

CULTURAL RESOURCE DOCUMENTATION REPORT

WESTWOOD VILLAGE

Prepared by:

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3103 Lindo Street
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for:

Gruen Associates
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Los Angeles, California 90048

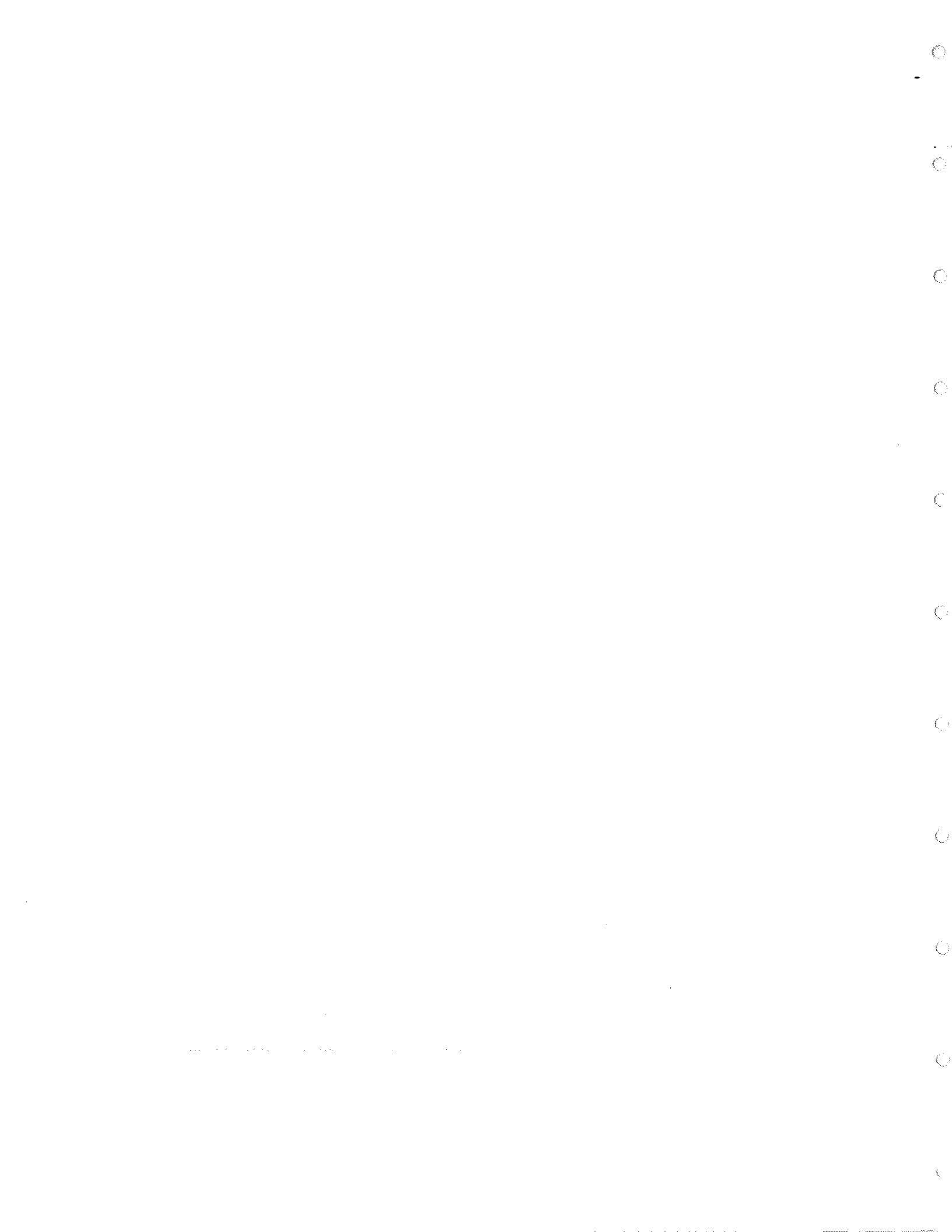
as part of:

Westwood Village Specific Plan Study
for the City of Los Angeles

November 30, 1985

GRUEN ASSOCIATES

ARCHITECTURE • PLANNING • ENGINEERING



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I. STATEMENT OF PURPOSE.

The following analysis was prepared at the request of Gruen Associates, a contractor for the City of Los Angeles as a portion of the research for the Westwood Village Specific Plan as outlined in contract number C-63952. The survey area, known as Westwood Village, is the commercial and entertainment area adjacent to the University of California at Los Angeles (see accompanying maps). The basic boundaries of this study are Le Conte Avenue on the north, Lindbrook Avenue on the south, Tiverton Avenue on the east, and Gayley Avenue on the west. The purpose of this study was to assess the historic, architectural, and cultural significance of buildings within the proposed project area according to criteria determined by the city of Los Angeles in conjunction with the State Office of Historic Preservation.

II. METHODOLOGY.

2.1: Preliminary Survey.

A survey was conducted by the consultants on foot in the survey area to develop a base list of potential architectural and historic resources within the area. The initial survey identified the historic building stock of the area. A second walk, was combined with the compilation of field descriptions for each site. Buildings of marginal architectural quality or interest, impaired design integrity or severely eroded context may have been re-evaluated at this time. The final version of the preliminary survey contains approximately 70 sites.

The criteria used included:

- Outstanding architectural quality representing a particular style or period.
- Age and/or scarcity of resources from the period.
- Institutional, social, and religious associations.
- Use or building type.
- Method of construction.
- Historic significance.

2.2: Mapping/Photography.

Using footprint, parcel and tract maps provided by Gruen Associates consultants mapped the identified sites in each area. Each property was photographed in black and white from the sidewalk. The best frontal view was chosen for reproduction and attached to the survey form (DPR 523).

2.3: Research of identified sites.

Site specific research was then conducted which utilized the following repositories:

- Los Angeles County Tax Assessor, 1984 Local Roll.
Used to determine owner, correct boundaries of site, estimated date of construction.
- Los Angeles City Building and Safety Department, Conservation Bureau.
Building permit record cards for sites evaluated as "5" (worthy of note); record card and permit search for sites evaluated as a potentially eligible for National Register or Historic Preservation Overlay Zone inclusion, either individually or a part of a group.
- Los Angeles Public Library.
General research; records search for potential National Register sites and prominent architects. Security Pacific Photograph Collection used to obtain historic photographs.
- UCLA Special Collections.
Architectural restrictions, development history.

2.4: Research of general area.

Consultants analyzed the land development history of the area based on original tract maps on file with the Los Angeles City Bureau of Engineering. Developers and architects of note were researched through the California biography index in the California Room at the Los Angeles Review of construction journals, architectural periodicals, and historic photographs was conducted. A bibliography of specific sources is contained in this report.

2.5: Identification of structures of potential National Register/Cultural Heritage Monument eligibility.

