Wadsworth Theater, Veterans Administration Medical Center – Los Angeles Historic District

B1. Historic Name: Wadsworth Veterans Theater
B2. Common Name: Wadsworth Theater
B3. Original Use: Theater
B4. Present Use: Theater

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: The building was constructed in 1940 according to the district nomination. Based on observation, there have been no major alterations or additions.

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

*B8. Related Features: N/A

*B10. Significance: Theme  Government and Architecture  Area  Los Angeles, Los Angeles County
Period of Significance: 1940
Property Type: Theater
Applicable Criteria  NRHP Criterion A and C/CRHR Criterion 1 and 3

Wadsworth Theater has previously been determined eligible for listing in the NRHP as a contributor to the NRHP-eligible Veterans Administration Medical Center Historic District under Criteria A and C (1981). The Wadsworth Veterans Theater (Building #226) is significant for its associated with the federal government’s development of veterans’ health care and for its architectural styling.

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Pam Daly, Cogstone Resource Management

*Date of Evaluation: July 2011
Resource Name: Historic Landscape, Veterans Administration Medical Center – Los Angeles Historic District (WSE 41)

*P1. Other Identifier: Ficus grove, palm garden, south lawn on the grounds of VAMC Los Angeles Home Branch Historic District

*P2. Location: ☑ Not for Publication  ☑ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5’ Quad Beverly Hills Date 1995 T 1S; R 15W; ¼ of ¼ of Sec 28; S.B. B.M.

c. Address Veteran’s Administration Center City Unincorporated Los Angeles County Zip 90073

d. UTM: Ficus Trees: Zone 11, 365470 mE/ 3769119 mN

Palm Garden: Zone 11 365750 mE/ 3769253 mN

South Lawn: Zone 11 365710 mE/ 3769093 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 305 ft.; APN 4365008904. Exit off of Wilshire Boulevard onto Bonsall Avenue. Turn north.

Palm Garden: at the intersection of Bonsall Avenue and Eisenhower Avenue turn right. The palm garden is bound by Bonsall Avenue, Eisenhower Ave., south boundary fence, east boundary fence.

Ficus Trees: at the intersection of Bonsall Avenue and Eisenhower Avenue, turn left. Continue west on Eisenhower Ave. for approximately 300 yards. The grove of ficus trees are located immediately to the east of Wadsworth Theater, south of the parking lot between Wadsworth Chapel and Wadsworth Theater.

South Lawn: Exit off of Wilshire Boulevard onto Bonsall Avenue. Turn south. The South Lawn area is located almost immediately to the west of Bonsall Avenue.

*P3a. Description: The buildings and structures of the Veterans Administration Medical Center Historic District were constructed amidst landscaped grounds that were created for the benefit of the patients and staff. Up to the 1980s, the Veterans Medical Center had housing on site for long-term patients and live-in staff. The landscaped grounds are a contributing building to the Veterans Administration Medical Center Los Angeles Historic District (determined eligible for listing 11/30/1981, P19-173043.) Many of the trees and lawn areas date from the early days of the National Home for Disabled Volunteer Soldiers.

The landscaped areas identified for this project appear to be within the proposed APE of the Westside Subway Project Locally Preferred Alternative.

*P3b. Resource Attributes: (List attributes and codes)

HP29 – Landscape Architecture

*P4. Resources Present: ☑ Element of District
☐ Other: Landscape

*P5b. Description of Photo: Ficus trees near Wadsworth Theater, View looking south, July 2011

*P6. Date Constructed/Age and Source: ☑ Historic
☐ Prehistoric
☐ Both

Circa 1900, per arborists report.

*P7. Owner and Address:

U.S. Department of Veterans Affairs, 810 Vermont Avenue, NW, Washington, D.C. 20420

*P8. Recorded by: Pam Daly

Cogstone Resource Management, 1518 West Taft Avenue, Orange, CA 92865

*P9. Date Recorded: July 2011

*P10. Survey Type: Pedestrian Survey


*Attachments: ☐ NONE ☐ Location 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):
Wadsworth Theater has previously been determined eligible for listing in the NRHP as a contributor to the NRHP-eligible Veterans Administration Medical Center Historic District under Criteria A and C (1981). The Wadsworth Veterans Theater (Building #226) is significant for its associated with the federal government’s development of veterans’ health care and for its architectural styling.

“The Ficus and palm trees near the Wadsworth Theater are mature and more than 50 years old. Ficus macrophylla and rubuginosa were introduced to California about 1865. The trees are the remains of a much larger grouping that existed in 1952. The palm garden on the north-east side of the intersection of Wilshire Boulevard and Bonsall Avenue is a collection of interesting and unusual palms, thus it seems to be the result of a specific on-going project by persons/groups as yet unknown. Many of these palms are worth preserving. The dominant tree in the lawn area, in the southwest area of the intersection of Wilshire Boulevard and Bonsall Avenue, is a very large Eucalyptus globules (blue gum). The blue gum was introduced into California in 1859. It is a well shaped, very large example of the trees that were planted in the late 1800s – early 1900s as windrows.”

Excerpts of text from the letter report of the evaluation of trees and landscape within the APE of the Westside Subway Extension Project for the Locally Preferred Alternative by Ann Christoph, Landscape Architect FASLA, South Laguna, CA, May 2011.

**References:**
P1. Other Identifier: Wadsworth Chapels

*P2. Location: ☐ Not for Publication  ☒ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad Beverly Hills  Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 28; S.B. B.M.

c. Address Veterans Administration Center (APN 4365008904)  City Unincorporated Los Angeles County  Zip 90049

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 365621 mE/3769229 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 321 feet AMSL; southwest corner of Eisenhower and Bonsall Avenues; northwest corner of Bonsall Avenue and Wilshire Blvd.; access from Eisenhower Avenue into a round driveway on the east and pedestrian paths on west and south

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Catholic Protestant Chapels is a building individually listed in the National Register of Historic Places, while also being located within the Veterans Administration Medical Center Los Angeles Historic District (determined eligible for listing 11/30/1981, P19-173043.) The building was constructed during the Victorian-era in the Gothic Revival-style (more specifically Carpenter Gothic) as a religious building.

The building consists of two chapels that share a wall. It is two stories with a masonry foundation and a rectangular plan. The building features a two cross-gabled roofs (the one facing Eisenhower Avenue is slightly smaller), picturesquely wood-frame lancet windows and diamond-paned, rectangular windows, and horizontal redwood siding. The two primary façades are asymmetrical with entry through a central arched porch for the Protestant Chapel and a front-gabled west corner entrance on the northeast elevation for the Catholic Chapel. There are three square towers of varying sizes (two on the southeast; one with octagonal belfry in the middle of the northeast elevation); solid, arched knee braces, wooden window hoods, decorative brackets under windows and balconies, decorative and patterned balustrades, arched windows, and crosses at the apexes of roofs. The northwest elevation features an apse that consists of a one-story tower with cone-shaped roof attached to the wall and only one window.

*P3b. Resource Attributes: (List attributes and codes)

HP16 – Religious Building

*P4. Resources Present: ☐ Building  ☐ Structure

☐ Object  ☐ Site  ☐ District ☐ Element of District

☐ Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)

View to the northwest, July 2011

*P6. Date Constructed/Age and Source: ☐ Historic

☐ Prehistoric ☐ Both

1900 per National Register nomination for Veterans Center Historic District

*P7. Owner and Address: U.S. Department of Veterans Affairs

810 Vermont Avenue, NW

Washington, D.C. 20420

*P8. Recorded by: Pam Daly, Cogstone Resource Management

1518 West Taft Avenue

Orange, CA 92865

*P9. Date Recorded: July 2011

*P10. Survey Type: Pedestrian Survey


*Attachments: ☐ NONE  ☐ Location 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):
**NRHP Status Code**: 1S, 2D

**Resource Name or #** (Assigned by recorder): Catholic Protestant Chapels, Veterans Administration Center

| B1. Historic Name: National Home for Disabled Volunteer Soldiers Chapel |
| B2. Common Name: Wadsworth Chapel |
| B3. Original Use: Religious Building - Chapels |
| B4. Present Use: not in use |

**Architectural Style:** Gothic Revival (Carpenter Gothic)

**Construction History:**
The building was constructed in 1900 according to the National Register. Based on observation, the building is unaltered. It has been reroofed in the past twenty years.

**Moved?** No

**Architect:** J. Lee Burton  
**Builder:** Unknown

**Significance:** Theme: Government and Architecture  
**Area:** Los Angeles County  
**Period of Significance:** 1900-1924  
**Property Type:** Religious Building  
**Applicable Criteria:** NRHP Criterion A and C/CRHR Criterion 1 and 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Catholic Protestant Chapels, Veterans Administration Center was listed in the National Register (NR 72000229, 2/11/1972) and California Register in 1972 under Criterion C as a good example of the Carpenter Gothic style. Additionally, the Chapel is a contributor to the NRHP-eligible Veterans Administration Medical Center District under Criteria A and C (Veterans Center Historic District determined eligible for listing in 1981). The chapel is significant for its association with the federal government’s development of veterans' health care and for its architectural styling.

**Additional Resource Attributes:** (List attributes and codes)

**References:**
"Catholic-Protestant Chapels, Veterans Administration Center." Record in National Park Service’s Focus Database of National Register Listed Properties (NRIS 72000229).


**Remarks:** Google aerial, July 2011.

**Evaluator:** Pam Daly, Cogstone Resource Management  
**Date of Evaluation:** July 2011
P1. Other Identifier: Catholic-Protestant Chapels

*P2. Location: ☑ Not for Publication ☑ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad Beverly Hills Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 28; S.B. B.M.

c. Address Veterans Administration Center City Los Angeles Zip 90049

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 365621 mE/ 3769229 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Elevation: 321 feet AMSL; APN 4365008904; southwest corner of Eisenhower and Bonsall Avenues; northwest corner of Bonsall Avenue and Wilshire Blvd.; access from Eisenhower Avenue into a round driveway on the east and pedestrian paths on west and south

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
APN 4365008904 is located at the Veterans Administration Center in a park-like setting surrounded by lawn. It is a Victorian with Gothic Revival-style (more specifically Carpenter Gothic) religious building. It occupies a small part of a much larger lot and has northwest and southeast facing orientations. The building consists of two chapels that share a wall. It is two stories with a masonry foundation and a rectangular plan. The building features a two cross-gabled roofs (the one facing Eisenhower Avenue is slightly smaller), picturesquely wood-frame lancet windows and diamond-paned, rectangular windows, and horizontal redwood siding. The two primary façades are asymmetrical with entry through a central arched porch for the Protestant Chapel and a front-gabled west corner entrance on the northeast elevation for the Catholic Chapel. The arched porch has three arches, reminiscent of Romanesque porches. There are three square towers of varying sizes (two on the southeast; one with octagonal belfry in the middle of the northeast elevation); solid, arched knee braces, wooden window hoods, decorative brackets under windows and balconies, decorative and patterned balustrades, arched windows, and crosses at the apexes of roofs. The northwest elevation features an apse that consists of a one-story tower with cone-shaped roof attached to the wall and only one window. The building appears to be unaltered and is in poor condition.

*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, accession #)
View to the west, March 2010

*P6. Date Constructed/Age and Source: ☑ Historic ☑ Prehistoric ☑ Both 1900 per National Register

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
URS Corp;
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded: March 2010

*P10. Survey Type: (Describe) Pedestrian Survey


*Attachments: ☑ NONE ☑ Location 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):
**Resource Name or #** (Assigned by recorder) APN 4365008904 (WSE 42)

**B1. Historic Name:** Wadsworth Chapel

**B2. Common Name:** Catholic-Protestant Chapels

**B3. Original Use:** Religious Building - Chapels

**B4. Present Use:** Religious Building - Chapels

**B5. Architectural Style:** Victorian and Gothic Revival (Carpenter Gothic)

**B6. Construction History:**
The building was constructed in 1900 according to the National Register. Based on observation, the building is unaltered. It has been reroofed in the past twenty years.

