshire Boulevard, Westwood

Period of Significance 1957 Property Type Government Offices Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Holderman Hall is a government owned and operated buildings that appears to retain a high level of integrity. The building incorporates modern design elements including a partial curtain wall of windows within metal frames and bands of brick. The building has no known associations with events or persons important in local, state or national history. The building lacks significance through its history and architectural design, where it does not appear to be eligible for listing in the National Register under Criteria A, B, or C or the California Register under Criteria 1, 2, or 3.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Proquest article from the historic "Los Angeles Times".

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 11/21/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: United States Air National Guard

P1. Other Identifier: Veterans Administration

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1300 Federal Ave City Los Angeles Zip 90024  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4365-008-904.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The building located at 1300 Federal Avenue houses the Air National Guard. The building is one-to-two-stories tall and rectangular in plan. It has a concrete foundation with a flat roof that displays a metal fascia. The primary façade, which faces the street, features a one-story wing to the north that is composed of 4 bays of tilt-up concrete panels and bands of single pane windows that are separated by metal pilasters that frame each bay. The roof displays overhanging eaves that extends south to create a front porch. Within the porch is a plain bay clad with popcrete that holds the original lettering "California National Guard". The primary entrance is located on a recessed façade and accessed through the porch and via concrete steps from the street. The entrance is composed of glass within a metal frame, flanked by single pane windows. The recessed elevation is composed of 7 bays that feature a central plain popcrete two-story bay flanked by two bays of tilt-up concrete panels with bands of single pane windows on both stories, which are in turn flanked by a plain popcrete bay. Each bay is separated by metal framing. The building is surrounded by grass and a parking lot, with a canon on display in front of the building's entrance.

\* P3b. Resource Attributes: (List attributes and codes) HP14 Government building

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking east, 10/06/2008, # P 002.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1958

\* P7. Owner and Address:

Veterans Administration

N/A

F--Federal

\* P8. Recorded by: (Name, affiliation, address)

Elizabeth Weaver

ICF Jones & Stokes

811 W 7th Street, Suite 800

Los Angeles, California 90017

\* P9. Date Recorded: 11/21/2008

\* P10. Survey Type: (Describe)

Reconnaissance Level Survey

Section 106 Compliance

P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: United States Air National Guard

B1. Historic Name: United States Air National Guard

B2. Common Name: United States Air National Guard

B3. Original Use: Government Use

B4. Present Use: Government Use

\* B5. Architectural Style: Modernist

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The building was constructed in 1958.

\* B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Modernist Architecture Area Wilshire Boulevard, Westwood

Period of Significance 1958 Property Type Government Offices Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The National Guard Building is a government owned and operated building that appears to retain a high level of integrity. The building incorporates modern design elements including a partial curtain wall of windows within a metal frames and bands of popcrete. The building has no known associations with events or persons important in local, state or national history. The building lacks significance through its history and architectural design, where it does not appear to be eligible for listing in the National Register under Criteria A, B, or C or the California Register under Criteria 1, 2, or 3.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Proquest article from the historic "Los Angeles Times".

B13. Remarks:

\* B14. Evaluator: Elizabeth Weaver

Date of Evaluation: 11/21/2008

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHRC Status Code 2D2

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: Veterans Administration

P1. Other Identifier: Old Soldiers Home/Veterans Administration

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 11301 Wilshire Blvd City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 4365-008-904.

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The Governor's House and associated residential buildings located on the Veteran's Administration's (VA) parcel were determined eligible on the National Register as a part of the Veterans Administration Historic District on November 30, 1980. It appears that these buildings have not changed since the determination. In addition to these buildings that were a part of the Old Soldiers Home, 11301 Wilshire Boulevard, the Veterans Administration Hospital, and to the west is an associated VA Hospital Building are located on the parcel. These two buildings were construction in the 1970s, and therefore, were not surveyed.