Structures which appeared to be eligible for listing in the National Register of Historic Places or for individual listing as Cultural Heritage Monuments were visually identified during the survey. Following an assessment of architectural integrity, research was conducted to determine the degree of alteration and the historic significance of the site. A records search to locate structures within each area already listed in the National Register or as Cultural Heritage

Monuments was accomplished.

2.6: Preparation of report and survey forms.

At the conclusions of the above tasks, consultants prepared this technical report, which, in addition to the methodology and statements of purpose outlined above, includes:

- a) A brief developmental history of the general area.
- b) Maps of significant structures and groupings.
- c) A bibliography.
- d) Survey forms (DPR 523) for each structure potentially eligible for the National Register, either individually or as part of a group, for the Cultural Heritage list or worthy of note. Each form contains the address, architectural style, brief description of the property, a statement of significance, and a photograph. Dates of construction are listed as estimated (based on architectural style, tax assessor, or real estate atlas information) or factual (building permit record cards). Inclusion in other surveys or publications is noted (State Historic Resources Inventory, Cultural Heritage Monuments, Gebhard and Winter's A Compleat Guide to Architecture in Los Angeles, or Gleye's The Architecture of Los Angeles).
- e) Lists of structures by street address and level of significance.
- f) National Register of Historic Places Eligibility Categories.
- g) Cultural Heritage Monument Ordinance.
- h) Cultural Heritage Historic Preservation Overlay Zone Ordinance.

III. WESTWOOD VILLAGE: A DEVELOPMENT HISTORY

The first owner of the land now known as Westwood Village was Don Maximo Alanes, who received the "Rancho San Jose de Buenos Aires" as a land grant from Governor Micheltorena in 1843. The vast rancho stretched from what is now Sawtelle Boulevard on the west to the City of Beverly Hills on the east, from Sunset Boulevard on the north to Pico Boulevard on the south. Eventually, it was acquired by Don Benito Wilson, a land baron with extensive holdings in the San Gabriel Valley, who used it for cattle grazing. In 1884, John Wolfskill, a former state senator and rancher who came to California during the Gold Rush, bought the property and several years later built a home on what is now the site of the Mormon Temple on Santa Monica Boulevard. Portions of the 2,000 acre Wolfskill Ranch, as it came to be known, were to be developed as truck farm sites. There was also a plan for a townsite, "Sunset," but the development never materialized. The ranch was intact at the time of Wolfskill's death in 1913, the last of the great ranchos to be so.

Six years later, wealthy retailer Arthur Letts bought the entire property for \$100 an acre (\$2,000,000). Letts, an Englishman, was the founder of the Broadway Department Store and was an initial investor in a similar enterprise founded by his former employee, John G. Bullock. Letts' interest and involvement in Los Angeles retailing made him very comfortable financially. He owned a large estate in Hollywood, a Tudor mansion surrounded by formal gardens filled with statuary. Always interested in downtown real estate development, he also invested in ranch land and subdivisions in Hollywood as well. He was particularly attracted to the Wolfskill ranch because of its diversity made it

suitable for a variety of uses. Unlike Wolfskill and the Santa Monica Land and Water Company, whose activities had been based around the Beverly Glen/Santa Monica Boulevard area, Letts was primarily interested in developing estate parcels, which he called "Holmby Hills," after his birthplace, on the northwestern edge of the rancho near Beverly Hills. Another member of his family, however, saw the potential of the rest of the rancho as a place for the growing middle class of Los Angeles. Son-in-law Harold Janss was a vice president of the Janss Investment Company, a successful real estate development enterprise originally formed by his father Peter in 1893. The Janss corporation developed a number of subdivisions in Southern California, including parts of Monterey Park, Boyle Heights, and a significant portion of the San Fernando Valley. Peter's sons, Edwin and Harold, played an active role in the company, and by 1920 were officers of the corporation. They saw in "Westwood Hills" the opportunity to create a premier middle-class subdivision for the Westside. By 1922, they were actively promoting homesites south of Wilshire boulevard. Janss was a full-service company. It employed its own architects and engineers, did all its own public improvements and grading, and even planned parks and school sites.

North of Wilshire, however, things were proceeding more slowly. The landed gentry who bought estate sites in Holmby Hills liked the rural character of the area, with its riding trails criss-crossing a multitude of small canyons and arroyos. The hilly terrain was considered unsuitable for large subdivisions. Several of Letts' friends felt that part of the site would be ideal for a university, and Letts, a former trustee of the Los Angeles State Normal School, as UCLA was

known until it became part of the university system in 1919, was not adverse to housing a prestigious campus on a portion of his holdings. It was clear that the school was fast outgrowing its quarters on North Vermont Avenue, where it had relocated from the present site of the Public Library at Fifth Street and Grand Avenue in downtown Los Angeles.

In 1925, the Regents formally announced that the search for a new site was underway, although several Regents, including prominent attorney Edward A. Dickson, had been exploring possibilities for years beforehand. Dickson had a particular fondness for the Letts Tract, which reminded him of the Berkeley campus. He had approached Letts with his ideas, but Letts' failing health had precluded any formal arrangement. Upon Letts' death in 1923, the Janss Corporation became the executors of his estate. The stage was set for the development of one of the most interesting planned communities in Southern California.

UCLA considered seventeen sites for the University, narrowing the choice to five (Burbank, Fullerton, Pasadena, Palos Verdes, and Westwood), finally deciding on the on the "Westwood-Beverly Hills" location on March 20, 1925. Its stated reasons for the choice included an ideal climate with an ocean breeze, the large site (over 375 acres), and its proximity to Los Angeles, which contributed over three quarters of the student body. The site was not free, however. Janss offered the Regents 300 acres at \$2,000 per acre and an additional 75 acres at \$7,500 per acre. Bond issues were passed by the cities of Beverly Hills, Santa Monica, and Los Angeles. The 1.3 million dollar proceeds enabled these municipalities to acquire the land and deed it to the university. Eight additional acres were donated by Alphonso Bell,

developer of Brentwood and Bel-Air. So began a public/private partnership which would master-plan the area of the Wolfskill ranch north of Wilshire Boulevard to Sunset.

As soon as the university's plans had been announced, the Janss Corporation went to work. There were no support services for the campus: no housing, no shops, restaurants, markets, entertainment facilities. Janss began to plan "a town for the gown," a complete business/residential/entertainment district which would be fully integrated into campus life. In addition to business, the concept included both multi-family and single family residences designed to encourage the families of students to settle in the area.

UCLA's first four buildings--the library; Royce Hall, an auditorium and classroom structure; and two science buildings--were constructed of brick (Royce is reinforced concrete with a brick sheathing) in the Italian Romanesque style around a traditional "quad." Completed in May of 1929, the buildings were to be reminiscent of the Lombard region of northern Italy, temples of learning whose models included the San Ambrogio Church of Milan (Royce Hall), the churches of St. Stefano, St. Sepolcro in Bologna, and San Zenove in Verona (library). The town also was to have a specific architectural character, that of the Mediterranean climes of Europe, with an accent on the Spanish. The firm of Allison and Allison, designers of Royce Hall, were chosen to design the domed Janss headquarters building, the focal point of the Village.