**B7. Moved?** No

**B8. Related Features:** N/A

**B9a. Architect:** J. Lee Burton

**B9b. Builder:** Unknown

**B10. Significance:**
**Theme:** Government and Architecture
**Area:** Los Angeles, Los Angeles County
**Property Type:** Religious Building

**Applicable Criteria:** NRHP Criterion A and C / CRHR Criterion 1 and 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

APN 4365008904 was listed in the National Register (NR 72000229) and California Register in 1972 under Criterion C as a good example of the Carpenter Gothic style. Additionally, it has been determined eligible for listing in the NRHP as a contributor to the NRHP-eligible Veterans Administration Medical Center District (along with WSE 41) under Criteria A and C (1981). The chapel (Building #20) is significant for its association with the federal government's development of veterans' health care and for its architectural styling. As part of the Westside Subway Extension Project, URS investigators relocated this property in the field. The historical significance of APN 4365008904 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA. Criteria Consideration A of the NRHP dictates that a religious property is eligible only if it derives its primary significance from architectural or artistic distinction or historical importance to avoid any appearance of judgment by government about the validity of any religion or belief.

Based on site investigations and historic research, APN 4365008904 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP and Criteria 1 and 3 of the CRHR, as a building that is associated with the federal government's development of veterans' health care, as one of the earliest non-military construction of religious facilities by the federal government (district record, item number 8, page 4), and as a building that significantly embodies the distinctive characteristics of the Victorian and Gothic Revival (Carpenter Gothic) architectural style. The Carpenter Gothic style is characterized by extensive decorative woodwork, asymmetrical lines, and towers.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4365008904 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

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

**B12. References:**
“Catholic-Protestant Chapels, Veterans Administration Center.” Record in National Park Service’s Focus Database of National Register Listed Properties.


**B13. Remarks:**

**B14. Evaluator:** URS Corp.

**Date of Evaluation:** March 2010

(This space reserved for official comments.)
P1. **Other Identifier:** Federal Building

*P2. Location: ☐ Not for Publication  ☑ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad Beverly Hills  Date 1999  T 1S; R 15W; ¼ of ¼ of Sec 28; S.B.  B.M.

*c. Address 11000 Wilshire Boulevard  City Los Angeles  Zip 90024

*d. UTM: (Give more than one for large and/or linear resources) Zone 11, 366288 mE/ 3769286 mN

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 291 feet AMSL.; APN 4324017903; south side of Wilshire Boulevard between Sepulveda Boulevard and Veteran Avenue

*P3a. **Description:**

APN 4324017903 is located at 11000 Wilshire Boulevard in a heavily developed urban setting, south of the Los Angeles National Cemetery. It is a Modern-era institutional office building complex. It occupies the northwest part of the parcel and is set back from Wilshire Boulevard and Veteran Avenue. It has a north-facing orientation. The rectangular-plan, eighteen-story skyscraper is set on a rectangular-plan podium and organized axially. Attached perpendicularly on the south side is a one-story, square-plan structure, which is subsequently attached perpendicularly to a one-story, rectangular plan building on the south. Combined, the three buildings have an H-shaped plan. The skyscraper features a flat roof, symmetrically organized metal-framed fixed windows, and concrete clad walls. Centered on the south elevation are two solid large rectangular towers that are about three stories higher than the main skyscraper. The skyscraper’s bands of windows are continuous across the elevation and alternate horizontally with solid black bands. The bands are deeply recessed behind a screen of projecting vertical concrete mullions that resemble louver window slats. At the shorter ends of the skyscraper there are concrete-panel walls that extend out, ending with a vertical line of concrete panels; a solid wall of concrete that appears to be set away from the wall plane, rises the full length of the shorter sides. The primary façade is symmetrical with entry from Veteran Avenue (east) through the middle one-story structure. The middle structure has a flat roof of concrete with overhanging eaves, floor-to-ceiling windows with protruding metal mullions, and access by stairs with custom-designed benches. The southern building is four bays wide and twenty-one bays deep. Each bay consists of stone panel walls framed by simple concrete piers and a flat cornice-like band. For the central seven bays, the piers remain but are without walls or roof, creating a landscaped courtyard that connects to the center structure. The complex appears to be unaltered and is in good condition. The buildings are surrounded by formal landscaping and there is a parking lot to the south.

*P3b. **Resource Attributes:** (List attributes and codes)

HP14 – Government Building

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

*P5b. **Description of Photo:** (view, date, accession #)

View to the north, August 2009

*P6. **Date Constructed/Age and Source:** ☑ Historic  ☐ Prehistoric  ☐ Both

1966 per Grimes, T., "Welton Becket and Associates"

*P7. **Owner and Address:**

United States Federal Government

11000 Wilshire Boulevard, Los Angeles, CA 90024

*P8. **Recorded by:** URS Corp.

1615 Murray Canyon Road, Suite 1000, San Diego, CA 92108-4314; updated Pam Daly, Cogstone, 1518 W Taft Ave, Orange, CA

*P9. **Date Recorded:** March 2010; updated July 2011

*P10. **Survey Type:** Pedestrian Survey


*Attachments: ☐ NONE  ☐ Location 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):
**NRHP Status Code** 3S, 3CS

**Resource Name or #** (Assigned by recorder) 11000 Wilshire Blvd; APN 4324017903(WSE 43)

B1. Historic Name: Westwood Federal Building
B2. Common Name: Westwood Federal Building
B3. Original Use: Government Offices
B4. Present Use: Government Offices

**Architectural Style:** Modern-era

**Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1966-69 (Grimes). Based on observation, the building appears to be unaltered.

**Moved?**  X  No  Yes  Unknown  Date:  Original Location:

**Related Features:** Formal landscaping surrounding the complex


**Significance:** Theme  Area

<table>
<thead>
<tr>
<th>Period of Significance</th>
<th>Property Type</th>
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<tbody>
<tr>
<td>1966</td>
<td>Government Building</td>
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**Applicable Criteria**  NRHP Criterion C/CRHR Criterion 3 (Architecture)

The historical significance of APN 4324017903 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA. The building is not yet fifty years old. Criteria Consideration G of the NRHP generally excludes properties that achieved significance within the past fifty years unless they are of exceptional importance. Since the building is less than fifty years of age, it must also meet Criteria Consideration G.

Based on site investigations and historic research, APN 4324017903 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Modern-era architectural style. The Modern-era style, popular from 1940 to 1970 is presented here with the classic tall vertical massing set against a 1-2 story horizontal massing on the first level. The building was designed by the master architects of Welton Becket and Associates, Paul R. Williams, and A.C. Martin.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4324017903 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

**Additional Resource Attributes:** (List attributes and codes)

**References:**

**Evaluator:** URS Corp.; updated Pam Daly, Cogstone
**Date of Evaluation:** March 2010; July 2011

(This space reserved for official comments.)
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

<table>
<thead>
<tr>
<th>Resource Name or #:</th>
<th>(Assigned by recorder) 11000 Wilshire Blvd; APN 4324017903 (WSE 43)</th>
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P1. Other Identifier: Federal Building

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad Beverly Hills Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 28; S.B. B.M.

c. Address 11000 Wilshire Boulevard City Los Angeles Zip 90024

d. UTM: (Give more than one for large and/or linear resources) Zone 11 366288 mE/3769286 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 291 feet AMSL.; APN 4324017903; south side of Wilshire Boulevard between Sepulveda Boulevard and Veteran Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

APN 4324017903 is located at 11000 Wilshire Boulevard in a heavily developed urban setting, near the Los Angeles National Cemetery. It is a New Formalism-style institutional office building complex. It occupies the northwest part of the parcel and is set back from Wilshire Boulevard and Veteran Avenue. It has a north-facing orientation. The rectangular-plan, eighteen-story skyscraper is set on a rectangular-plan podium and organized axially. Attached perpendicularly on the south side is a one-story, square-plan structure, which is subsequently attached perpendicularly to a one-story, rectangular plan building on the south. Combined, the three buildings have an H-shaped plan. The skyscraper features a flat roof, symmetrically organized metal-framed fixed windows, and concrete clad walls. Centered on the south elevation are two solid large rectangular towers that are about three stories higher than the main skyscraper. The skyscraper's bands of windows are continuous across the elevation and alternate horizontally with solid black bands. The bands are deeply recessed behind a screen of projecting vertical concrete mullions that resemble louver window slats. At the shorter ends of the skyscraper there are concrete-panel walls that extend out, ending with a vertical line of concrete panels; a solid wall of concrete that appears to be set away from the wall plane, rises the full length of the shorter sides. The primary façade is symmetrical with entry from Veteran Avenue (east) through the middle one-story structure. The middle structure has a flat roof of concrete with overhanging eaves, floor-to-ceiling windows with protruding metal mullions, and access by stairs with custom-designed benches. The southern building is four bays wide and twenty-one bays deep. Each bay consists of stone panel walls framed by simple concrete piers and a flat cornice-like band. For the central seven bays, the piers remain but are without walls or roof, creating a landscaped courtyard that connects to the center structure. The complex appears to be unaltered and is in good condition. The buildings are surrounded by formal landscaping and there is a parking lot to the south.

*P3b. Resource Attributes: (List attributes and codes)

HP14 – Government Building

*P4. Resources Present: ☐ Building ☑ Structure

☐ Object ☐ Site ☐ District ☐ Element of District

☐ Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)

View to the north, August 2009

*P6. Date Constructed/Age and Source: ☑ Historic

☐ Prehistoric ☐ Both

1966 per HABS Report

*P7. Owner and Address:

Unknown

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

URS Corp.

1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

*P9. Date Recorded: March 2010

*P10. Survey Type: (Describe) Pedestrian Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")


*Attachments: ☐ NONE ☐ Location 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):
**NRHP Status Code** 3S, 3CS  

*Resource Name or #* (Assigned by recorder) 11000 Wilshire Blvd; APN 4324017903(WSE 43)

**B1. Historic Name:** Westwood Federal Building

**B2. Common Name:** Westwood Federal Building

**B3. Original Use:** Government Offices

**B4. Present Use:** Government Offices

**B5. Architectural Style:** New Formalism

**B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1966 (Grimes). Based on observation, the building appears to be unaltered.

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

**B8. Related Features:** Formal landscaping surrounding the complex

**B9a. Architect:** Welton Becket and Associates with Paul R. Williams and A. C. Martin and Associates  
**b. Builder:** Unknown

**B10. Significance:**  
**Theme** Architecture  
**Area** Los Angeles, Los Angeles County  
**Period of Significance** 1966  
**Property Type** Government Building  
**Applicable Criteria** NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of APN 4324017903 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA. The building is not yet fifty years old. Criteria Consideration G of the NRHP generally excludes properties that achieved significance within the past fifty years unless they are of exceptional importance. Since the building is less than fifty years of age, it must also meet Criteria Consideration G.

Based on site investigations and historic research, APN 4324017903 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. It is a rare example of a New Formalist office skyscraper complex in Los Angeles. It is also significant locally because of its large scale and unique inclusion of formal landscaping in this area of Westwood where most other buildings are commercial towers or low-rise storefronts. The New Formalism style, popular from 1960 to the present, is characterized by single volume massing; buildings separate from nature and usually set on podium; often an exotic Near Eastern/Indian flavor; strict symmetry; flat projecting rooflines; suggestion of classical columns (piers) and entablatures; arches, elliptical and others; smooth wall surfaces, often elegantly sheathed in stone; high-quality materials; delicacy of all details with no heavy, monumental qualities; grilles of polished metal, concrete and stone; formal landscaping including pools, fountains, and frequent use of monumental High Art sculpture.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4324017903 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

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

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** URS Corp.

**Date of Evaluation:** March 2010

(This space reserved for official comments.)
*Resource Name or #: (Assigned by recorder) 1142 Westwood Blvd; APN 4363022009(WSE 44)

**P1. Other Identifier:** Ralph’s Grocery Store

**P2. Location:** □ Not for Publication ☒ Unrestricted

**a. County:** Los Angeles

**b. USGS 7.5’ Quad** Beverly Hills

**c. Address** 1142 Westwood Boulevard

**d. UTM:** (Give more than one for large and/or linear resources) Zone 11S, 366702 mE/3769744 mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 327 feet AMSL; APN 4363022009; Alternate addresses are 1154 Westwood Boulevard and 10885-7 Lindbrook Drive; northeast corner of Lindbrook Drive and Westwood Boulevard; commercial district connected to University of California, Los Angeles; alternate address: 1154 Westwood Boulevard

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

APN 4363022009 is located at 1142 Westwood Boulevard in a heavily developed urban commercial setting. It is a Spanish Colonial/Mission Revival-style commercial building. It occupies the entire roughly V-shaped corner lot and has a south-facing orientation. It is one story with an irregular plan characterized by two colonnades and a central tower. The building features low-pitched side-gable roofs on the two colonnades and a round, low-pitch roof with a denticulated cornice above an arched band of ornament with shell shapes that alternate upward and downward on the tower. The tower is crowned by a low octagonal cupola with vent openings. The roofs are covered in red clay tile. Under the colonnade roofs, there are decorative bracket-like rafters. The building features mission-style gables. The building is clad in stucco, which has been scored to give the appearance of large stone shingles. The primary façade is symmetrical with the tower entry filled with a recessed metal frame, double door with transom and a surround comprised of cast stone pilasters and a pediment. The text “Ralphs Grocery Store” is barely visible as having been carved beneath the pediment. The transom windows of the eastern four arches (facing Lindbrook Drive) are filled. The building appears to be minimally altered and is in excellent condition.