\* P3b. Resource Attributes: (List attributes and codes) HP39 Other

\* P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Looking south, 8/6/2008, # Picture 129.jpg

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

\* P7. Owner and Address:  
Veterans Administration  
N/A

F--Federal

\* P8. Recorded by: (Name, affiliation, address)  
Elizabeth Weaver  
ICF Jones & Stokes  
811 W 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 11/21/2008

\* P10. Survey Type: (Describe)  
Reconnaissance Level Survey  
Section 106 Compliance  
P --Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Metro Wilshire Boulevard Bus Lane Project

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

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## **Appendix B: Letters from Interested Parties**

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October 24, 2008

AIA Los Angeles  
3780 Wilshire Blvd., Suite 800  
Los Angeles, CA 90010

**Re: Historic and Cultural Resources Survey for the Metro Wilshire Boulevard Bus Lane Project, Los Angeles County**

Dear Sir or Madam:

On behalf of the Los Angeles County Metropolitan Transportation Authority (Metro), ICF Jones & Stokes is preparing historic and cultural resources documentation for the Metro Wilshire Boulevard Bus Lane Project, within the City of Los Angeles in order to comply with Section 106 of the National Historic Preservation Act. The project is proposed along the north and south sides of Wilshire Boulevard between Valencia Street just west of downtown Los Angeles to the eastern boundary of the City of Beverly Hills and the western boundary of the City of Beverly Hills to Centinela Avenue immediately adjacent to the City of Santa Monica. As part of our research, we are contacting local historical organizations to help identify any historic buildings, districts, sites, objects, or archaeological sites of significance within the project area.

As part of our survey of the project area, we are examining local, state and federal lists of historic properties and previous surveys.

We are interested in any properties within close proximity of the project area. If you know of properties in the project area that should be considered historic properties, please indicate, in writing, their locations and any information you can provide or call me at telephone number (213) 627-5376 to discuss them. If you have any other comments or concerns, please provide them in writing or to my email address: [eweaver@jsanet.com](mailto:eweaver@jsanet.com). I look forward to hearing from you. Thank you in advance for taking the time to consider our request.

Sincerely,

A handwritten signature in blue ink that reads 'Elizabeth Weaver'.

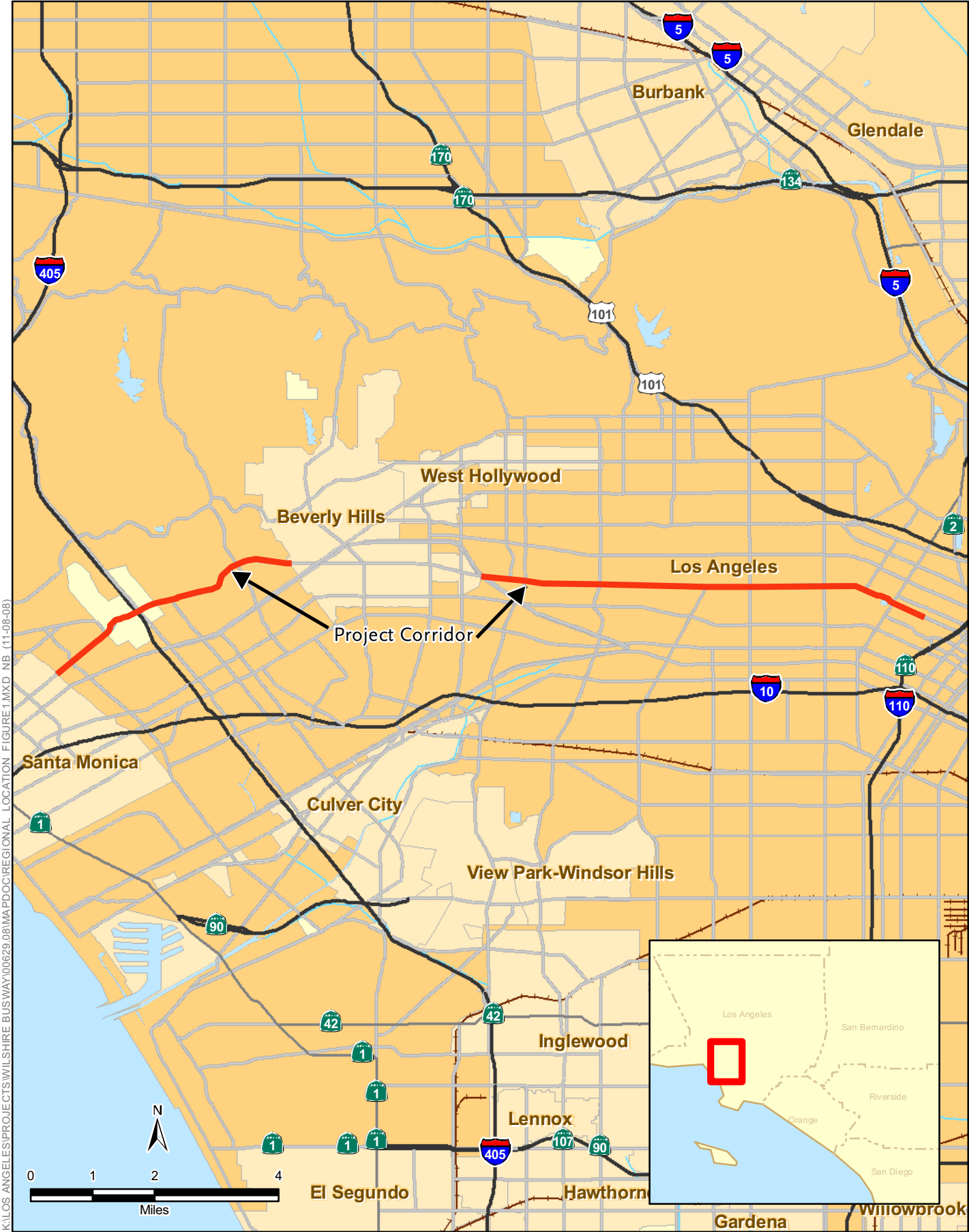
Elizabeth Weaver  
Architectural Historian