Janss took great care to ensure that the character of the Village would guarantee its status as a premier business district. The roughly triangular plan with its intricate pattern of intersections, and its

principal axis culminating at the entrance to the university, was designed by Harlan Bartholomew, City Planner of St. Louis, and L.D. Tilton of Santa Barbara, to include a central parkway with lawn, flowers, and palm trees, and to give each streetscape its own particular interest.

Enhancing this concept were various urban design features, most prominently the streetlamps with standards of blue and gold sporting university symbols, and the landscaped "islands" of greenery at the southern entrance to the enclave and adjacent to the Janss Building. Characterized by a variety of towers, the corner buildings were especially intended to be the visual reference points of the retail center. Many of the larger buildings have multiple uses; both the Janss Building and Holmby Hall had student dormitory space on the second story. Realizing that students would not be their only clientele if their plans for the surrounding homesites materialized, the Janss corporation made provisions for what they termed "the most discriminating shopper from the estates" close by. It is to this added dimension that Westwood Village owes its unique blend of both pedestrian and automobile-oriented development. Pedestrians were intrigued with the wide sidewalks and pleasant landscaping. Corner buildings were accessible from both streets, and, as the ultimate pedestrian environment, interior courtyards, often decorated with brightly colored tile, provided a pleasant respite from the busy sidewalks. The district's most distinctive feature, its towers, were a direct response to the automobile. At least a dozen towers, include those on the Holmby Building, Sears, the Fox Theatre, and four gas stations located near the south entrance to the Village, served to orient the motorist as he

proceeded north toward the University.

Janss recruited Southern California's most acclaimed architects to contribute their talents within the specified "Mediterranean" guidelines. All designs were approved by an architectural jury, the result being diversity within an overall unity. The Mediterranean designs tended to be Spanish or Classically influenced. The relationship of buildings to one another was carefully orchestrated, as evidenced by the cornices, floor lines, proportions of openings, and juxtaposition of solids and voids throughout each streetscape. Among those whose work appears in the Village are the aforementioned Allison and Allison, who became supervising architects for UCLA from 1935 to 1948; Stiles Clement of Morgan, Walls, and Clement, a Los Angeles firm renowned for its elegant Spanish Colonial Revival and Renaissance commercial designs (Masonic Clubhouse); Gordon B. Kaufmann, whose ambitious Holmby Building encompasses an entire block of Westwood Boulevard frontage, and whose work includes the Los Angeles Times Building and the Athenaeum at Cal Tech, as well as four other structures in the Village; Paul R. Williams, Southern California's most famous black architect (Kelly Music Company, 1043 Westwood Boulevard), renowned for his period revival residential designs as well as for Saks Fifth Avenue in Beverly Hills; and the architect for the Janss Corporation, Percy Lewis, whose work is represented by the Fox Westwood Theatre, and apartment buildings and residences adjacent to the Village. The firm of John and Donald Parkinson, known for their Renaissance Revival office buildings in downtown Los Angeles, Art Deco Bullock's Wilshire, and the Spanish/Moderne Union Passenger Terminal, designed buildings at the southeast and southwest corners of Westwood Boulevard and Weyburn for branches of

the prestigious Bullock's and Desmond's department stores. Other architects whose work is represented in the Village are Roland coate, Allen G. Siple, A.W. Angel, Lawrence Clapp of Santa Barbara, Nordstrom and Anderson, and Ulysses Rible. Several of these firms (Allison and Allison, A.W. Angel, and Rible) had prior experience with educational institutions.

The success of Janss' vision inspired admiring accounts in contemporary journals. For example, California Arts and Architecture wrote in July 1930: "A nice cooperation has been shown by the architects of several buildings--Allison and Alison, Paul Williams, John and donald Parkinson, Gordon Kaufmann...Style and color are in harmony and the masses and the sky line effectively balanced...Walls vary from cream to tan, roofs in light red or blue; occasional notes of green, in scrafitto panel or wooden shutter." The intimate scale of the Village attracted branches of specialty stores as the area became one of Southern California's most successful suburban shopping centers. Several institutions associated with the University were located in the Village as well, including as the Masonic Club and the Daily Bruin newspaper offices. Strict building restrictions stipulated that commercial structures had to cost a minimum of \$10,000 and one story structures had to have a minimum seventeen-foot ceiling. Setbacks and plans were subject to review by the Architectural Supervising Committee. Uses were regulated.

The planning did not end with the commercial core. Carefully arranged to the south, east, and northwest were quality apartment complexes with generous amounts of landscaping, which created a buffer between the Village and the adjacent single family neighborhoods.

These units provided needed off-campus housing. Apartment buildings had to cost at least \$20,000.

The Depression slowed Westwood's development but did not halt it. Design restrictions were loosened to include structures with variations of Moderne and postwar revival styling, but setbacks, size, and scale were retained to keep a certain ambience and cohesion. Major changes in the Village began to occur after 1954, when the Janss Corporation, then run by grandsons of founder Peter Janss, sold their still extensive interest to Arnold Kirkeby. The resulting higher density development in the area has had its impact on traditional uses, as service-oriented businesses have given way to more entertainment, restaurant, and retail establishments.

IV. CULTURAL RESOURCE MANAGEMENT ALTERNATIVES

Analysis of the built environment of Westwood village has revealed fifty-eight buildings which can be classified according to the California Office of Historic Preservation's categories of National Register of Historic Places eligibility. These categories are:

1. Individually listed on the National Register of Historic Places.
- 1D. Listed on the National Register as part of a district.
2. Determined individually eligible to the Register by the U.S. Department of the Interior.
- 2D. Determined eligible only as part of a district.
3. Appears eligible for individual listing.
- 3D. Appears eligible for listing only as a contributor to a potential National Register district.
4. May become eligible for listing when:
 - a) more historic or architectural research is performed.
 - b) the property is restored to an earlier appearance.
 - c) more significant examples of the property's architectural style are demolished.
 - d) the property becomes old enough to meet the Register's 50-year requirement.
- 4D. May become eligible (as above) only as a contributor to a district.
5. Is listed or is eligible for listing under a local preservation or landmark ordinance.
- 5D. Is listed or is eligible for listing as a contributor to a locally designated historic district or preservation area.
6. None of the above.

Twelve of the original thirty-four buildings constructed during 1929 are still extant and retain varying degrees of architectural integrity.