**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.)

**P5b. Description of Photo:** (view, date, accession #)

View to the north, August 2009

**P6. Date Constructed/Age and Source:** ☐ Historic ☐ Prehistoric ☐ Both

1929 per Los Angeles County Assessor

**P7. Owner and Address:** Unknown

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

URS Corp.

1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

**P9. Date Recorded:** March 2010

**P10. Survey Type:** (Describe) Pedestrian Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter “none.”) Westside Subway Extension, Project No. PS-4350-2000, Cultural Resources Technical Report (261A), Task 14.1.13. March 2010

**Attachments:** NONE Location 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):
NRHP Status Code 1S, 5S1

Resource Name or # (Assigned by recorder) 1142 Westwood Blvd; APN 4363022009(WSE 44)

B1. Historic Name: Ralph's Grocery Store, Bratskeller-Egyptian Theater
B2. Common Name: Ralph's Grocery Store
B3. Original Use: Grocery store
B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial and Mission Revival

B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1929 according to the Los Angeles County Assessor. The Assessor reports alterations/additions that took place in 1968. The alteration date may refer to the remodel for the Bratskeller restaurant, which had a medieval castle design from 1968 to the mid-1980s. In 1968-89, the east end was used as a movie theater and the transom windows were filled in that area. The exterior was restored in 1991-92. Many of the window sashes and doors appear to be new construction.

B7. Moved? X No Yes Unknown Date: __________________________ Original Location: ______________

B8. Related Features: N/A


B10. Significance: Theme Community Planning and Development, Commerce and Architecture Area Los Angeles, Los Angeles County

Period of Significance 1929 Property Type Commercial Building

Applicable Criteria NRHP Criterion A and C/CRHR Criterion 1 and 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

APN 4363022009 was previously determined to be eligible for listing in the NRHP under Criteria A and C as being associated with the history of Westwood and as representing the original architectural style of Westwood. It was recorded in 1986 by Historic Resources Group under a federal tax-certification program. It was listed in the National Register (NR 92000969) and in the California Register in 1992 as significant on the local level. It was also listed as City of Los Angeles Historic-Cultural Monument #360 in 1988. As part of the Westside Subway Extension Project, URS investigators relocated this property in the field. The historical significance of APN 4363022009 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 4363022009 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under the criteria discussed above. It was one of the first six buildings constructed in Westwood in 1929 and was designed to meet the Mediterranean architectural theme chosen by the developers, the Janss family. It was the first Ralph's store in the Westwood Hills-Santa Monica area (Los Angeles Times, November 17, 1929).

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4363022009 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

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

B12. References:


"Ralphs Grocery Store." Wikipedia entry.
"Ralphs Grocery Store." Record in National Park Service's Focus Database of National Register Listed Properties.

B13. Remarks:


Date of Evaluation: March 2010
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

- **P1. Other Identifier:** N/A
- **P2. Location: □ Not for Publication  □ Unrestricted**
  - **P2a. County:** Los Angeles
  - **b. USGS 7.5' Quad** Beverly Hills  Date 1999 T 1S; R 15W; □ ¼ of □ ¼ of Sec 27; □ S.B. □ B.M.
  - **c. Address** 1139 Glendon Avenue  City Los Angeles  Zip 90024
  - **d. UTM:** (Give more than one for large and/or linear resources) Zone 11 366742 mE/3769754 mN
  - **e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
  
  Elevation: 329 feet AMSL; APN 4363022010; NW corner of Glendon Avenue and Lindbrook Drive between Kinross Avenue and Westwood Boulevard; commercial district connected to University of California, Los Angeles

- **P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
  
  APN 4363022010 is located at 1139 Glendon Avenue in a heavily developed urban commercial setting. It is a Spanish Colonial Revival-style two-part commercial block building. It occupies the entire irregularly-shaped corner lot and has a southeast-facing orientation. It is largely one story, though it is two stories on the south elevation. The building has an irregular plan. On the south and east elevations, the building features a gable roof that is covered with red clay tile, sometimes with visible wooden decorative brackets. The window bays are recessed and contain multi-pane and bay window sashes, some with decorative iron grill screens. The building is clad in brick. The upper story may have originally served as an office; it features a wood frame casement window sash and decorative iron grill balcony. The north and southwest corners contain one-story towers with circular roofs covered in red clay tile and topped with a finial; they also feature bands of decorative brick and tile under the eaves. The primary corner façade contains an original wood door with decorative metal work screen, which is framed by an inlaid brick pediment. There are also two chimneys with decorative brick and tile work. In the middle of the roof, there is a glass dome that appears to have enclosed a previously open courtyard. Entrance is through commercial glass double doors on the east and south elevations. The building appears to be minimally altered and is in good condition.

- **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.)**

- **P5b. Description of Photo:** (view, date, accession #)
  
  View to the north, August 2009

- **P6. Date Constructed/Age and Source:** □Historic □Prehistoric □Both
  
  1933 per Los Angeles County Assessor

- **P7. Owner and Address:** Unknown

- **P8. Recorded by:** (Name, affiliation, and address)
  
  URS Corp.
  1615 Murray Canyon Road, Suite 1000
  San Diego, CA 92108-4314

- **P9. Date Recorded:** March 2010

- **P10. Survey Type:** (Describe) Pedestrian Survey

- **P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
  

- **Attachments:** □NONE □Location 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):
**NRHP Status Code** 3S, 3CS

*Resource Name or #* (Assigned by recorder) 1139 Glendon Ave; APN 4363022010 (WSE 45)

**B1. Historic Name:** N/A
**B2. Common Name:** Gardens
**B3. Original Use:** Commercial (store and office)
**B4. Present Use:** Commercial (store and restaurant)

**B5. Architectural Style:** Spanish Colonial Revival

**B6. Construction History:**
The building was constructed in 1933 according to the Los Angeles County Assessor. It was constructed for Guy K. Harrison (*Los Angeles Times* article). The Assessor reports alterations/additions that took place in 1975, but the details are currently unknown. Based on observation, the recorded alterations probably refer to the addition of a glass dome in the middle of the property and the glass entry doors on the south and east elevations. The building has also been seismically retrofitted with concrete lintels and metal ties visible on the north elevation.

**B7. Moved?** X No  Yes  Unknown  Date:  
**B8. Related Features:** N/A

**B9a. Architect:** N. A. Timmerman  b. Builder: Unknown

**B10. Significance:**

**Theme:** Architecture, Commercial  
**Area:** Los Angeles, Los Angeles County

**Period of Significance:** 1933  
**Property Type:** Commercial Building

**Applicable Criteria:** NRHP Criterion C/CRHR Criterion 3 (Architecture)  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of APN 4363022010 within the APE was determined by applying the procedure and criteria for the *National Register of Historic Places* (NRHP), *California Register of Historical Resources* (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 4363022010 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. Spanish Colonial Revival, most popular between 1915 and the commencement of World War II, is characterized by stucco surfaces which predominate over the openings; low-pitched tile roofs, limited number of openings, loosely related to outdoors through use of French doors, terraces, pergolas; use of decorative ironwork for windows, doors, balconies and roof supports; glazed and unglazed tile used for walls and floors, commercial buildings that are generally organized with their facades in deep-set vertical bands (with windows and spandrels recessed); and Plateresque and especially rich Churrigueresque ornament of cast concrete or terracotta.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4363022010 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling. The glass dome addition is set back sufficiently so as not to significantly impact the design integrity. Materials and workmanship have been slightly affected by minor alterations such as new doors and seismic retrofit.

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

**B12. References:**

**B13. Remarks:**
(This space reserved for official comments.)

**B14. Evaluator:** URS Corp.

**Date of Evaluation:** March 2010

(This space reserved for official comments.)
**Historic District 1 (Westwood-UCLA District)**

**D1. Historic Name:** N/A  
**D2. Common Name:** N/A

**D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The following buildings appear to be contributors to Historic District 1. A contributing property is a building, structure, object, or site within the boundaries of the district that adds to the historic associations or historic architectural qualities for which the historic district is significant. Non-contributing properties, those that do not contribute to the significance of the district, are not included in this study. Refer to the DPR 523 A Primary Record and DPR 523 B Building, Structure and Object Record for detailed descriptions of the contributing resources.

<table>
<thead>
<tr>
<th>Resource Identifier</th>
<th>Description</th>
<th>NRHP ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSE 46</td>
<td>Spanish Colonial Revival-style courtyard apartment complex (Lindbrook Village) designed by Frederick N. Clark and constructed in 1936</td>
<td>19-189305</td>
</tr>
<tr>
<td>WSE 47</td>
<td>Monterey Revival-style courtyard apartment complex designed by A.W. Angel and constructed in 1933</td>
<td>19-189307</td>
</tr>
<tr>
<td>WSE 49</td>
<td>Late Gothic Revival-style church building (University Bible Church) constructed in 1940</td>
<td>19-189308</td>
</tr>
<tr>
<td>WSE 61</td>
<td>Spanish Colonial Revival-style courtyard apartment building (Dracker Apartments/Lindbrook Manor) constructed in 1938</td>
<td>19-189306</td>
</tr>
</tbody>
</table>

The district's most prevalent property type is the multiple family apartment building, which is built in a Revival architectural style, such as Spanish Colonial Revival or Monterey Revival. The only building that is not a multiple family apartment building is WSE 49, which is a church. The district is located in a heavily developed urban mixed-use setting.

**D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Historic District 1 is a geographic historic district, which is defined as a geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. The preliminary district boundaries include the four contributors listed above, which are roughly bounded by Wilshire Boulevard, Malcolm Avenue, Lindbrook Drive, and Glendon Avenue. The identification of Historic District 1 is preliminary and is not intended to include the full extent of the district. The complete boundaries of the district are not currently known. The district’s preliminary geographical definable area is delineated on a locational map included as part of this district record.

**D5. Boundary Justification:**

The identification of the contributing resources to this district was undertaken as part of the identification and evaluation process for this Section 106 undertaking. During the survey of the Westside Subway Extension Project area of potential effect (APE), investigators identified a significant concentration of eligible properties or linkages in this portion of the APE. Windshield surveys in the general area revealed the presence of similar properties outside the APE that share characteristics such as the Revival architectural styles and the multiple family property type. Per federal guidance, complex resources (such as historic districts) rarely need to be recorded beyond the area reasonably subject to effect, nor does the project area need to be extended to include complex resources where potential effects on the whole would clearly be negligible. If a project has the potential to affect only a portion of a complex resource, the resources as a whole may be briefly examined and the portion subject to potential effects then may be evaluated in the context of the larger property. The evaluation would determine whether the portion in the project area would be a contributor or non-contributor to a larger significant property as a whole, should that larger property ever be determined eligible for inclusion to the NRHP, CRHR, or considered a historical resource for purposes of CEQA. Therefore, this Project identified and recorded the portion of Historic District 1 within the APE.
D6. Significance:
Theme Architecture
Area Los Angeles
Period of Significance 1933-1940
Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Historic District 1 appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR because it significantly embodies the distinctive characteristics of the Revival architectural styles, specifically as applied to multiple family properties. The Revival styles represented in the district include Spanish Colonial Revival, Monterey Revival, and Late Gothic Revival.

For a district to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. Historic District 1 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

Should more research and identification be completed regarding Historic District 1, this preliminary district significance evaluation should be revised and modified to reflect a more substantial historic context and the inventory of character defining features and any related features that may be identified.