Enclosure: Map of project area.

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## **Appendix C: Maps**

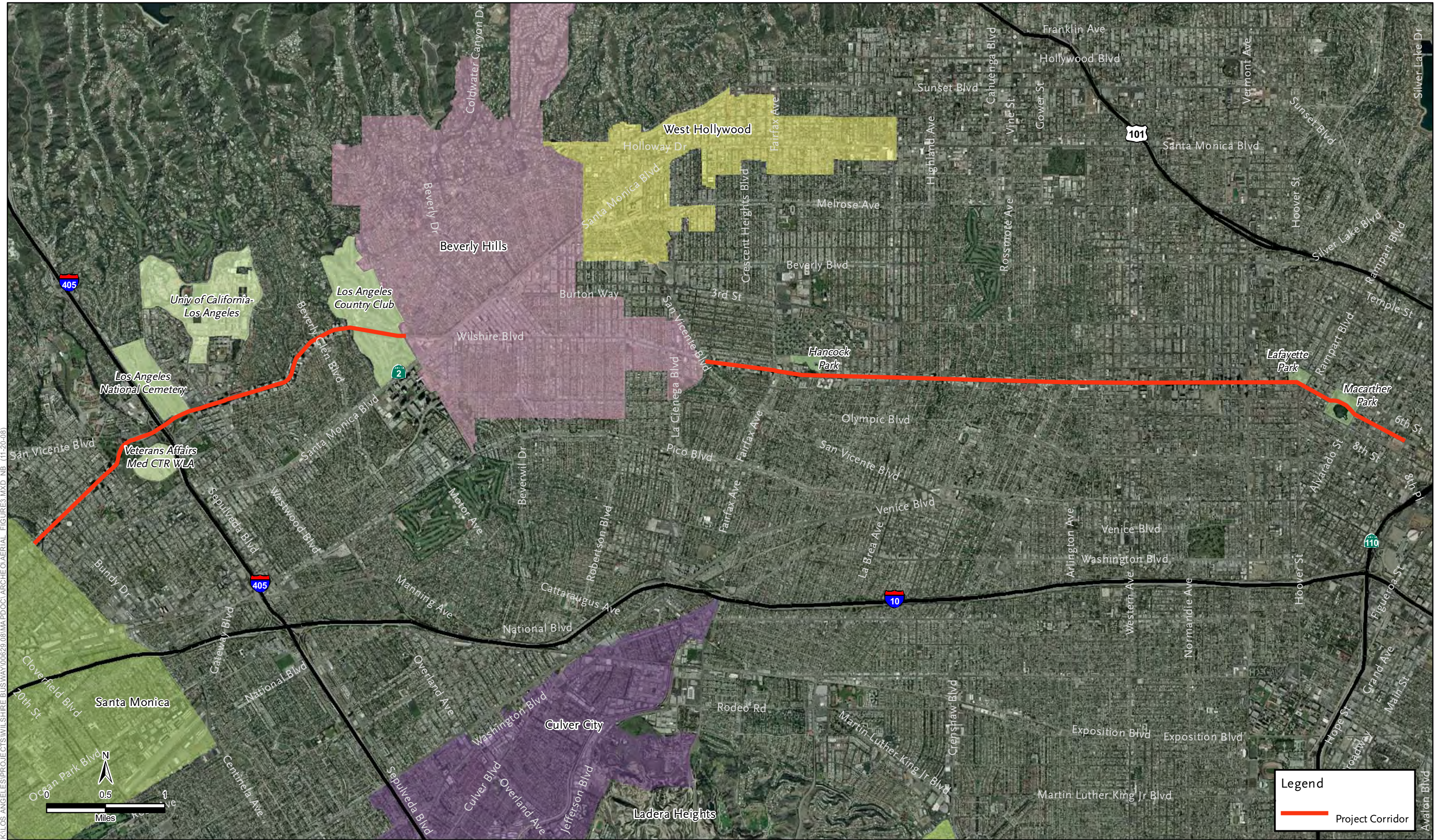
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K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629.08\MA\PODC\REGIONAL LOCATION FIGURE 1.MXD NB (11-08-08)