National Register of Historic Places

The National Register of Historic Places is the official list of

the Nation's historic resources worthy of preservation. In order to be accepted for listing in the National Register, a resource must possess significance in American history, architecture, archeology, or culture. According to the federal government, this quality is "present in districts, sites, building, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Six buildings in Westwood Village appear to meet these standards for individual listing in the Register. They are:

Fox Westwood Village Theatre, 945 Broxton Avenue (C)
Fox Bruin Theatre, 926-40 Broxton Avenue (C)
University Professional Building, 1091-1095 Broxton Avenue (C)
Masonic Clubhouse, 10886 Le Conte Avenue (C)
Kelly Music Company, 1043 Westwood Boulevard (C)
Janss Investment Company Building, 1045-99 Westwood Boulevard (A, C)

Four additional buildings may become eligible if rehabilitation or age requirements are met. They are:

Marios, 1001 Broxton Avenue (C)
Bullock's, 10861 Weyburn Avenue (C)
Holmby Hall, 901-51 Westwood Boulevard (C)
Ralph's Market, 1142-54 Westwood Boulevard (C)

No potential National Register districts based on architectural integrity were found; the possibility of a thematic National Register

district could be explored with the State Office of Historic Preservation.

Listing on the National Register has the following implications for historic properties:

- Eligibility for Federal tax benefits, including the 25% investment tax credit for rehabilitation of certain commercial, industrial, and residential rental buildings, if certain conditions are met;
- Mandatory eligibility for building code flexibility under the State Historic Building Code;
- Consideration in the planning process for federally assisted projects under the provisions of Section 106 of the National Historic Preservation Act;
- Opportunity for Federal, state, or other grants for historic preservation;
- Possible consideration in the planning process under the requirements of the California Environmental Quality Act;
- Possibly eligibility for favored tax status either by arrangement with local assessor or by donation of a qualified easement.

Listing in the National Register does not preclude demolition, nor does it impose any restrictions on alterations, design, or use.

Historical Cultural Monuments

According to Section 22.130 of the Los Angeles Administrative Code (created by Ordinance 153,833 operative on July 1, 1980), an historical or cultural monument is defined as "any site (including significant trees or plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles, such as:

1. historic structures or sites in which the broad cultural, political, economic or social history of the nation, state or community is reflected or exemplified, or

2. which are identified with historic personages, or
3. with important events in the main currents of national, state, or local history, or
4. which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction, or
5. a notable work of a master builder, designer, or architect whose individual genius reflected his age."

Several buildings in Westwood appear to individually meet one or more of these criteria. They are:

Fox Bruin Theatre 926-40 Broxton Avenue	1937	S. Charles Lee	3,4,5
Fox Westwood Village Theatre 945 Broxton Avenue	1931	P.P. Lewis	3,4
University Professional Building 1091-93 Broxton Avenue	1929	G.K. Harrison (owner/architect)	4
Masonic Clubhouse 10886 Le Conte	1929	Morgan, Walls, & Clement	3,4,5
Holmby Hall 901-51 Westwood Boulevard	1929	G. Kaufmann	3,4,5
Kelly Music Co. 1043 Westwood Boulevard	1929	P.R. Williams	4,5
Janss Investment Company Building 1045-99 Westwood Boulevard	1929	Allison & Allison	3,4,5
Ralph's Market 1142-54 Westwood Boulevard	1929	Russell Collins	3,4
Bullock's 10861 Weyburn Avenue	1951	Welton Becket	3,4,5

Historic Preservation Overlay Zone

The Municipal Code of Los Angeles, Section 1, Article 2, Chapter 1, was amended by Ordinance 152,422, to include Section 12.20.3, a provision for the creation of Historic Preservation Overlay Zones within the City. The purpose of this section is to:

1. Protect and enhance the use of structures, features, sites, and areas that are reminders of the City and its neighborhoods or which are worthy examples of past architectural styles;
2. Develop and maintain the appropriate settings and environment to preserve the aforementioned structures, natural features, sites and areas;
3. Enhance property values, stabilize neighborhoods and/or community, render property eligible for financial benefits, and promote tourist trade and interest;
4. Foster public appreciation of the beauty of the City and the accomplishments of its past as reflected through its structures, natural features, sites and areas;
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history.

To establish such an overlay zone, an application must be filed with the Department of City Planning upon a form prescribed for that purpose. The Planning Department shall then send a copy of the application to the Cultural Heritage Commission for evaluation. As part of the valuation, the Commission shall review an historic/architectural survey of the area identifying all significant and non-significant structures and all significant natural features or sites. Unless of exceptional importance, no structure shall be considered historic unless it is at least forty years of age.

The architectural/historical survey shall include a factual statement supporting that structures within the involved area are significant. To be "significant" such structures or the area as a whole should meet one or more of the following nine criteria:

- *- has substantial value as part of the development, heritage or cultural characteristics of, or is associated with the life of a person important in the history of, the City, State or Nation; or
- *- is associated with an event that has made a substantial contribution to the broad patterns of our history;

- *- is constructed in a distinctive architectural style characteristic of an era of history;
- *- embodies those distinguishing characteristics of an architectural type or engineering specimen;
- *- is the work of an architect or designer who has substantially influenced the development of the City;
- contains elements of design, detail, materials or craftsmanship which represent an important innovation;
- *- is part of or related to a square, park or other distinctive area and should be developed or preserved according to a plan based on historic, cultural, architectural, or aesthetic motif;
- owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or City;
- retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

Criteria which are starred are deemed to be applicable to the Westwood Village area or a portion thereof in assessing the viability of an HPOZ (see development history and accompanying maps). It appears that a portion of the Village may qualify for designation as an HPOZ. Two options are mapped at the end of this report.

Subgroupings of Interest

Two streetscapes which alone do not qualify for individual designation under any previously established program require special consideration in the planning process.

1. The west side of the 1100 block of Glendon contains a grouping of courtyard structures particularly representative of the original Janss development plan. The size, scale, style, and design of these retail shops were designed to cater to the pedestrian shopper. One of the courtyards contained the Talk of the Town restaurant, a meeting place where shoppers could dine in a casual outdoor atmosphere. Courtyards were a significant design element of several buildings and played an important social role. All were designed in Mediterranean styles to conform to the architectural guidelines. Three of the four have brick facades. It is recommended that careful consideration be given to decisions which would impact this