*D7. References (Give full citations including the names and addresses of any informants, where possible.):
N/A

*D8. Evaluator: URS Corp.
Date: March 2010
Affiliation and Address: URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

Preliminary Boundaries of Potential Historic District 1 (Westwood-UCLA District) within APE 1:24,000 Beverly Hills Quad, 1966 photorevised 1995, Not to scale
P1. **Other Identifier:** Lindbrook Village  
**P2. Location:** Not for Publication  
**a. County:** Los Angeles  
**b. USGS 7.5' Quad**, Beverly Hills  
**c. Address:** 10830, 10836 Lindbrook Drive  
**d. UTM:** (Give more than one for large and/or linear resources) Zone 11S, 366957 mE/376977 mN  
**e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Elevation: 329 feet; APN 4360003031-4360003043; three units of condominium have alternate address of 10836 Lindbrook Drive; east half of parcel; southeast corner of Hilgard Avenue and Lindbrook Drive  

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
APN 4360003031-43 is located at 10830 and 10836 Lindbrook Drive in a heavily developed urban mixed-use setting. It is a Spanish Colonial Revival-style courtyard apartment complex. It occupies the east half of the parcel and has a courtyard-facing orientation. It is two stories with a roughly U-shaped plan. The building features cross-gabled red tile roofs that are hipped at the corners and have exposed rafter tails; asymmetrically arranged recessed, metal fixed, bay, and casement window sashes, some with decorative grilles or shutters; and stucco and lower-story brick clad walls. On the elevation facing Lindbrook Drive, there is a brick chimney with decorative brick chimney stack. Entries are filled with historic-age wood panel doors; the entries feature a variety of details, such as a brick arch, stairs clad in square terracotta tiles and surrounded by wrought iron railings, small canopies, and/or brick stairs. There are trees and shrubs, stained wooden ceiling beams, and a glazed-tile panel of a ship in the courtyard. At the rear (southeast) are two rectangular plan two-story buildings in the same style as the apartment complex with parking spaces. The building appears to be unaltered and is in excellent condition.  

**P3b. Resource Attributes:** (List attributes and codes)  
HP3 – Multiple Family 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, accession #)  
View to the east, September 2009  

**P6. Date Constructed/Age and Source:** Historic  
1936 per *Los Angeles Times*  

**P7. Owner and Address:** Unknown  

**P8. Recorded by:** (Name, affiliation, and address)  
URS Corp.  
1615 Murray Canyon Road, Suite 1000  
San Diego, CA 92108-4314  

**P9. Date Recorded:** March 2010  
**P10. Survey Type:** Pedestrian Survey  

**Attachments:** NONE  
Location 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):
DPR 523B (1/95) *Required information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 3B, 3CB, 5S1

*Resource Name or # (Assigned by recorder) 10830, 10836 Lindbrook Drive; APN 4360003031-4360003043 (WSE 46)

B1. Historic Name: N/A

B2. Common Name: Lindbrook Village

B3. Original Use: Multiple Family Residence

B4. Present Use: Multiple Family Residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1936 according to the Los Angeles Times. The original owner was Mrs. Claudia Ohlman. It was constructed as an eight-family apartment building (Los Angeles Times article). The Assessor reports alterations/additions that took place in 1972, but the details are currently unknown. Based on observation, there have been no major alterations or additions.

*B7. Moved? X No Yes Unknown Date: ______________________ Original Location: ________________

*B8. Related Features: N/A


*B10. Significance: Theme Architecture Area Los Angeles, Los Angeles County
Period of Significance 1936 Property Type Multiple Family Property (Courtyard Apartments)
Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture)
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
APN 4360003031-4360003043 was listed as City of Los Angeles Historic-Cultural Monument #446 on September 1, 1989, based on its architectural value. As part of the Westside Subway Extension Project, URS investigators relocated this property in the field. The historical significance of APN 4360003031-360003043 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 360003043 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style as applied to the courtyard apartment complex. It also appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR as a contributor to potential Historic District 1 (along with WSE 47, WSE 49, and WSE 61).
Spanish Colonial Revival, most popular between 1915 and the commencement of World War II, is characterized by stucco surfaces which predominate over the openings; low-pitched tile roofs, limited number of openings, loosely related to outdoors through use of French doors, terraces, pergolas; use of decorative ironwork for windows, doors, balconies and roof supports; glazed and unglazed tile used for walls and floors, commercial buildings that are generally organized with their facades in deep-set vertical bands (with windows and spandrels recessed); and Plateresque and especially rich Churrigueresque ornament of cast concrete or terracotta.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4360003031-360003043 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

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

*B12. References:
Office of Historic Resources, City of Los Angeles Department of City Planning.

B13. Remarks:

*B15. Date of Evaluation: March 2010

(This space reserved for official comments.)
**Resource Name or #:** (Assigned by recorder) 10840 Lindbrook Drive; APN 4360003044-4360003052 (WSE 47)

**P1. Other Identifier:** Lindbrook Village  
**P2. Location:** ☑ Not for Publication ☐ Unrestricted

**a. County:** Los Angeles  
**b. USGS 7.5' Quad:** Beverly Hills  
**c. Address:** 10840 Lindbrook Drive  
**d. UTM:** (Give more than one for large and/or linear resources) Zone 11S, 366926 mE/3769764 mN  
**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 336 feet AMSL; APN 4360003044-4360003052; west half of parcel; southeast corner of Hilgard Avenue and Lindbrook Drive

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

APN 4360003044-52 is located at 10840 Lindbrook Drive in a heavily developed urban mixed-use setting. It is a Monterey Revival-style courtyard apartment complex. It occupies the west half of the parcel and has a courtyard-facing orientation. It is two stories with a roughly U-shaped plan. The building features rambling cross-gabled red tile roofs that are hipped at the corners and have exposed rafter tails; asymmetrically arranged recessed, metal frame, fixed, bay, and casement window sashes, some with decorative grilles or shutters; and mostly stucco and some lower-story brick cladding. On the elevation facing Lindbrook Dr., there is a chimney with stucco cladding and a decorative brick chimney stack. Entries contain historic-age wood panel doors and feature a variety of details, such as a metal canopy with scalloped metal sheet, terracotta square tile stairs with wrought iron railings, iron light fixtures, small canopies, and/or brick stairs. The second stories feature projecting balconies with wood supports, exposed roof beams, wrought iron railings, and board and batten siding. There is a variety of low tropical landscaping, brick pavement, and curved brick walls in the courtyard. At the rear (southeast) are two rectangular plan two-story buildings in the same style and parking spaces. The building appears to be unaltered and is in excellent condition.

**P3b. Resource Attributes:** (List attributes and codes)

HP3 – Multiple Family Property

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

**P5b. Description of Photo:** (view, date, accession #)  
View to the east, September 2009

**P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both 1933 per Los Angeles Times

**P7. Owner and Address:**  
Unknown

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

URS Corp.  
1615 Murray Canyon Road, Suite 1000

**P9. Date Recorded:** March 2010

**P10. Survey Type:** (Describe) Pedestrian Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")  

**Attachments:** ☐ NONE ☑ Location 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):
B1. Historic Name: N/A
B2. Common Name: Lindbrook Village
B3. Original Use: Multiple Family Residence
B4. Present Use: Multiple Family Residence

*B5. Architectural Style: Monterey Revival

*B6. Construction History: The building was constructed in 1933 according to the Los Angeles Times. The original owner was attorney Joseph D. Taylor. It was constructed as a five-family apartment building (Los Angeles Times article). The Assessor reports alterations/additions that took place in 1972, but the details are currently unknown. Based on observation, there have been no major alterations or additions.

*B7. Moved? X No Yes Unknown Date: __________________ Original Location: ________

*B8. Related Features: N/A


*B10. Significance: Theme Architecture, Residential Area Los Angeles, Los Angeles County
   Period of Significance 1933 Property Type Multiple Family Property (Courtyard Apartment)
   Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

APN 4360003044-4360003052 was listed as City of Los Angeles Historic-Cultural Monument #447 on September 1, 1989, based on its architectural value. As part of the Westside Subway Extension Project, URS investigators relocated this property in the field. The historical significance of APN 4360003044-4360003052 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 4360003044-4360003052 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Monterey Revival architectural style as applied to the courtyard apartment complex. It also appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR as a contributor to potential Historic District 1 (along with WSE 46, WSE 49, and WSE 61). Monterey Revival, popular between 1925 and 1955, shares many characteristics with the Spanish Colonial Revival style, such as stucco cladding, clay tile roofs, and recessed windows; however, this style is also characterized by two stories, a low-pitched gable roof (occasionally hipped), and a second-story balcony, which is usually cantilevered and covered by the principal roof.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4360003044-4360003052 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

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

*B12. References:
Office of Historic Resources, City of Los Angeles Department of City Planning.

B13. Remarks:

*Date of Evaluation: March 2010
P1. Other Identifier: N/A

*P2. Location: ☐ Not for Publication  ☒ Unrestricted

*a. County: Los Angeles

  b. USGS 7.5’ Quad: Beverly Hills  Date: 1999  T15S  R15W;  ¼ of ¼ of Sec 27;  S.B. B.M.

  c. Address: 10801 Wilshire Boulevard  City: Los Angeles  Zip: 90024

  d. UTM: (Give more than one for large and/or linear resources) Zone: 11S  367094 mE/ 3769763 mN

  e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

    Elevation: 337 feet AMSL; APN 4360003014; northwest corner of Wilshire Boulevard and Malcolm Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

APN 4360003014 is located at 10801 Wilshire Boulevard in a heavily developed urban mixed-use setting. It is a Late Gothic Revival-style church building. It occupies the front of the parcel and has a south-facing orientation. It is two stories with an L-shaped plan. At the southeast corner, there is a two-story square tower with a multi-sided spire. The building features a medium-pitch, cross-gable roof covered with non-historic age composite shingles; pairs of pointed arched window bays filled with fixed diamond-paned window sashes; and stucco cladding. The primary façade is asymmetrical with a pointed arch entry on Malcolm Avenue that is filled with historic-age wooden double doors. The side elevation and east elevation feature evenly spaced, pointed-arch stained glass windows with sills. The gable-front, east elevation also has a row of wood frame, small, rectangular windows with sills. The tower features vents and two louver, diamond-paned window sashes with sills. A wing perpendicular to the sanctuary connects the sanctuary to another gabled entrance off of Malcolm Avenue. Landscaping fronts both street sidewalks. The building appears to be minimally altered and is in good condition.

*P3b. Resource Attributes: (List attributes and codes)

  HP16-Religious Building

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

*P5b. Description of Photo: (view, date, accession #)

View to the northwest, July 2009

*P6. Date Constructed/Age and Source: ☐Historic  ☐Prehistoric  ☐Both

1940 per Los Angeles County Assessor

*P7. Owner and Address: Unknown

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

  URS Corp.
  1615 Murray Canyon Road, Suite 1000
  San Diego, CA 92108-4314

*P9. Date Recorded: March 2010

*P10. Survey Type: (Describe) Pedestrian Survey

Westside Subway Extension, Project No. PS-4350-2000

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")


*Attachments: ☐NONE  ☐Location 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):
B1. Historic Name: University Bible Church
B2. Common Name: University Bible Church
B3. Original Use: Church
B4. Present Use: Church

*B5. Architectural Style: Late Gothic Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1940 according to the Los Angeles County Assessor. Based on observation, the building appears to have been re-roofed.

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


*B10. Significance: Theme Architecture Area Los Angeles, Los Angeles County

Period of Significance 1940

Property Type Religious Building

Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of APN 4360003014 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA. Criteria Consideration A of the NRHP dictates that a religious property is eligible only if it derives its primary significance from architectural or artistic distinction or historical importance to avoid any appearance of judgment by government about the validity of any religion or belief. Since APN 4360003014 is a religious property, it must also meet Criteria Consideration A.