SOURCE: ESRI Streetmap USA (2007)

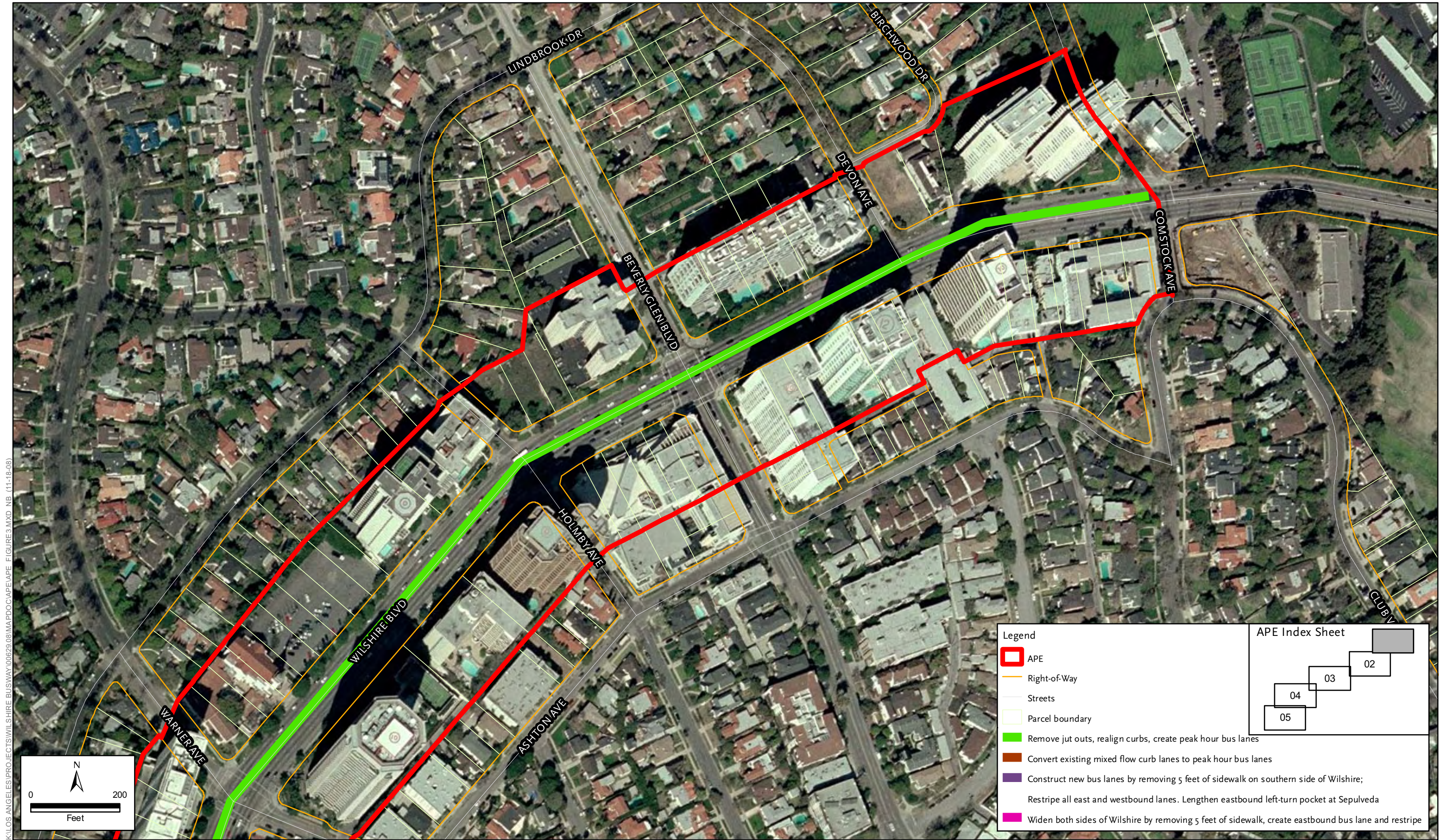




K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629\_08\MAP\DOC\ARCHIVE\AERIAL - FIGURE3.MXD NB (11-20-09)