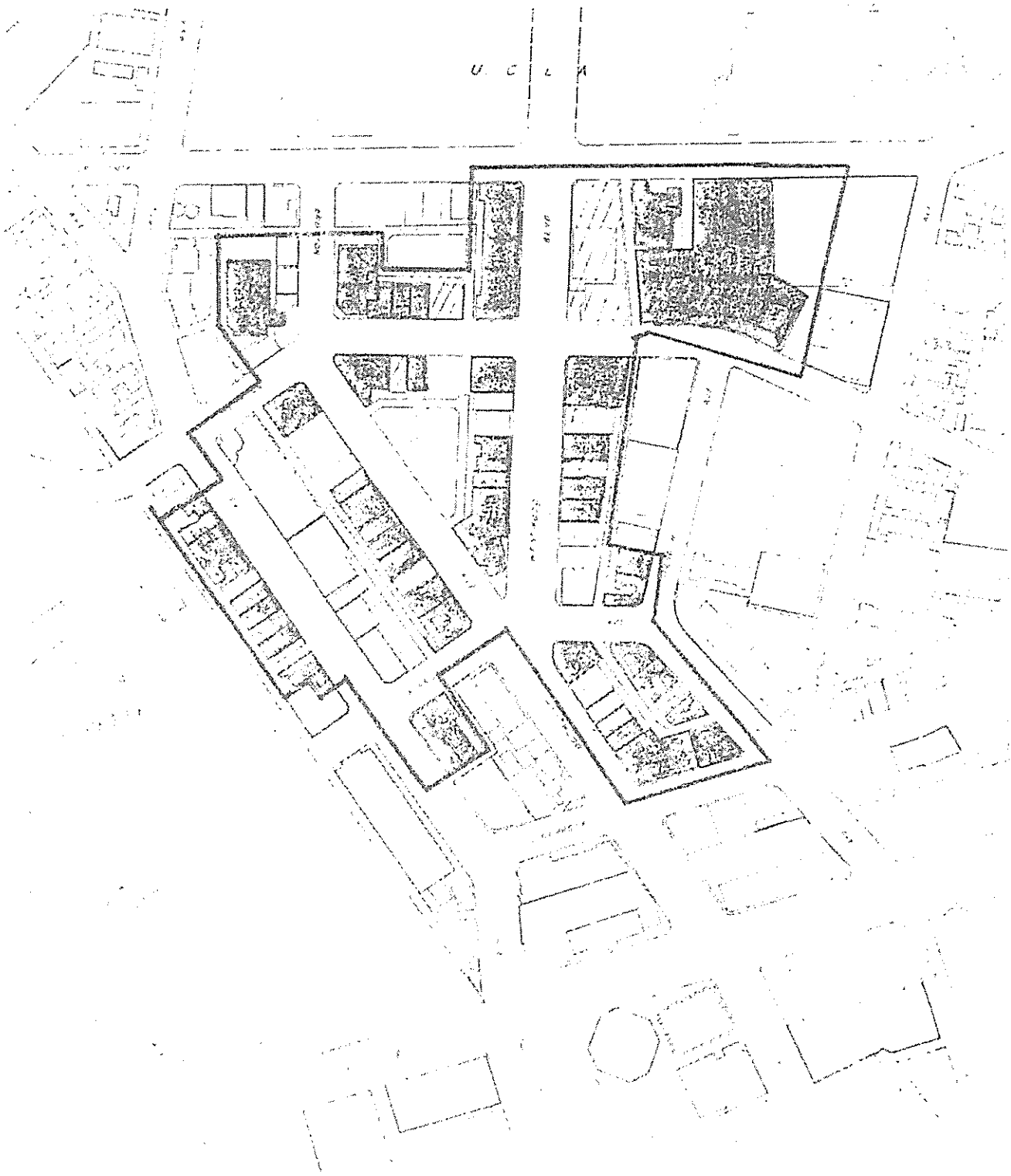
streetscape.

2. In order to enhance and/or maintain the historic character of Westwood Boulevard, care should be taken to:
 - a. maintain the rhythm of the streetscape by keeping compatible new development of the scale of existing structures. While the assembling of parcels is not to be discouraged, developers should be encouraged to use the historic Holmby block as a model in designing new construction with continued pedestrian access and variegated facade treatment.
 - b. maintaining the landscaping of parkways and median strips.

Appropriate management of cultural resources will result in benefits to the community and to the individual property owner. It will create the "unique market niche" defined on page 31 of "Issues, Alternatives, and Evaluation Criteria" (Gruen Associates, November, 1985) by enhancing the pedestrian environment and defining the design characteristics of the area. Integration of proposed street improvements (sidewalks, lighting, landscaping, cafe areas) should be carefully coordinated with historic treatment of facades and with what is known about the original street features which were unique to the Village.



HPOZ ALTERNATIVE A*



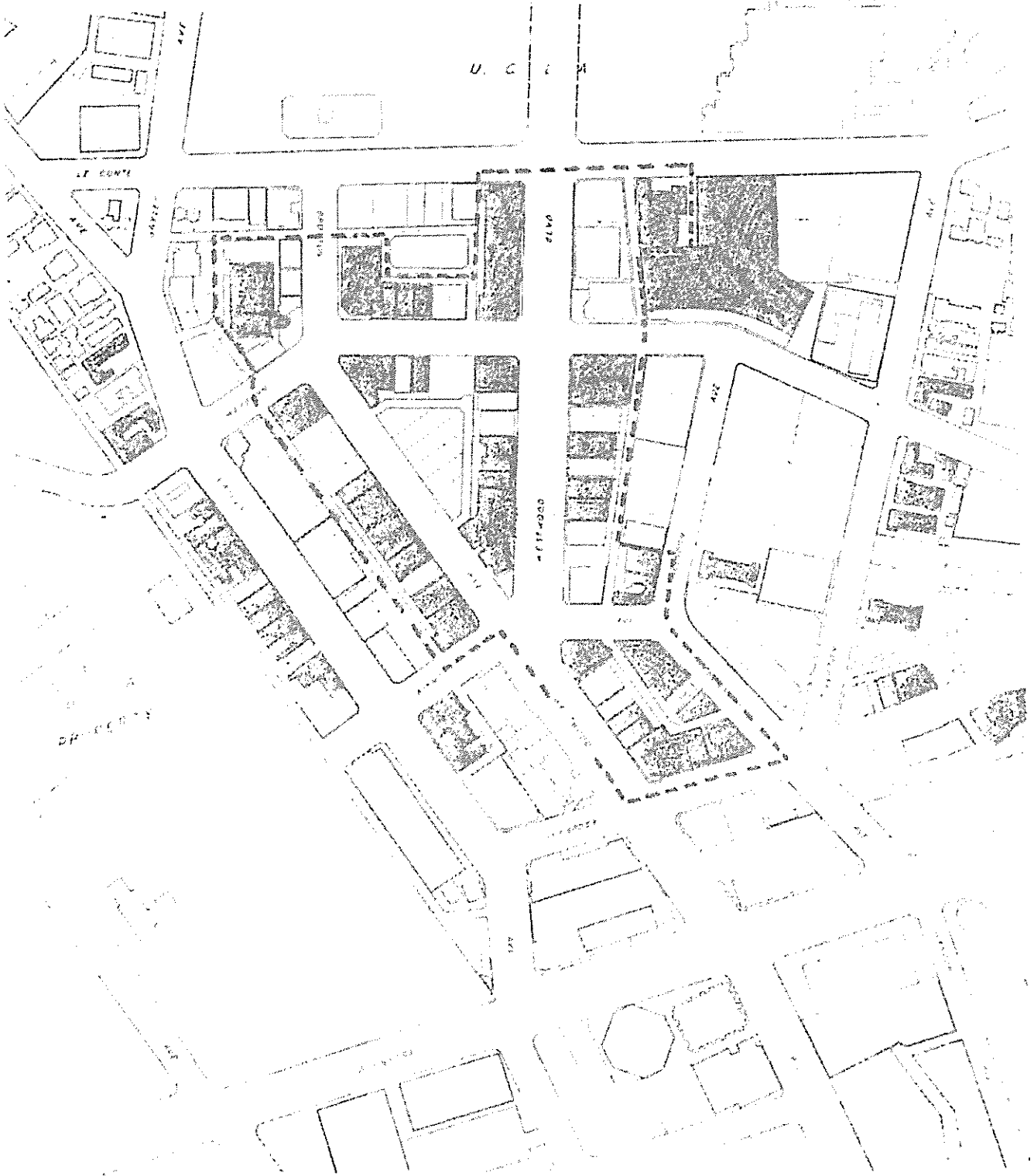
Westwood Village
Specific Plan

*Most inclusive: 68% contributing buildings.
46 structures contributing; 22 noncontributing.