Based on site investigations and historic research, APN 4360003014 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Late Gothic Revival architectural style in a modern manner. It also appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR as a contributor to potential Historic District 1 (along with WSE 46, WSE 47, and WSE 61). Gothic Revival, most popular between 1840 and 1880 (though later examples are not uncommon), is characterized by a steeply pitched roof, usually with cross gables; gables commonly have decorated vergeboards; wall surface extending into gable without break; windows commonly extending into gables, frequently having pointed-arch shape; one-story porches, commonly supported by flattened Gothic arches. The Late Gothic Revival style is characterized by use of volumes and details derived from Gothic Revival, such as pointed arch windows and a roof tower but that is applied in a simplified manner.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4360003014 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

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

*B12. References:

N/A

B13. Remarks:


*Date of Evaluation: March 2010
**Resource Name or #:** (Assigned by recorder) 10300 Santa Monica Blvd; APN 4319009030 (WSE 54)

**Location:** Not for Publication

**a. County:** Los Angeles

**b. USGS 7.5' Quad:** Beverly Hills  Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 23; S.B. B.M.

d. **Address:** 10300 Santa Monica Boulevard  City Los Angeles  Zip 90025

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 252 feet; APN 4319009030; southwest corner of Santa Monica Boulevard and Fox Hills Drive

**Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

APN 4319009030 is located at 10300 Santa Monica Boulevard in a heavily developed urban residential setting. It is a New England barn-style commercial and residential building. It occupies the majority of the parcel and has main elevations facing Fox Hills Drive and Santa Monica Boulevard. It is two stories with an L-shaped plan. The building features a moderate pitch, cross-gable, asphalt shingled roof with small eave overhang and exposed rafters. The roof has non-historic age skylights and roof vents. In general, the window bays are regularly arranged and filled with grille covered window sashes on the ground story; wood frame, three-over-two double-hung window sashes on the second floor; and metal frame, square window sashes on the north elevation gable. The building is clad in wood clapboard siding with end boards. The primary façade is symmetrical with entry from Fox Hills Drive. The entrance contains non-historic age plywood panels attached to the sides of a large, deeply recessed square entry and a small flight of tiled steps. A second entry from Santa Monica Boulevard is a recessed, end-boarded square entry with a casement style, multi-light window sash. Above the second entry is a large dormer with a square, multi-light window sash. The remaining ground floor doors have been filled with plywood panels. The building appears to minimally altered and is in excellent condition.

**Resource Attributes:** (List attributes and codes)

HP6 – 1-3 Story Commercial Building, HP2 – Single Family Property

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

**Description of Photo:** (view, date, accession #)

View to the west, August 2009

**Date Constructed/Age and Source:** 1949-50 per Los Angeles County Assessor

**Owner and Address:** Unknown

**Recorded by:** (Name, affiliation, and address)

URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

**Date Recorded:** March 2010

**Survey Type:** (Describe) Pedestrian Survey


**Attachments:** ☐ NONE  ☑ Location 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):
**NRHP Status Code** 3S, 3CS

<table>
<thead>
<tr>
<th>Resource Name or # (Assigned by recorder)</th>
<th>10300 Santa Monica Blvd; APN 4319009030(WSE 54)</th>
</tr>
</thead>
</table>

**Historic Name:** N/A

**Common Name:** The Barn

**Original Use:** Photography Studio

**Present Use:** Residential

**Architectural Style:** New England Barn

**Construction History:**
The building was constructed in 1949-50 according to the Los Angeles County Assessor. In 1965, architect A. Quincy Jones bought the property. He designed the new door, paneled the interior with redwood, added skylights and roof vents (LA Conservancy). Based on observation, the window sash on the north elevation and the plywood may be new construction.

**Moved?** No

**Significance:** Theme Architecture/Architects Area Los Angeles, Los Angeles County

**Period of Significance:** 1965-79

**Property Type:** Commercial Building (architect’s studio)

**Applicable Criteria:** NRHP Criterion B/CRHR Criterion 2 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of APN 4319009030 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA. Criteria Consideration G of the NRHP generally excludes properties that achieved significance within the past fifty years unless they are of exceptional importance. Though the building is more than fifty years old, it achieved significance less than fifty years ago (1965-79) so it must meet this criteria consideration in order to be eligible.

Based on site investigations and historic research, APN 4319009030 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion B of the NRHP and Criterion 2 of the CRHR, as a building that is associated with the lives of persons significant in our past. The building is associated with the later career of architect Archibald Quincy Jones, who is important to the history of modern architecture in Southern California. Jones bought the property in 1965 and it was his residence and studio from 1965 until his death in 1979, during the historically significant part of his career that focused on large institutional projects. Jones is also well known for his modern tract housing for Joseph Eichler in the Bay Area and other residential work. During the time he lived and worked at this property, he completed several important projects, including buildings at University of California’s Irvine, Riverside, Los Angeles, and San Diego campuses and at the University of Southern California (LA Conservancy).

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4319009030 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, feeling, and association.

**Additional Resource Attributes:** (List attributes and codes)

**References:**
- “The Sixties Turn Fifty.” Los Angeles Conservancy.  

**Evaluator:** URS Corp.

**Date of Evaluation:** March 2010

(This space reserved for official comments.)
P1. Other Identifier: 241 Moreno Drive

*P2. Location:
   - Not for Publication
   - Unrestricted

*a. County: Los Angeles
   - USGS 7.5' Quad Beverly Hills
     - Date: 1999 T 1S; R 15W; ¼ of ¼ of Sec 25; S.B. B.M.
   - Address: 241 Moreno Drive
     - City: Beverly Hills
     - Zip: 90212
   - UTM: (Give more than one for large and/or linear resources)
     - Zone: 11S, 369749 mE/3769993 mN

*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
   - Elevation: 238 feet AMSL
   - APN 4319001900
   - Parcel on west side of Moreno Drive between Durant Drive and W. Olympic Boulevard

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Beverly Hills High School is located at 241 Moreno Drive in an urban residential setting. It is a French Eclectic-style assembly of educational buildings. It occupies the east side of the parcel (west of Health Avenue) and has an east-facing orientation. It is two stories with a roughly U-shaped plan that wraps around a large central lawn. Access to the property is from Moreno Drive by way of a flight of steps featuring metal crossed and circular patterned railings. The buildings feature moderate-pitch, hipped roofs, covered with composite shingles, and dormer vents. The window bays are regularly arranged and filled with metal frame sash window. The walls are clad in stucco and brick with quoins. The primary façade is asymmetrical with multiple entries framed by cast concrete surrounds with segmental pediments. In the center there is a square tower with a round clock and finial. On the south side of the parcel is a Streamline Moderne cylindrical-roofed swimming pool. The projecting end areas of the pool building have rounded corners, horizontal bands, glass block windows, and coping above the windows. There are new classrooms and a science center to the west of Health Avenue, a private street which divides the parcel. The buildings appear to be minimally altered and are in excellent condition.

*P3b. Resource Attributes: (List attributes and codes)
   - HP15 – Educational 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.)

San Diego, CA 92108-4314; update Pam Daly, Cogstone 1518 W. Taft, Orange, CA

*P5b. Description of Photo: (view, date, accession #)
   - View to the southwest, September 2009

*P6. Date Constructed/Age and Source:
   - Historic
   - Prehistoric
   - Both
   - 1927 (main school) and 1939-40 (pool) per Beverly Hills Unified School District 5 Year Master Plan, 2008

*P7. Owner and Address:
   - Beverly Hills Unified School District
   - 255 South Lasky Drive
   - Beverly Hills, CA 90212

*P8. Recorded by: URS Corp.
   - 1615 Murray Canyon Road, Suite 1000

*P9. Date Recorded: March 2010; update July 2011

*P10. Survey Type: Pedestrian Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: ❏ NONE ❏ Location 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):
**Beverly Hills High School**

**Historic Name:** Beverly Hills High School

**Common Name:** Beverly Hills High School

**Original Use:** High School

**Present Use:** High School

**Architectural Style:** French Eclectic (Main School Building), Streamline Moderne (Pool)

**Construction History:**
The building was constructed in 1927 by the Los Angeles High School District. In 1936-1937, the main school building went through earthquake renovation due to the 1933 Long Beach earthquake. The swimming pool (Swim-Gym) was built in 1939-1940. Major additions (north wing to main building, five-story building with classrooms and two-level parking garage) occurred in 1967-70 and were designed by Rowland H. Crawford. In 2005-2007, the Science and Technology Center designed by LPA was added. *(Beverly Hills Unified School District 5 Year Master Plan, page 11).*

**Moved?** No

**Relates Features:** Lawn in front of (west) of campus

**Architect:** Rowland H. Crawford (Additions to main building), Stiles O. Clement (Pool), b. Builder: Unknown

**Significance:**

<table>
<thead>
<tr>
<th>Theme</th>
<th>Architecture</th>
<th>Area</th>
<th>Beverly Hills, Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Period</td>
<td>1927, 1939</td>
<td>Property Type</td>
<td>Educational Building</td>
</tr>
</tbody>
</table>

**Applicable Criteria:**

- NRHP Criterion C/CRHR Criterion 3 (Architecture) *(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)*

The historical significance of APN 4319001900 (Beverly Hills High School) within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 4319001900 (Beverly Hills High School and pool) appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the French Eclectic and Streamline Moderne architectural styles. The Swim-Gym is a good example of the work of Stiles O. Clements, a master architect. French Eclectic, popular between 1915 and 1945, is characterized by tall, steeply pitched hipped roofs, eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding; and sometime decorative half-timbering. Streamline Moderne, popular from 1920 to the commencement of World War II, is characterized by stucco box massing often with rounded corners and even rounded parapets; emphasis on the horizontal through the use of banded surfaces and windows; curved projecting wings; glass brick; round windows (ship portholes); steel (ship) railing; and brightly colored vitrelight.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4319001900 (Beverly Hills High School) appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

**Additional Resource Attributes:**

**References:**

**Evaluator:** URS Corp.; update Pam Daly, Cogstone

**Date of Evaluation:** March 2010; July 2011

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*(This space reserved for official comments.)*

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*(Required information)*
**Resource Name or #:** (Assigned by recorder) 241 Moreno Drive; APN 4319001900 (WSE 55)

**Other Identifier:** Beverly Hills High School

**Location:** Not for Publication

**a. County:** Los Angeles

**b. USGS 7.5’ Quad:** Beverly Hills, Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 25; S.B. B.M.

**c. Address:** 241 Moreno Drive, City Beverly Hills, Zip 90212

**d. UTM:** (Give more than one for large and/or linear resources) Zone 11S, 369749 mE / 3769993 mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 238 feet AMSL; APN 4319001900; parcel on west side of Moreno Drive between Durant Drive and W. Olympic Boulevard

**Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

APN 4319001900 is located at 241 Moreno Drive in an urban residential setting. It is a French Eclectic-style assembly of educational buildings. It occupies the east side of the parcel (west of Health Avenue) and has an east-facing orientation. It is two stories with a roughly U-shaped plan that wraps around a large central lawn. Access to the property is from Moreno Drive by way of a flight of steps featuring metal crossed and circular patterned railings. The buildings feature moderate-pitch, hipped roofs, covered with composite shingles, and dormer vents. The window bays are regularly arranged and filled with metal frame sash windows. The walls are clad in stucco and brick with quoins. The primary façade is asymmetrical with multiple entries framed by cast concrete surrounds with segmental pediments. In the center there is a square tower with a round clock and finial.

On the south side of the parcel is a Streamline Moderne cylindrical-roofed swimming pool. The projecting end areas of the pool building have rounded corners, horizontal bands, glass block windows, and coping above the windows. There are new classrooms and a science center to the west of Health Avenue, a private street which divides the parcel. The buildings appear to be minimally altered and are in excellent condition.

**Resource Attributes:** (List attributes and codes)

HP15 – Educational Building

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

**Description of Photo:** (view, date, accession #)

View to the southwest, September 2009

**Date Constructed/Age and Source:** Historic

1927 (main school) and 1939-40 (pool) per Beverly Hills Unified School District 5 Year Master Plan, 2008

**Owner and Address:**

Unknown

**Recorded by:** (Name, affiliation, and address)

URS Corp.

1615 Murray Canyon Road, Suite 1000

San Diego, CA 92108-4314

**Date Recorded:** March 2010

**Survey Type:** (Describe)

Pedestrian Survey

**Report Citation:** (Cite survey report and other sources, or enter "none.")


**Attachments:** NONE - Location 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):
NRHP Status Code: 3S, 3CS

Resource Name or # (Assigned by recorder): 241 Moreno Drive; APN 4319001900(WSE 55)

B1. Historic Name: Beverly Hills High School
B2. Common Name: Beverly Hills High School
B3. Original Use: High School
B4. Present Use: High School
B5. Architectural Style: French Eclectic (Main School Building), Streamline Moderne (Pool)
B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1927 by the Los Angeles High School District. In 1936-1937, the main school building went through earthquake renovation due to the 1933 Long Beach earthquake. The swimming pool (Swim-Gym) was built in 1939-1940. Major additions (north wing to main building, five-story building with classrooms and two-level parking garage) occurred in 1967-70 and were designed by Rowland H. Crawford. In 2005-2007, the Science and Technology Center designed by LPA was added. (Beverly Hills Unified School District 5 Year Master Plan, page 11).