SOURCE: ESRI Streetmap USA (2007), ESRI USA Imagery (2006)

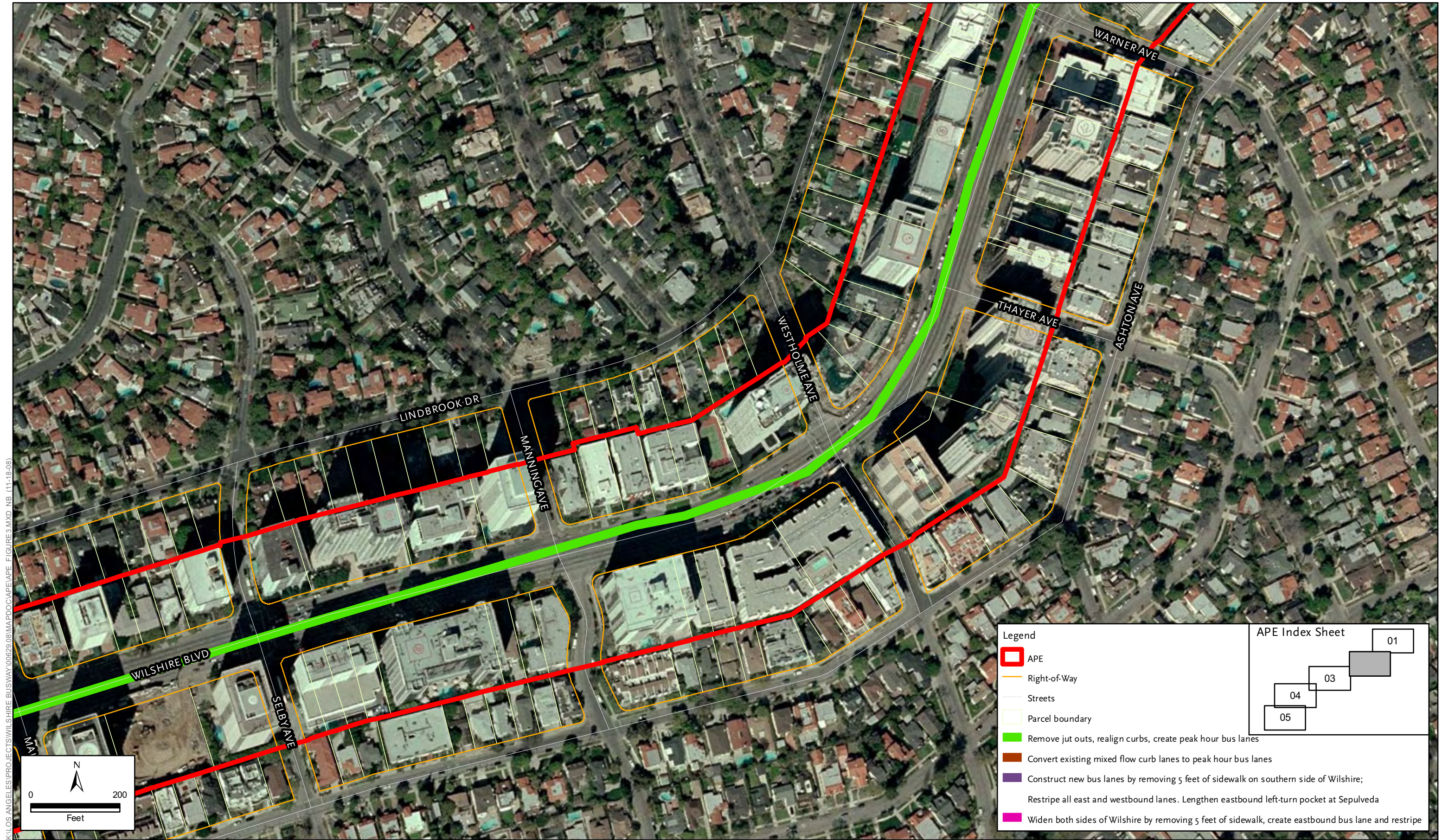




K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629\08\MAPDOCS\APE\APE FIGURE3.MXD NB (11-18-06)