Gruen Associates

HPOZ ALTERNATIVE B*



Westwood Village
Specific Plan

*Less inclusive in area; 70% contributing buildings, 35 contributing structures; 15 noncontributing structures.



Gruen Associates

WESTWOOD VILLAGE SPECIFIC PLAN

NUMBER	STREET	COMMON NAME	ARCHITECTURAL STYLE	DATE	EVAL
926-40	Broxton Ave.	Bruin Theatre	Moderne	1937	3
945	Broxton Ave.	Fox Theatre	Spanish Colonial Revival	1931	3
1091-93	Broxton Ave.	University Professional Building	Spanish Colonial Revival	1929	3
10886	Le Conte Ave.	Contempo Center	Mediterranean	1929	3
1043	Westwood Blvd.	Alice's Restaurant	Mediterranean	1929	3
1045-99	Westwood Blvd.	Glendale Federal Savings	Spanish Colonial Revival with Classical Rev. influences	1929	3
1142-54	Westwood Blvd.	Bratskeller/Egyptian Theatre	Mediterranean	1929	3
1001-09	Broxton Ave.	Mario's	Spanish Colonial Revival	1931	4
10910-22	Kinross Ave.	Pottery Barn/Baskin Robbins/Popcorn Shoppe/Fame	Spanish Colonial Revival	1930	4
901-51	Westwood Blvd.	Holmby Building	Mediterranean	1929	4
10861	Weyburn Ave.	Bullock's Department Store	Post-war Modern	1951	4
1037	Broxton Ave.	Stratton's Grill	Spanish Colonial Revival	1940	5
043-51	Broxton Ave.	Regent Theatre	Period Revival	1946	5
1055-59	Broxton Ave.	Taco Bell	Moderne	1937	5
1061	Broxton Ave.	Shanes Jewelry/Bon Appetit Cafe	New Orleans Revival	1937	5
1069-71	Broxton Ave.	Winchell's Donuts/Jazz'd/Dino	Classical Revival with Moderne influences	1936	5
1083-87	Broxton Ave.	Aahs	Post-War Modern	1945	5
931-43	Gayley Ave.	Unknown	Moderne	1047	5
959	Gayley Ave.	Gayley Terrace	Spanish Colonial Revival	1940	5
1015	Gayley Ave.	Unknown	American Colonial Revival	1946	5
1019	Gayley Ave.	Computer Expo/International College	American Colonial Revival	1948	5

WESTWOOD VILLAGE SPECIFIC PLAN

NUMBER	STREET	COMMON NAME	ARCHITECTURAL STYLE	DATE	EVA
1033	Gayley Ave.	Westwood Professional Building	American Colonial Revival	1938	5
1049-51	Gayley Ave.	Chase	Moderne	1946	5
1057	Gayley Ave.	Sportshaus	Moderne with Classical Revival influences	1935	5
1059-63	Gayley Ave.	Oakley's Hair Styling	Moderne	1937	5
1065-73	Gayley Ave.	Helen's Cycles/Lumbleau School/Westwood Sporting Goods	Moderne with Classical Revival influences	1940	5
1081	Gayley Ave.	Dillon's Nightclub	Mediterranean	1930	5
1085-91	Gayley Ave.	Exotic/La Fondue Restaurant	Spanish Colonial Revival	1930	5
1070	Glendon Ave.	Glendon Manor	Mediterranean	1939	5
1071-73	Glendon Ave.	Jurgensen Groceries/Moustache Cafe	Mediterranean	1929	5
1097	Glendon Ave.	Charthouse Restaurant	Mediterranean	1938	5
1101-09	Glendon Ave.	Haagen Daz/The Wurst/Westwood Dry Goods	Mediterranean	1931	5
1111-21	Glendon Ave.	Unknown	Mediterranean	1936	5
1129-37	Glendon Ave.	Morgan Company Jewelers	Mediterranean	1933	5
1139-51	Glendon Ave.	Unknown	Mediterranean	1933	5
10824	Lindbrook	Unknown	Spanish Colonial Revival	1938	5
10830	Lindbrook Ave.	Unknown	Spanish Colonial Revival	1936	5
10836-40	Lindbrook Ave.	Unknown	Monterey Revival	1933	5
19845-55	Lindbrook Ave.	Chan's Garden/Paul Bhalla	Mediterranean	1938	5
1000-04	Tiverton Ave.	Unknown	American Colonial Revival	1938	5
1016	Tiverton Ave.	Unknown	Mediterranean	1929	5
1022-26	Tiverton Ave.	Unknown	Mediterranean	1929	5
1044	Tiverton Ave.	Claremont Hotel	Moderne	1940	5

WESTWOOD VILLAGE SPECIFIC PLAN

NUMBER	STREET	COMMON NAME	ARCHITECTURAL STYLE	DATE	EVA
1000-10	Westwood Blvd.	Brite/Hunter's Books	Mediterranean	1932	5
1001	Westwood Blvd.	At Ease	Mediterranean	1931	5
1029	Westwood Blvd.	Unknown	Mediterranean	1938	5
1030	Westwood Blvd.	Unknown	Mediterranean	1931	5
1046	Westwood Blvd.	Unknown	French Regency	1940	5
1056	Westwood Blvd.	Unknown	French	1936	5
1100	Westwood Blvd.	Miller's Outpost	Mediterranean	1934	5
1130-34	Westwood Blvd.	Unknown	Mediterranean	1929	5
1136-40	Westwood Blvd.	Rezzo Building	Mediterranean	1939	5
10851	Weyburn Ave.	Unknown	Spanish Colonial Rev.	1934	5
10923	Weyburn Ave.	Lamonica's NY Pizza	French	1949	5
10924	Weyburn Ave.		Neo-Mediterranean	1937	5
10931	Weyburn Ave.	Chapman Building	Mediterranean with Classical Revival influences	1936	5
10935	Weyburn Ave.	Hamburger Hamlet	Classical Revival with Moderne influences	1938	5
10948	Weyburn Ave.	Stan's Donuts	Mediterranean	Unknown	5



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR³ _____ SHL _____ Loc _____
UTM: A 11 366560 B 769860
C _____ D _____