B7. Moved? Yes No Unknown Date: ____________ Original Location: ____________

B8. Related Features: Lawn in front of (west) of campus


B10. Significance: Theme Architecture Area Beverly Hills, Los Angeles County
     Period of Significance 1927, 1939 Property Type Educational Building
     Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     The historical significance of APN 4319001900 (Beverly Hills High School) within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 4319001900 (Beverly Hills High School and pool) appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the French Eclectic and Streamline Moderne architectural styles. The Swim-Gym is a good example of the work of Stiles O. Clements, a master architect. French Eclectic, popular between 1915 and 1945, is characterized by tall, steeply pitched hipped roofs, eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding; and sometime decorative half-timbering. Streamline Moderne, popular from 1920 to the commencement of World War II, is characterized by stucco box massing often with rounded corners and even rounded parapets; emphasis on the horizontal through the use of banded surfaces and windows; curved projecting wings; glass brick; round windows (ship portholes); steel (ship) railing; and brightly colored vitrelight.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4319001900 (Beverly Hills High School) appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:
B13. Remarks:
B15. Date of Evaluation: March 2010

(This space reserved for official comments.)
P1. Other Identifier: N/A

P2. Location: ☐ Not for Publication  ☒ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad Beverly Hills Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 24; S.B. B.M.

c. Address 9720 Wilshire Boulevard City Beverly Hills Zip 90212

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 370164 mE/3770449 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Elevation: 246 feet AMSL; APN 4328014035; southwest corner of Wilshire Boulevard and McCarty Drive

**P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

APN 4328014035 is located at 9720 Wilshire Boulevard in a heavily developed urban setting. It is a New Formalism-style commercial building. It is set back approximately thirty feet from Wilshire Boulevard, occupying the rear half of the lot. The building is nine stories with a rectangular plan. The building features a flat roof with a parapet and glass curtain walls of fixed metal-framed sashes enframed in a concrete grille of flaring arches (14 arched bays on each floor of primary north façade). The primary façade is symmetrical with the main entrance centered on the first floor. The building appears to be unaltered and is in excellent condition. The parking garage to the south and the round fountain to the north of the building demonstrate the same architectural style and may be related features.

**P3b. Resource Attributes: (List attributes and codes) ; HP7 – 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, accession #)**
View to the south, July 2009

**P6. Date Constructed/Age and Source:** ☐Historic ☒Prehistoric ☐Both
1962 per Los Angeles County Assessor

**P7. Owner and Address:**
Unknown

**P8. Recorded by:** (Name, affiliation, and address)
URS Corp.
1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

**P9. Date Recorded:** March 2010

**P10. Survey Type:** (Describe) Pedestrian Survey


*Attachments: ☐NONE ☐Location 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):*
**NRHP Status Code** 3S; 3CS

**Resource Name or #** (Assigned by recorder) 9720 Wilshire Blvd; APN 4328014035 (WSE 56)

**B1. Historic Name:** Perpetual Savings Plaza *(Los Angeles Times, June 17, 1962)*

**B2. Common Name:** Pacific Mercantile Bank

**B3. Original Use:** Commercial Building

**B4. Present Use:** Commercial Building

**B5. Architectural Style:** New Formalism

**B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1962 according to the Los Angeles County Assessor. Based on observation, there have been no major alterations or additions.

**B7. Moved?** No

**B8. Related Features:** Fountain and parking garage

**B9a. Architect:** Durrell Stone  
**b. Builder:** Unknown

**B10. Significance:** Theme Commercial Architecture (Skyscrapers)  
**Area** Beverly Hills, Los Angeles County

**Applicable Criteria**  
NRHP Criterion C/CRHR Criterion 3 (Architecture)  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of APN 4328014035 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA. Criteria Consideration G of the NRHP generally excludes properties that achieved significance within the past fifty years unless they are of exceptional importance. Since the building is less than 50 years of age, it must also meet this criteria consideration in order to be eligible.

Based on site investigations and initial historic research, however, APN 4328014035 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. The New Formalism style, popular from 1960 to the present, is characterized by single volume massing; buildings separate from nature and usually set on podium; often an exotic Near Eastern/Indian flavor; strict symmetry; flat projecting rooflines; suggestion of classical columns (piers) and entablatures; arches, elliptical and others; smooth wall surfaces, often elegantly sheathed in stone; high-quality materials; delicacy of all details with no heavy, monumental qualities; grilles of polished metal, concrete and stone; formal landscaping including pools, fountains, and frequent use of monumental High Art sculpture.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4328014035 appears to retain its historic integrity of location, design, setting, materials, workmanship and feeling.

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

**B12. References:**
*Los Angeles Times*, June 17, 1962

**B13. Remarks:**

**B14. Evaluator:** URS Corp.

**Date of Evaluation:** March 2010
**P1.** Other Identifier: N/A

**P2. Location:** ☑ Not for Publication  ☑ Unrestricted

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Apartment 4360003003 is located at 10824 Lindbrook Drive in a heavily developed urban mixed-use setting. It is a Spanish Colonial Revival-style courtyard apartment building. It occupies the entire lot and has a north-facing orientation. It is four stories with rectangular plan containing a large, central rectangular-plan courtyard. The building features low-pitch hipped roofs with exposed rafter. It is covered in red clay tile and has a chimney on the west side. The window bays are regularly arranged and filled with two-over-one double-hung sash windows with shutters and narrow sills, small rectangular double sash window sashes, and glass block windows. The building is clad in stucco. The corners of the building are marked by decorative quoins. Other features include wrought iron railings, historic-period light fixtures. On the northwest corner of the fourth story, there is an overhanging balcony and a round cupola. The primary façade is asymmetrical with central entrance to the courtyard through a cast concrete arch and up a flight of concrete steps paved with square terracotta tile and divided by a center balustrade. Entries to the individual apartments from the courtyard are through original, wooden doors. There are also three wood frame, multi-paned glass doors along the north elevation. The building appears to be minimally altered and is in good condition. The courtyard contains a small, shallow pool and is paved in square terracotta tile.

*P3b. Resource Attributes: (List attributes and codes)

HP3 – Multiple Family 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, accession #)

View to the east, August 2009

**P6. Date Constructed/Age and Source:** ☑ Historic ☑ Prehistoric ☑ Both

1938 per Los Angeles County Assessor

**P7. Owner and Address:**

Unknown

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

URS Corp.

1615 Murray Canyon Road, Suite 1000
San Diego, CA 92108-4314

**P9. Date Recorded:** March 2010

**P10. Survey Type:** (Describe) Pedestrian Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none."


**Attachments:** ☑ NONE ☑ Location 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):
**B5. Architectural Style:** Spanish Colonial Revival

**B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1938 according to the Los Angeles County Assessor. Based on observation, the fencing is not original and a window on the fourth story (northwest corner) has been replaced.

**B7. Moved?**  X  No  Yes  Unknown  Date:  ____________________  Original Location:  ____________

**B8. Related Features:** Pool in courtyard

**B9.** Architect: Unknown  b. Builder: Unknown

**B10. Significance:**

<table>
<thead>
<tr>
<th>Theme</th>
<th>Property Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architecture</td>
<td>Multiple Family Property (Courtyard Apartment)</td>
</tr>
</tbody>
</table>

**Applicable Criteria**

- NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of APN 4360003003 within the APE was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, APN 4360003003, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 1 (along with WSE 46, WSE 47, and WSE 49), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. Spanish Colonial Revival, most popular between 1915 and the commencement of World War II, is characterized by stucco surfaces which predominate over the openings; low-pitched tile roofs, limited number of openings, loosely related to outdoors through use of French doors, terraces, pergolas; use of decorative ironwork for windows, doors, balconies and roof supports; glazed and unglazed tile used for walls and floors, commercial buildings that are generally organized with their facades in deep-set vertical bands (with windows and spandrels recessed); and Plateresque and especially rich Churrigueresque ornament of cast concrete or terracotta.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. APN 4360003003 appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

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

**B12. References:**


**B13. Remarks:**

**B14. Evaluator:** URS Corp.

**Date of Evaluation:** March 2010
P1. Other Identifier: 1950 Century Park East

*P2. Location: ☐ Not for Publication  ☑ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5’ Quad Beverly Hills Date 1999 T 15S; R 15W; ¼ of ¼ of Sec 26; S.B. B.M.

c. Address 1950 Century Park East City Los Angeles Zip 90067

d. UTM: Zone 11, 369570 mE/ 376976 mN Elevation 280 feet AMSL.

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 4319-001-008; The AAA Building is located at the intersection of Constellation Boulevard and Century Park East.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The AAA Building is a rectangular-massed, Modern-era articulated concrete structure enclosing a three-story glass walled inner structure. The building's office space is located within the glass-walled inner structure that is free from supporting framing members because the exterior concrete frame supports the building structure. The narrow ends of the main block provide the main entrance on the west elevation and the tangentially-attached parking garage structure on the east elevation. The arch-pierced concrete frame walls on the north and south elevations allow for ample light into the interior space, and the ends of the arched frames appear to be supporting the long horizontal concrete beams on each level of the front (west) façade. The front entrance is located in a three-story glass wall recessed behind an opening between the rough-surfaced, solid concrete end walls of the front elevation. The building does not appear to have been altered, and is in excellent condition.

*P3b. Resource Attributes: (List attributes and codes); HP7 – 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, accession #)

View to the southeast, April 2011 (Google Earth)

*P6. Date Constructed/Age and Source: ☑Historic ☐Prehistoric ☐Both

1963 per Los Angeles County Assessor

*P7. Owner and Address:

Automobile Club of Southern California
2601 South Figueroa Street
Los Angeles, CA 90007

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

Pamela Daly, Cogstone Resource Management
1518 West Taft Avenue
Orange, CA 92665

*P9. Date Recorded:

November 2011

*P10. Survey Type: Pedestrian Survey

*P11. Report Citation: Cogstone. 2011. e

quared Historic Properties u le ental ur e

*Required information
B1. Historic Name: Automobile Club of Southern California Building
B2. Common Name: Triple A
B3. Original Use: Commercial Building
B4. Present Use: Commercial Building

*B5. Architectural Style: Post-International style, articulated concrete frame. Appears to be influenced by the Brutalist style.

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1963.

*B7. Moved? X No Yes Unknown Date: __________________________ Original Location: _____________

*B8. Related Features: N/A


*B10. Significance: Theme: Architecture, Commercial Area Beverly Hills, Los Angeles County Period of Significance 1963-65 Property Type Commercial Building Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The AAA Building was constructed with an articulated concrete frame designed by Welton Becket and Associates for the Century City District Office of the Automobile Club of Southern California. The building was constructed in 1963 using pre-stressed concrete construction. In 1965, it was designated one of the ten most outstanding examples of pre-cast construction in the United States. The concrete frame is not delicate or artistically turned, giving it a brutish appearance.

Welton Becket, and his company Welton Becket and Associates, were one of – if not the most – influential architects of commercial architecture in Southern California from his arrival in Los Angeles in 1929. Becket’s range of works include the Capital Records Building, Dorothy Chandler Music Pavilion, and the Cinerama Dome. The AAA Building is a modest commercial building that was constructed on commission from the Automobile Club of Southern California, and is situated on the edge of the towering articulated steel, and glass curtain-walled buildings of Century City. The AAA Building was constructed with the exterior concrete frame carrying the structural load so that the inner glass walled space in nearly free of support members in the open space. Trees were planted along the length of the building, allowing a view of openness and nature from the interior office space. It is currently occupied by the Meridian Sports Club.

Based on site investigations and historic research, the AAA Building appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of a Post-International style building.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. The AAA Building appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

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

*B12. References:
Los Angeles County Assessor.

B13. Remarks:


*Date of Evaluation: November 2011.

(This space reserved for official comments.)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

*Resource Name or #: Bank of America – Beverly Hills (WSE 88)

P1. Other Identifier: 9461 Wilshire Boulevard

*P2. Location: □ Not for Publication  □ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad Beverly Hills  Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 26; S.B. B.M.

c. Address: 9461 Wilshire Boulevard  City Beverly Hills  Zip

d. UTM: Zone 11, 370846 mE/ 3770501 mN  Elevation 229 feet AMSL.