SOURCE: ESRI Streetmap USA (2007), ESRI USA Imagery (2006)

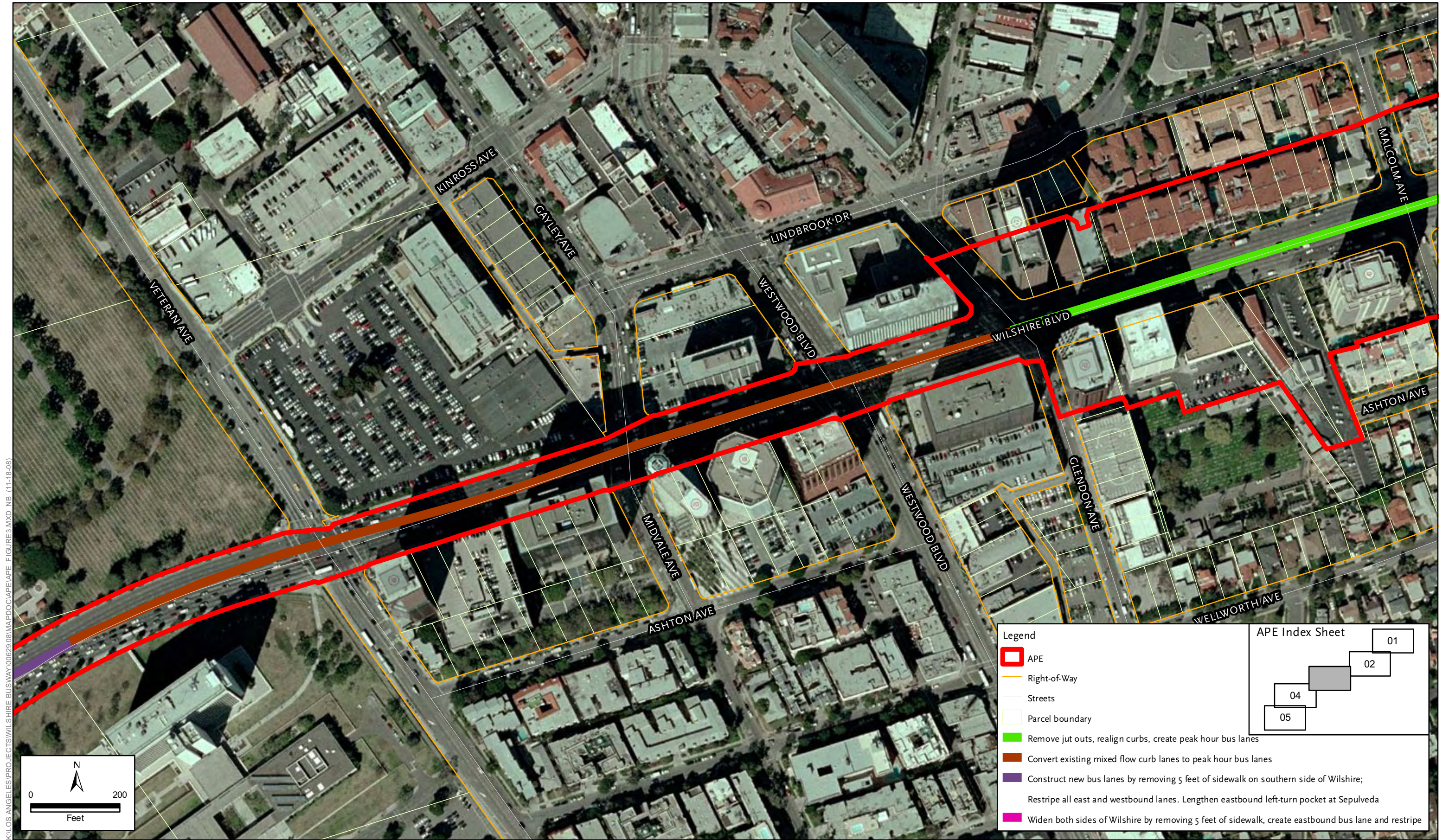




K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629\08\MAPDOCA\PE\APE FIGURE3.MXD\_NB (11-18-08)

SOURCE: ESRI Streetmap USA (2007), ESRI USA Imagery (2006)