IDENTIFICATION

- 1. Common name: Bruin Theatre
- 2. Historic name: Fox Bruin Theatre
- 3. Street or rural address: 926-40 Broxton Ave.
City Los Angeles Zip 90024 County Los Angeles
- 4. Parcel number: 4363-018-008
- 5. Present Owner: Charles Curti et al Address: P.O. Box 60909
City Los Angeles Zip 90060 Ownership is: Public _____ Private X
- 6. Present Use: Theatre Original use: Theatre

DESCRIPTION

- 7a. Architectural style: Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

An adept translation of the Streamline Moderne aesthetic into theatre form, the Bruin presents an eye-catching concave facade to the intersection of Broxton and Gayley. An ornate neon marquee incorporating characteristic Art Deco motifs reaches forward in a circular shape to shade the corner. Above it, a rounded concrete slab with a shallowly fluted interior surface functions as a tower and is dramatically lit at night. Below the marquee, multi-colored terrazzo suggests a starburst design. A series of four storefronts extends north along Broxton, hiding the reinforced concrete auditorium. One of the landmarks of Westwood, which, with the elaborate Fox Village Theatre, across the street, makes this intersection one of the most notable in Los Angeles. The Bruin is in very good condition.



- 8. Construction date: 1937
Estimated _____ Factual X
- 9. Architect S. Charles Lee
- 10. Builder _____
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Bruin Theatre is the second of the Fox West Coast theatres to be opened in Westwood Village. Its Moderne styling was a marked contrast to the Spanish Colonial Revival Fox Westwood directly across the street. Constructed as part of a major expansion by Fox Film corporation, the building was designed by premier theatre architect S. Charles Lee. Lee's showy designs were guaranteed to lure the prospective patron out of his automobile and into the auditorium. Flashy neon marquees were placed to attract the motorist, often becoming the only portion of the structure that could be seen from the street at night. Lee combined Moderne styling with decorative detail to enhance the theatrical experience. His extensive use of metal, sculpted and etched in various forms and patterns and his use of colored terrazzo (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente Bl.
City Los Angeles Zip 90048
Phone: (213) 937-4270

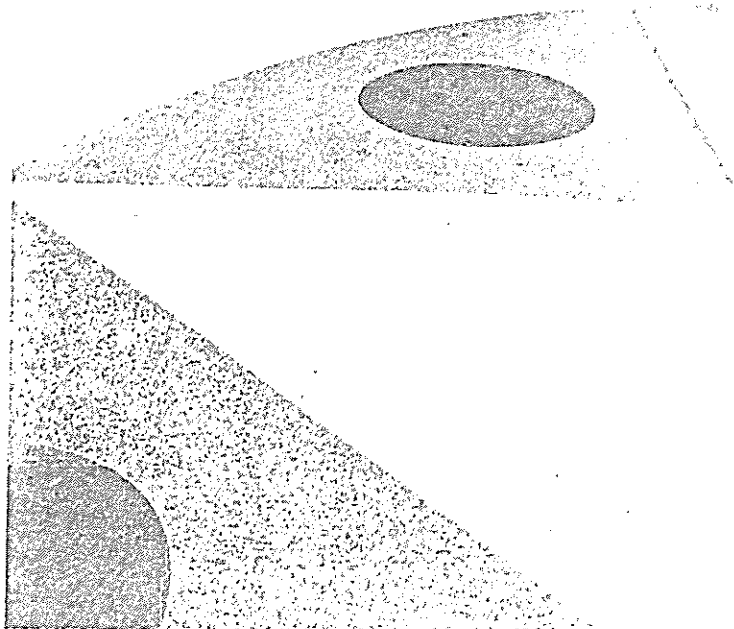
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

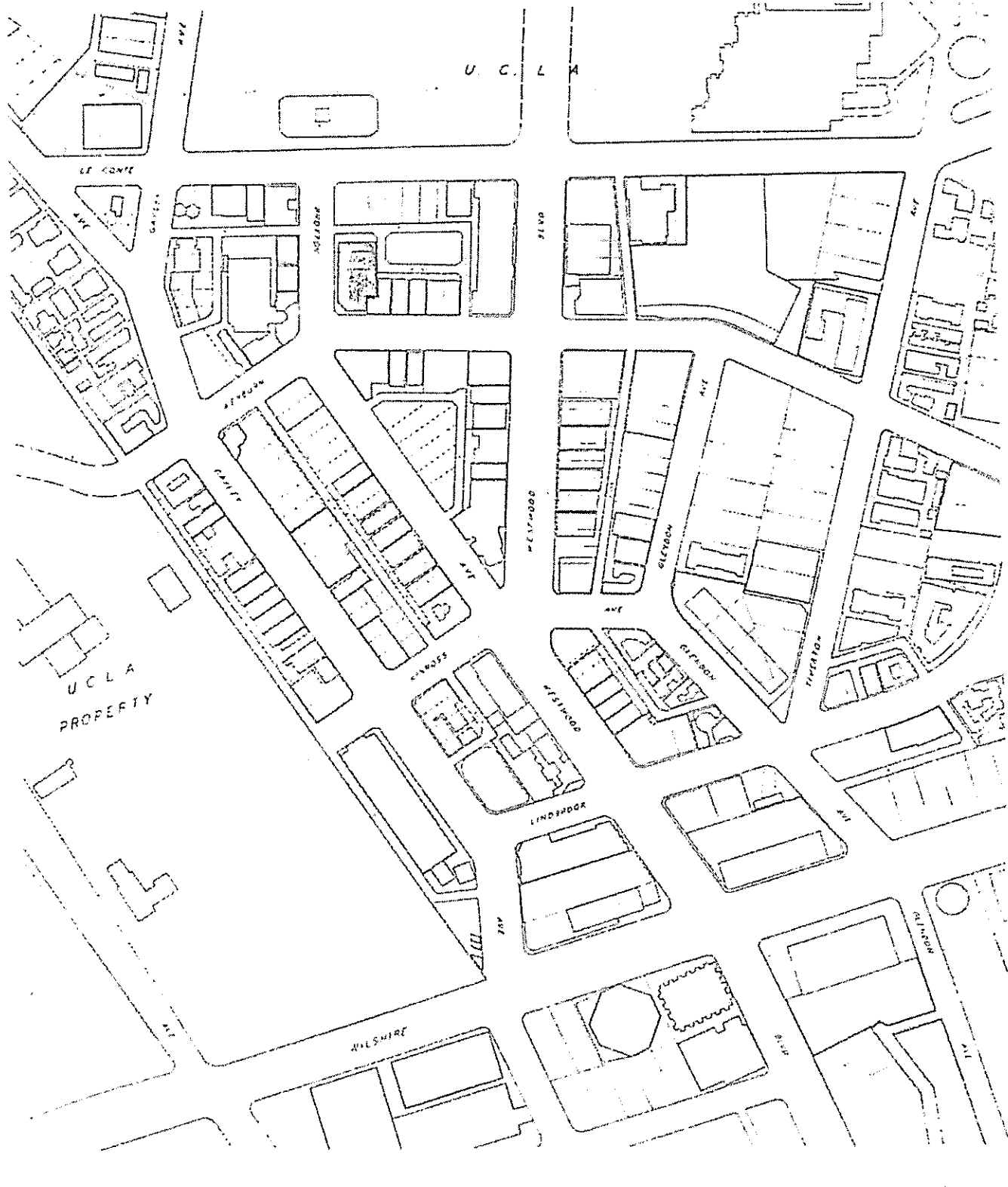


See attached.