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN4343-014-022; The Bank of America Building is located at northwest corner of the intersection of Wilshire Boulevard and Beverly Drive.

*P3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The eight-story building was designed and sited to be approached from the east, from downtown Los Angeles. The viewer will see an irregularly shaped building with a shallow curved wall placed on the end of a wedge-shaped mass that faces towards the intersection of Wilshire Boulevard and Beverly Drive. The curved wall is formed from deep set windows within an articulated steel frame. The viewer would then see a smooth plaster wall along the north elevation of the wedge, with bands of recessed ribbon windows extending along the length of each story. The south wall of the wedge facing Wilshire, with the same treatment of smooth wall with bands of recessed ribbon windows, seems to angle in and then out without a break, giving the building the look of a giant boomerang. The rear (west) block of the building is a rectangular mass. Between the wedge mass, that has a northwest/southeast orientation and the rectangular mass, is a half-wedge shape that forms the southwest/northeast angle of the boomerang. The best way to analyze the building is to look at an aerial view to understand how the major masses of the building are joined together.

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

*P5. Description of Photo: (view, date, accession #)

View to the northwest, April 2011

*P6. Date Constructed/Age and Source: □ Historic  □ Prehistoric  □ Both
1960/1963 per Los Angeles County Assessor

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Pamela Daly, Cogstone Resource Management
1518 West Taft Avenue
Orange, CA 92685

*P9. Date Recorded:
November 2011

*P10. Survey Type: Pedestrian Survey

*P11. Report Citation: Cogstone, 2011. Westside Subway Extension Historic Properties Supplemental Survey Report

*Attachments: □ NONE □ Location 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):
**Resource Name or #** (Assigned by recorder): Bank of America – Beverly Hills (WSE 88)

B1. Historic Name: Wilshire – Beverly Centre
B2. Common Name: Bank of America
B3. Original Use: Commercial Building
B4. Present Use: Commercial Building

*B5. Architectural Style:* Modern-era Neo Expressionism

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


*B7. Moved?*   
- [X] No
- [ ] Yes
- [ ] Unknown

**Original Location:**

*B8. Related Features:* N/A

**B9a. Architect:** Victor Gruen Associates
**b. Builder:** Buckeye Construction Company, Beverly Hills.

**B10. Significance:** Theme: Architecture, Commercial

**Area:** Beverly Hills, Los Angeles County

**Period of Significance:** 1960-65

**Property Type:** Commercial Building

**Applicable Criteria:** NRHP Criterion C/CRHR Criterion 3 (Architecture)

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

The Wilshire Beverly Centre Building (Bank of America – Beverly Hills Building) was designed by Victor Gruen Associates in 1960 for the Buckeye Realty & Management Company. The building is an early example of an abstract modernist commercial building in the Los Angeles area that is sometimes referred to as Neo Expressionism. The building was constructed in 1961/1962 by the Buckeye Construction Company. Victor Gruen arrived in Los Angeles in 1941 shortly after leaving Austria. He established an office in Los Angeles in 1951 and used it as a base for his projects that were located across the United States. Gruen designed the first suburban open-air shopping mall known as Northland Mall in Detroit, Michigan. He considered his Southdale Center (Minneapolis, MN), Wilshire Terrace (Los Angeles), and Midtown Plaza (Rochester, NY) to be some of his principal works. Although the firm was primarily known for its large mall and public campus works, Victor Gruen Associates created drawings for several hundred buildings.

Based on site investigations and historic research, the Bank of America – Beverly Hills Building appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of a Modern era Neo Expressionist architectural style. The building presents the attributes of a Neo Expressionist building with a distorted shape, extensive use of concrete/smooth exterior walls, and lack of symmetry. The building also references the teachings of Le Corbusier using smooth concrete walls, ribbon windows, and curved walls, with the main mass lifted above ground level. The influence of Victor Gruen is evidenced in the construction of the building set back from property boundary, creating at least a small courtyard area and making it pedestrian-friendly in an urban environment.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. The Bank of America – Beverly Hills Building appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

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

**B12. References:**

- City of Beverly Hills, Application for Building Permit, 9461 Wilshire Boulevard, September 8, 1960.

**B13. Remarks:**

**B14. Evaluator:** Pamela Daly, Cogstone Resource Management.

**Date of Evaluation:** November 2011.
**P1. Other Identifier:** The Clock Drive-In Market, 8424 Wilshire Boulevard

**P2. Location:** ☑ Not for Publication  ☑ Unrestricted

**a. County:** Los Angeles

**b. USGS 7.5' Quad** Beverly Hills  Date  1999  T 1S;  R 15W;  ¼ of  ¼ of Sec 26;  S.B.  B.M.

**c. Address** 8423 Wilshire Boulevard  City  Beverly Hills  Zip

**d. UTM:** Zone 11, 373141 mE/ 3770220 mN  Elevation 138 feet AMSL.

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 4334-022-060; The Beverly Hills Porsche Dealership is located at northeast corner of the intersection of Wilshire Boulevard and North Hamilton Drive.

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
WSE 89 is an L-shaped shaped set of storefronts that currently house an automobile sales and repair facility. The L-shaped complex was constructed in 1929 to house The Clock Market, a drive-in style market that was becoming popular on major thoroughfares in the more prosperous areas of Los Angeles. It is an excellent example of a drive-in style market designed in the Spanish Revival-style that was so popular in the early days of Beverly Hills. The entire structure was constructed to create a courtyard for the shopper/driver to easily pull into the parking lot and park in front of the market. While all the shopping area was on the first floor, a seven-room apartment is located on the second level of the complex. The two-story section of the complex is located facing Wilshire Blvd., with the long one-story service bay building extending from the rear (north) elevation of the two-story unit. The market building continues to the rear of the lot, where it turns at a right angle and continues uninterrupted towards the west. At the western terminal of the building is a small gable roof section that acts as an anchor of the long linear building. The building presents the decorative features of the Spanish-Revival style with a stucco wall surface, low-pitched red barrel tile roof, deeply recessed openings, arched openings, arcaded walkways, decorative vents, balconies/balconettes, tower (clock tower), multi-level roofs, and arched openings.

**P3b. Resource Attributes:** (List attributes and codes);
HP7 – 3+ Story Commercial Building

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

**P5b. Description of Photo:** (view, date, accession #)
View to the northeast, March 2011 (Google Earth).

**P6. Date Constructed/Age and Source:** ☑Historic ☑Prehistoric ☑Both
1929 per Los Angeles County Assessor

**P7. Owner and Address:**
Beverly Hills Porsche
8423 Wilshire Boulevard
Beverly Hills, CA

**P8. Recorded by:** (Name, affiliation, and address)
Pamela Daly, Cogstone Resource Management
1518 West Taft Avenue
Orange, CA 92685

**P9. Date Recorded:** November 2011

**P10. Survey Type:** Pedestrian Survey

**P11. Report Citation:** Cogstone. 2011. estsi e u a tension Historic Pro e rties u le ental ur e Re ort.

**Attachments:** ☐NONE ☐Location 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):
In 1923, C. L. Peckham, an insurance adjuster from Glendale, proposed a design for a market that would entice shoppers to drive right up to the stores they wished to patronize. The market would be L-shaped and shoppers would park their cars in a spacious parking lot designed like a courtyard, with easy access and exit from main streets. While the design of the market was important to convey a safe, easily accessible, and attractive shopping experience, the siting of the market was equally – if not more – important. Peckham stated that the market and courtyard should be located on a site that was easily reached by car and visible to thousands of drivers as they passed in the course of their daily activities. Ye Market Place opened in Glendale in October 1924, and became an immediate success. By 1931, there were more than 200 of these new type of markets that came to be called “drive-in markets.” The Beverly Hills Porsche Dealership is located within The Clock Market building that was constructed in 1929. The Spanish Revival style of architecture was used for many of these markets, and it was in keeping with the style widely found in the early days of Beverly Hills.

Based on site investigations and historic research, the entire Clock Market/Beverly Hills Porsche Building appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP, and Criteria 1 and 3 of the CRHR, as an almost completely intact and excellent example of a 1920s drive-in market. The building is significant for its association with a specific type of building design created in Southern California to interact with the automobile culture. The type of commercial building was the predecessor of the strip mall and mini-mall. While there are a few of these markets still left in greater Los Angeles County, many have been radically altered to the point they have lost their architectural integrity. The Clock Market/Porsche Dealership is one of a handful left that are substantially intact with minor alterations, and has retained its historic integrity. (Historic aerial photographs to 1950 were reviewed to ascertain any substantial alterations over time.)

In 1923, C. L. Peckham, an insurance adjuster from Glendale, proposed a design for a market that would entice shoppers to drive right up to the stores they wished to patronize. The market would be L-shaped and shoppers would park their cars in a spacious parking lot designed like a courtyard, with easy access and exit from main streets. While the design of the market was important to convey a safe, easily accessible, and attractive shopping experience, the siting of the market was equally – if not more – important. Peckham stated that the market and courtyard should be located on a site that was easily reached by car and visible to thousands of drivers as they passed in the course of their daily activities. Ye Market Place opened in Glendale in October 1924, and became an immediate success. By 1931, there were more than 200 of these new type of markets that came to be called “drive-in markets.” The Beverly Hills Porsche Dealership is located within The Clock Market building that was constructed in 1929. The Spanish Revival style of architecture was used for many of these markets, and it was in keeping with the style widely found in the early days of Beverly Hills.

Based on site investigations and historic research, the entire Clock Market/Beverly Hills Porsche Building appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP, and Criteria 1 and 3 of the CRHR, as an almost completely intact and excellent example of a 1920s drive-in market. The building is significant for its association with a specific type of building design created in Southern California to interact with the automobile culture. The type of commercial building was the predecessor of the strip mall and mini-mall. While there are a few of these markets still left in greater Los Angeles County, many have been radically altered to the point they have lost their architectural integrity. The Clock Market/Porsche Dealership is one of a handful left that are substantially intact with minor alterations, and has retained its historic integrity. (Historic aerial photographs to 1950 were reviewed to ascertain any substantial alterations over time.)
Pedestrian Evaluation

UTM: Zone 11; 376033 m/e; 3769896 m/N; USGS Hollywood Quad 7.5min, 1:24,000

APN: 5507-023-017

Description:

Security First National Bank Building, Zephyr Club. Constructed in 1929. This is an outstanding example of Art Deco building design. It is modest in size, but rich in decorative elements with black and gold glazed terra cotta tiles cladding large fluted columns. The building is unchanged and retains its historic integrity.

Status Code 5S1, 2S2

LAHCM #813.

Determined eligible for listing in the NRHP under DOE 19-83-0009-0000.

The Security First National Bank Building is located within the APE of the Wilshire/La Brea Station for the Westside Subway Extension Project.


*Recorded by: Pam Daly, Cogstone Resource Management  *Date: July 2011  ☐ Continuation  ☒ Update

DPR 523L (1/95)  *Required information
Pedestrian Evaluation

UTM: Zone 11; 386351 m/e; 3768175 m/N; USGS Los Angeles Quad 7.5min, 1:24,000

Description:

The 1st Street Viaduct is one of twelve significant bridges across the Los Angeles River.

Status Code 5S1, 2S2

LAHCM #909

It was determined eligible for listing in the NRHP from the U.S. Department of Transportation in 1982. DOE-19-86-0071-0000. (CHRIS Report LA-8252).

The west end of the 1st Street Viaduct crosses over the proposed ground-level improvements to the Division 20 rail yard that is within the APE of the Westside Subway Extension Project.

There are no proposed changes/alterations/physical effects to the 1st Street Viaduct as part of the Westside Subway Extension Project that will alter its ability to convey its historic significance.


*Recorded by: Pam Daly, Cogstone Resource Management  *Date: July 2011  [ ] Continuation  [ ] Update

DPR 523L (1/95)  *Required information
Pedestrian Evaluation

UTM: Zone 11; 386442 m/e; 3767446 m/N; USGS Los Angeles Quad 7.5min, 1:24,000

Description:

The 4th Street Bridge is one of twelve significant bridges that cross the Los Angeles River.

Status Code 5S1, 2S2

LAHCM #906

It was determined eligible for listing in the NRHP from the U.S. Department of Transportation in 1982. DOE-19-86-0071-0000. (CHRIS Report LA-8252).