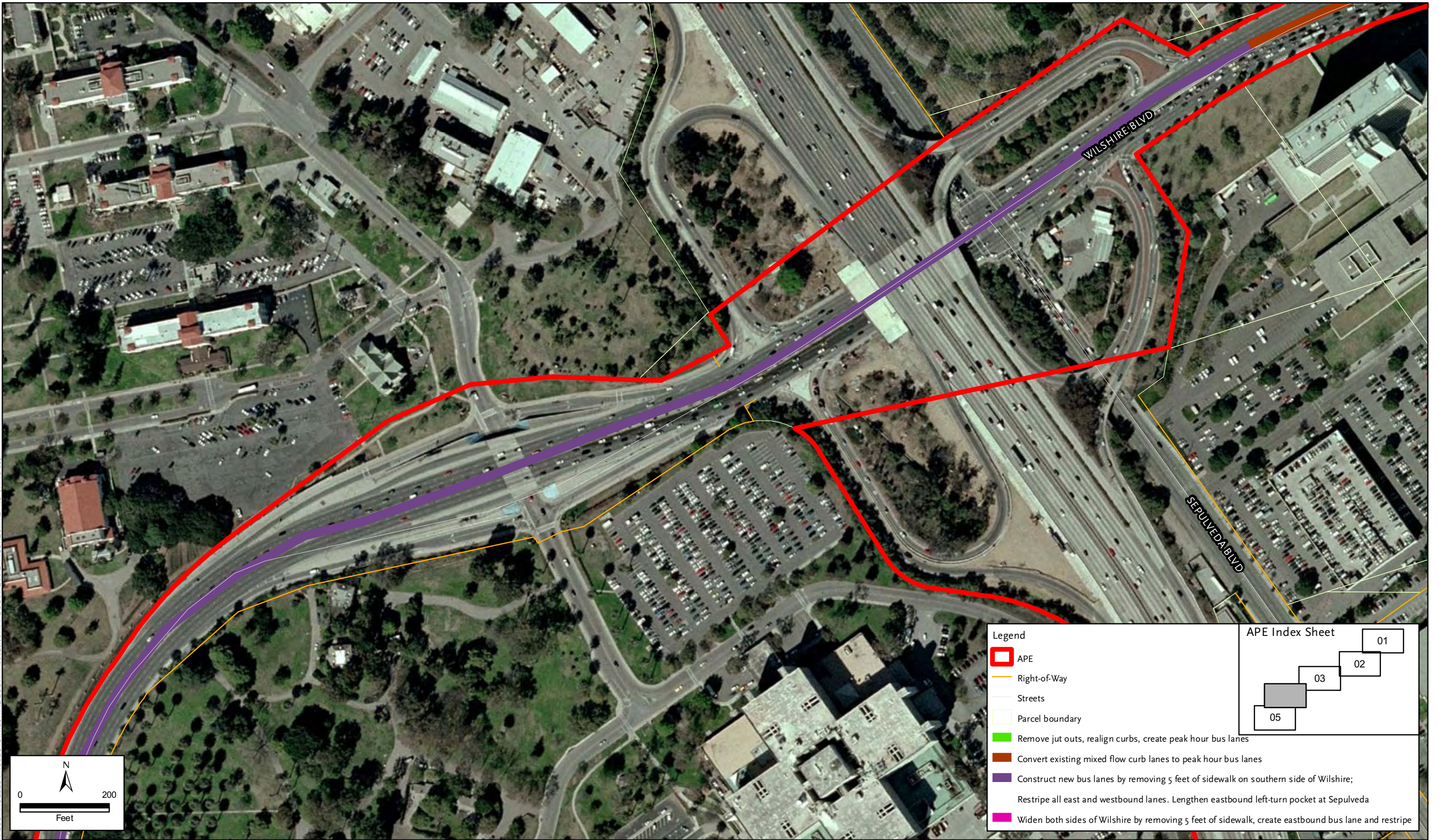


K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629\08\MAPDOCS\APE\FIGURE3.MXD\_NB (11-18-08)

SOURCE: ESRI Streetmap USA (2007), ESRI USA Imagery (2006)



K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629\08\MAPDOCS\APE\APE - FIGURE3.MXD NB (11-18-06)