The west end of the 4th Street Bridge crosses over the proposed ground-level improvements to the Division 20 rail yard that is within the APE of the Westside Subway Extension Project.

There are no proposed changes/alterations/physical effects to the 4th Street Bridge as part of the Westside Subway Extension Project that will alter its ability to convey its historic significance.


*Recorded by: Pam Daly, Cogstone Resource Management  *Date: July 2011  Continuation  Update*
Pedestrian Evaluation

UTM: Zone 11; 386479 m/e; 3767109 m/N; USGS Los Angeles Quad 7.5min, 1:24,000

Description:

The 6th Street Viaduct is one of twelve significant bridges that crosses the Los Angeles River.

Status Code 5S1, 2S2

LAHCM #905

It was determined eligible for listing in the NRHP from the U.S. Department of Transportation in 1982. DOE-19-86-0071-0000. (CHRIS Report LA-8252).

The west end of the west end of the 6th Street Viaduct crosses over the proposed ground-level improvements to the Division 20 railyard that is within the APE of the Westside Subway Extension Project. The supporting abutment of the west end of the 6th Street Viaduct, that parallels Mesquit Street, is located on the boundary of project improvements that may involve the demolition of the building at 1479 East 6th Street/590 South Santa Fe Avenue.

There are no proposed changes/alterations/physical effects to the 6th Street Viaduct as part of the Westside Subway Extension Project that will alter its ability to convey its historic significance.

APN: 5507-023-018

5217-5231 Wilshire Boulevard, 672-682 South La Brea Avenue, Los Angeles

Pedestrian Evaluation

UTM:
Zone 11; 376007 m/e; 3769907 m/N; USGS Hollywood Quad 7.5min, 1:24,000

Description:

Constructed in 1930. Also known as the “Superman” building for its use in the opening credits of the television show. An Art Deco building with Gothic influence, the 12-story building has suffered from the removal of the original architectural details including spires, battlements, and the fenestration of the first two floors.

Under the proposed Westside Subway Extension Project, the Clem Wilson Building will not be physically affected by project activities.

Comparison of a historic photograph of the building (http://digitallibrary.usc.edu/search/controller/view/examiner-m2769.html) that shows its original street-level façade, to the street-level façade of 2011, reveals that the building's façade has been substantially altered at some point in time.

Because of the size of the building, the change to the first level façade and the other alterations, have not removed the buildings ability to convey its architectural significance as a good example of an Art Deco style building.

Status Code 2S2, 3CD

Determined eligible for listing in the NRHP under DOE 19-83-0010-0000.

Cogstone. 2011. estsi e u a tension Historic Properties u le ental ur e Re ort.

*Recorded by: Pam Daly, Cogstone Resource Management  *Date: July 2011  Continuation  Update

DPR 523L (1/95)  *Required information
Historic Name: Atchison Topeka & Santa Fe Railroad

Pedestrian Evaluation

Length of track UTM:
Point A (north end of segment): Zone 11; 386420 m/e; 3768179 m/N; USGS Los Angeles Quad 7.5min, 1:24,000
Point B (south end of segment): Zone 11; 386575 m/e; 3767111 m/N; USGS Los Angeles Quad 7.5min, 1:24,000

Description:
The Burlington Northern & Santa Fe Railroad (BNSF) tracks are comprised of a set of 3 tracks, which run on a north-south axis on the west side of the Los Angeles River. The sets of tracks are set parallel to each other.

Under the proposed Westside Subway Extension Project, the existing BNSF tracks that are located immediately to the east of the proposed ground-level improvements to the Division 20 rail yard will not be physically affected by project activities.

Two prior reports have been issued regarding the length of track in the proposed Westside Subway Extension Project – Division 20 Maintenance Yard APE. Parsons. 2007. Historical Resources Evaluation Report: 6th Street Viaduct Seismic Improvement Project, and FEIR/FEIS Los Angeles Union Station Run-Through Tracks Project, 2005, presented the findings that although the entire Burlington Northern & Santa Fe Railroad line may be eligible for listing in the National Register of Historic Places or California Register of Historical Resource as a linear historic resource, the specific segment located in the proposed project area is not eligible for listing due to the lack of integrity as to original materials and workmanship.

There are no proposed changes/alterations/physical effects to the BNSF tracks as part of the Westside Subway Extension Project that will alter their ability to convey its historic significance as a linear resource. The specific segment located within the proposed project APE does not appear to meet the criteria or levels of integrity necessary to be considered a significant historic resource.

Status Code: 6Z


*Recorded by: Pam Daly, Cogstone Resource Management  *Date: July 2011  ☐ Continuation  ☐ Update
WSE 96 is a commercial building designed in the Art Deco style. The restaurant/café was constructed in 1935 with alterations in 1947. The building features a tall one-story dining room area with large windows facing the street, while the rear of the building is a rectangular two-story mass devoid of exterior decoration. The front entrance of the café is located at the northeast corner of the building facing the intersection of Wilshire Blvd. and South Gale Drive. This entrance way is heavily ornamented with a tall, scalloped parapet and geometric drip molding, with a large fixed window set over the glass front door. Tall window panels flank the doorway, emphasizing the height of the building. On the front (north) and east elevations are large windows. The windows are each set deep in the stucco/concrete wall surface and with decorative elements above and along each window panel. The hollyhock ornament used by Frank Lloyd Wright is visible on the exterior walls. The building is currently painted in a dull monochromatic scheme with the Art Deco details being almost lost. The original window and front door units have been replaced, but the openings do not appear to have been altered.

*P3b. Resource Attributes: (List attributes and codes);
HP7 – 3+ Story Commercial Building

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

*P5b. Description of Photo: (view, date, accession #)
View to the southwest, 2011 (Google Earth).

*P6. Date Constructed/Age and Source: ☐Historic ☐Prehistoric ☐Both
1935/1947 per Los Angeles County Assessor

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Pamela Daly, Cogstone Resource Management
1518 West Taft Avenue
Orange, CA 92685

*P9. Date Recorded:
November 2011

*P10. Survey Type: (Describe) Pedestrian Survey

*P11. Report Citation: Cogstone. 2011. estsi e u a tension Historic Pro erties u le ental ur e Re ort

*Attachments: ☐NONE ☐Location 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):
B1. Historic Name: Unknown
B2. Common Name: Red Medicine Restaurant
B3. Original Use: Unknown
B4. Present Use: Café - restaurant
*B5. Architectural Style: Art Deco
*B6. Construction History: Constructed in 1935. Alteration occurred in 1947 – the specifics of those alterations are unknown.

*B7. Moved? X No Yes Unknown Date: ____________ Original Location: ____________

*B8. Related Features: N/A


*B10. Significance: Theme: Architecture, Commerce  Area Beverly Hills, Los Angeles County
    Period of Significance 1930-40
    Property Type Commercial Building

Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of the building at 8400 Wilshire Boulevard, located within the APE, was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the definition of a historical resource used for CEQA.

Based on site investigations and historic research, the building at 8400 Wilshire Boulevard appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. The Art Deco characteristics apparent on the building include a stucco exterior, bas-relief panels with stylized geometric motifs, curved front entrance wall with an ornamental stepped pediment. The restaurant entrance faces east towards downtown Los Angeles, Wilshire Boulevard, and the Miracle Mile. (As Los Angeles grew west, the buildings along Wilshire Boulevard were constructed with an east-facing orientation to catch the eye of a passing driver.) The subject building is at the east end of the same block on Wilshire Boulevard with the Fox Wilshire Theater (now known as the Saban Theater), a highly significant Art Deco movie theater constructed in 1930.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. The building at 8400 Wilshire Boulevard appears to retain sufficient historic integrity of location, design, setting, materials, workmanship, and feeling.

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

*B12. References:
Los Angeles County Assessor.

B13. Remarks:
*Date of Evaluation: November 2011.
P5a. Additional photos:

Decorative element on east elevation of the subject building.

Bas-relief panel over windows on east elevation.
*Resource Name or #: Los Angeles County Club – South Course (WSE 97)

P1. Other Identifier:

*P2. Location: ☐ Not for Publication  ☑ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5’ Quad Beverly Hills Date 1999 T 1S; R 15W; ¼ of ¼ of Sec 26; S.B. B.M.

c. Address 10101 Wilshire Boulevard City Los Angeles Zip

d. UTM: Zone 11, 368991 mE/ 3769859 mN Elevation 297 feet AMSL.

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 4327-027-001; The section of the South Course that will be in the alignment of the proposed subway is located just north of Santa Monica Boulevard, with the approximate street address of 10195 Santa Monica Blvd. It is the very southwest corner of the South Course.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Los Angeles Country Club (LACC) is a private, members-only golf course that was established in 1897. LACC constructed their current buildings, and the North and South courses at their present location in 1911. The North and South courses were designed by the golf course designers George C. Thomas (1873-1932) and William P. Bell (1886-1953).

The proposed underground alignment of the Locally Preferred Alternative route will cross at a depth of 30-70 feet or more beneath a small section of the southwest corner of the South Course. Historic aerial photographs dating to 1950, and information from the LACC, confirm that the landscape of this area of the South course has been relatively unchanged for 100 years. The layout of the tees, fairways, bunkers, sand traps, landscape, foliage, and greens are the same as designed by Thomas and Bell in 1911.

*P3b. Resource Attributes: (List attributes and codes) HP29 – Landscape architecture, HP39 – Other: golf course

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

*P5a. Photograph or Drawing

*P5b. Description of Photo: (view, date, accession #)

View looking north, Google aerial March 2011

*P6. Date Constructed/Age and Source: ☐ Historic  ☐ Prehistoric  ☐ Both

Historic aerials of the south course show this landscape dating to 1950. Course constructed in 1911 per Russ Myers, Director of Golf Courses and Grounds, Los Angeles Country Club.

*P7. Owner and Address: Los Angeles Country Club 10101 Wilshire Boulevard Los Angeles, CA 90024

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

Pamela Daly, Cogstone Resource Management 1518 West Taft Avenue Orange, CA 92665

*P9. Date Recorded: November 2011

*P10. Survey Type: pedestrian Survey

*P11. Report Citation: Cogstone. 2011. estsi e u a tension Historic Pro erties u le ntal ur e Re ort
*NRHP Status Code 3S, 3CS

*Resource Name or # (Assigned by recorder) Los Angeles Country Club – South Course (WSE 97)

B1. Historic Name: Los Angeles Country Club
B2. Common Name: LACC
B3. Original Use: private golf course
B4. Present Use: private golf course
*B5. Architectural Style: Historic landscape – golf course design
*B6. Construction History: (Construction date, alterations, and date of alterations)
   Los Angeles Country Club moved to its present site in 1908. The North Course and the South Course were designed and constructed in 1911. Other than routine maintenance and minor upgrades, the courses have remained unchanged.

*B7. Moved? X No Yes Unknown Date: Original Location:
*B8. Related Features: permanent and temporary golf course furniture.

B9a. Architect: Golf Course Designers: George C. Thomas and William P. Bell
b. Builder: Unknown

Applicable Criteria NRHP Criterion C/CRHR Criterion 3 (Landscape Architecture) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The North and South Golf Courses at LACC were designed by the famous golf course landscapers George C. Thomas, and William P. Bell, in 1911, based upon information provided by Russ Myers, Director of Golf courses and Grounds at Los Angeles Country Club. Thomas is renowned among golf enthusiasts for being a bold golf course design strategist, creating holes with beauty and originality. In the early 1900s, golf courses had to be constructed by hand, so the natural contour of the landscape where the course was to be sited had to be incorporated into the design. Thomas also designed the golf course at the Bel Air Country Club (Los Angeles), Riviera Country Club (Los Angeles), and Ojai Valley Inn (Ventura County). The brilliance of Thomas’s and Bell's work is evident in the fact that many of their course designs are still in use 100 years after their construction.

The southwest area of the Los Angeles County Club South Course appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a historic landscape that significantly embodies the distinctive characteristics of a professionally designed golf course (landscape) over 50 years old.

For a property to qualify for listing in the NRHP and CRHR, besides meeting one of the criteria, it must also retain a significant amount of its historic integrity. The southwest area of the Los Angeles County Club South Course has retained its historic integrity of location, design, setting, materials, workmanship, and feeling.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Los Angeles Country Club website: http://www.thelacc.org
Russ Myers, Director of Golf courses and Grounds at Los Angeles Country Club, November 10, 2011.

B13. Remarks:
*Date of Evaluation: November 2011.