**Legend**

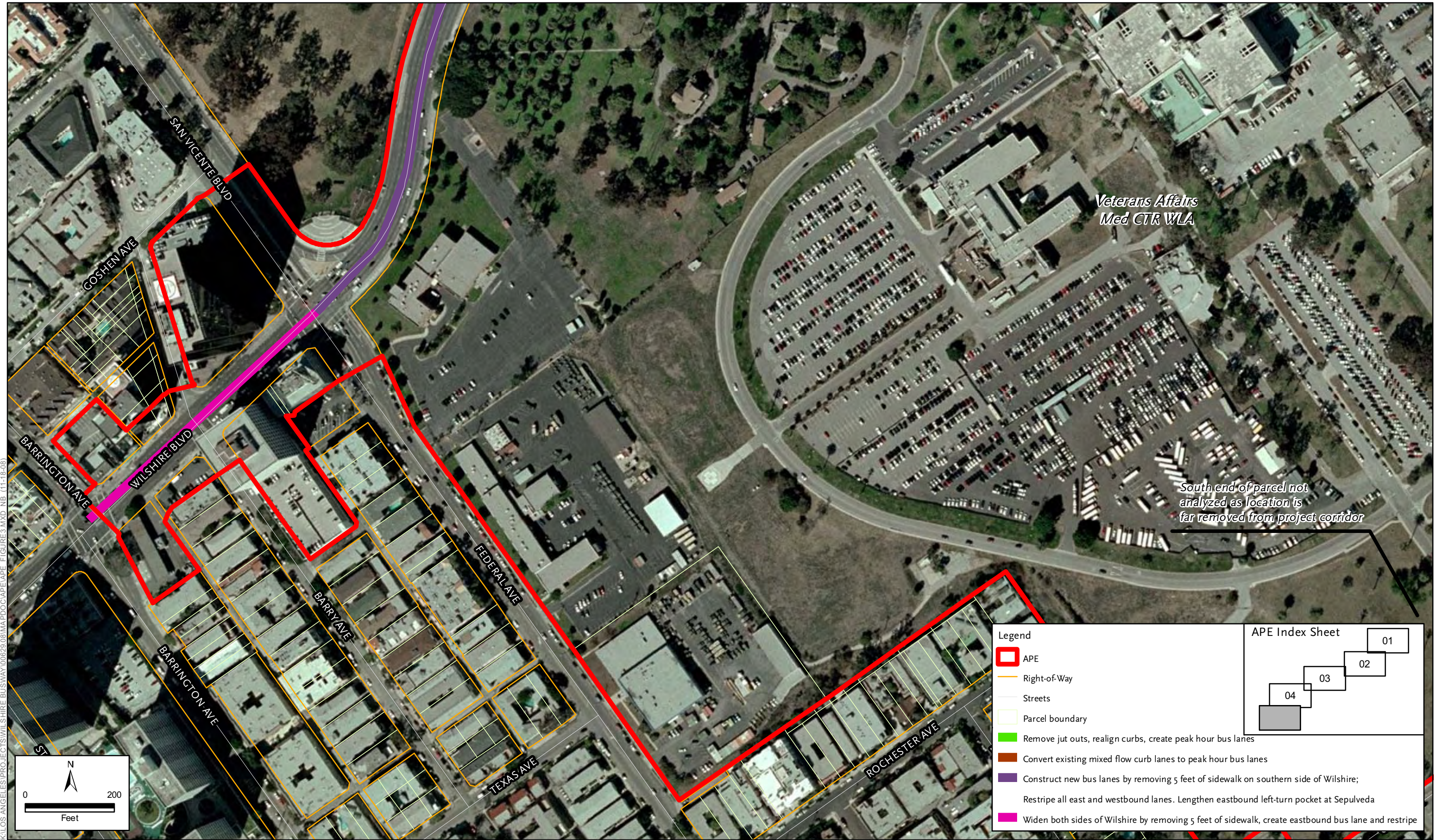
- APE
- Right-of-Way
- Streets
- Parcel boundary
- Remove jut outs, realign curbs, create peak hour bus lanes
- Convert existing mixed flow curb lanes to peak hour bus lanes
- Construct new bus lanes by removing 5 feet of sidewalk on southern side of Wilshire;  
Restripe all east and westbound lanes. Lengthen eastbound left-turn pocket at Sepulveda
- Widen both sides of Wilshire by removing 5 feet of sidewalk, create eastbound bus lane and restripe

**APE Index Sheet**

		01
		02
	03	
05		

SOURCE: ESRI Streetmap USA (2007), ESRI USA Imagery (2006)





SOURCE: ESRI Streetmap USA (2007), ESRI USA Imagery (2006)

K:\LOS ANGELES\PROJECTS\WILSHIRE BUSWAY\00629\08\MAP\DOC\APE\APE FIGURE3.MXD\_NB (11-18-06)