19. Significance:

and flamboyant neon allowed a virtual corner on the market during the 1930s. Lee designed over 400 theatres before he retired in 1948. The Bruin is one of the most intact. In addition to its association with a noted theatre designer, the Bruin's cultural associations as one of the area's two entertainment facilities gives it a prominent place in the architectural and cultural context of Westwood Village.





Westwood Village
Specific Plan

WESTWOOD VILLAGE SPECIFIC PLAN

NUMBER	STREET	COMMON NAME	ARCHITECTURAL STYLE	DATE	EV.
926-40	Broxton Ave.	Bruin Theatre	Moderne	1937	3
945	Broxton Ave.	Fox Theatre	Spanish Colonial Revival	1931	3
1001-09	Broxton Ave.	Mario's	Spanish Colonial Revival	1931	4
1037	Broxton Ave.	Stratton's Grill	Spanish Colonial Revival	1940	5
1043-51	Broxton Ave.	Regent Theatre	Period Revival	1946	5
1055-59	Broxton Ave.	Taco Bell	Moderne	1937	5
1061	Broxton Ave.	Shanes Jewelry/Bon Appetit Cafe	New Orleans Revival	1937	5
1069-71	Broxton Ave.	Winchell's Donuts/Jazz'd/Dino	Classical Revival with Moderne influences	1936	5
1083-87	Broxton Ave.	Aahs	Post-War Modern	1945	5
1091-93	Broxton Ave.	University Professional Building	Spanish Colonial Revival	1929	3
931-43	Gayley Ave.	Unknown	Moderne	1047	5
959	Gayley Ave.	Gayley Terrace	Spanish Colonial Revival	1940	5
1015	Gayley Ave.	Unknown	American Colonial Revival	1946	5
1019	Gayley Ave.	Computer Expo/International College	American Colonial Revival	1948	5
1033	Gayley Ave.	Westwood Professional Building	American Colonial Revival	1938	5
1049-51	Gayley Ave.	Chase	Moderne	1946	5
1057	Gayley Ave.	Sportshaus	Moderne with Classical Revival influences	1935	5
1059-63	Gayley Ave.	Oakley's Hair Styling	Moderne	1937	5
1065-73	Gayley Ave.	Helen's Cycles/Lumbleau School/Westwood Sporting Goods	Moderne with Classical Revival influences	1940	5
1081	Gayley Ave.	Dillon's Nightclub	Mediterranean	1930	5
1085-91	Gayley Ave.	Exotic/La Fondue Restaurant	Spanish Colonial Revival	1930	5

WESTWOOD VILLAGE SPECIFIC PLAN

NUMBER	STREET	COMMON NAME	ARCHITECTURAL STYLE	DATE	EV.
1070	Glendon Ave.	Glendon Manor	Mediterranean	1939	5
1071-73	Glendon Ave.	Jurgensen Groceries/Moustache Cafe	Mediterranean	1929	5
1097	Glendon Ave.	Charthouse Restaurant	Mediterranean	1938	5
1101-09	Glendon Ave.	Haagen Daz/The Wurst/Westwood Dry Goods	Mediterranean	1931	5
1111-21	Glendon Ave.	Unknown	Mediterranean	1936	5
1129-37	Glendon Ave.	Morgan Company Jewelers	Mediterranean	1933	5
1139-51	Glendon Ave.	Unknown	Mediterranean	1933	5
10910-22	Kinross Ave.	Pottery Barn/Baskin Robbins/Popcorn Shoppe/Fame	Spanish Colonial Revival	1930	4
10886	Le Conte Ave.	Contempo Center	Mediterranean	1929	3
10824	Lindbrook	Unknown	Spanish Colonial Revival	1938	5
10830	Lindbrook Ave.	Unknown	Spanish Colonial Revival	1936	5
10836-40	Lindbrook Ave.	Unknown	Monterey Revival	1933	5
19845-55	Lindbrook Ave.	Chan's Garden/Paul Bhalla	Mediterranean	1938	5
1000-04	Tiverton Ave.	Unknown	American Colonial Revival	1938	5
1016	Tiverton Ave.	Unknown	Mediterranean	1929	5
1022-26	Tiverton Ave.	Unknown	Mediterranean	1929	5
1044	Tiverton Ave.	Claremont Hotel	Moderne	1940	5
901-51	Westwood Blvd.	Holmby Building	Mediterranean	1929	4
1000-10	Westwood Blvd.	Brite/Hunter's Books	Mediterranean	1932	5
1001	Westwood Blvd.	At Ease	Mediterranean	1931	5
1029	Westwood Blvd.	Unknown	Mediterranean	1938	5
1030	Westwood Blvd.	Unknown	Mediterranean	1931	5
1043	Westwood Blvd.	Alice's Restaurant	Mediterranean	1929	3

WESTWOOD VILLAGE SPECIFIC PLAN

NUMBER	STREET	COMMON NAME	ARCHITECTURAL STYLE	DATE	EV.
1046	Westwood Blvd.	Unknown	French Regency	1940	5
1056	Westwood Blvd.	Unknown	French	1936	5
1045-99	Westwood Blvd.	Glendale Federal Savings	Spanish Colonial Revival with Classical Rev. influences	1929	3
1100	Westwood Blvd.	Miller's Outpost	Mediterranean	1934	5
1130-34	Westwood Blvd.	Unknown	Mediterranean	1929	5
1136-40	Westwood Blvd.	Rezzo Building	Mediterranean	1939	5
1142-54	Westwood Blvd.	Bratskeller/Egyptian Theatre	Mediterranean	1929	3
10851	Weyburn Ave.	Apartment	Spanish Colonial Rev.	1934	5
10861	Weyburn Ave.	Bullock's Department Store	Post-war Modern	1951	4
10923	Weyburn Ave.	Lamonica's NY Pizza	French	1949	5
10924	Weyburn Ave.		Neo-Mediterranean	1937	5
10931	Weyburn Ave.	Chapman Building	Mediterranean with Classical Revival influences	1936	5
10935	Weyburn Ave.	Hamburger Hamlet	Classical Revival with Moderne influences	1938	5
10948	Weyburn Ave.	Stan's Donuts	Mediterranean	Unknown	5

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HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR³ _____ SHL _____ Loc _____
UTM: A 11 366520 B 3769840
C _____ D _____

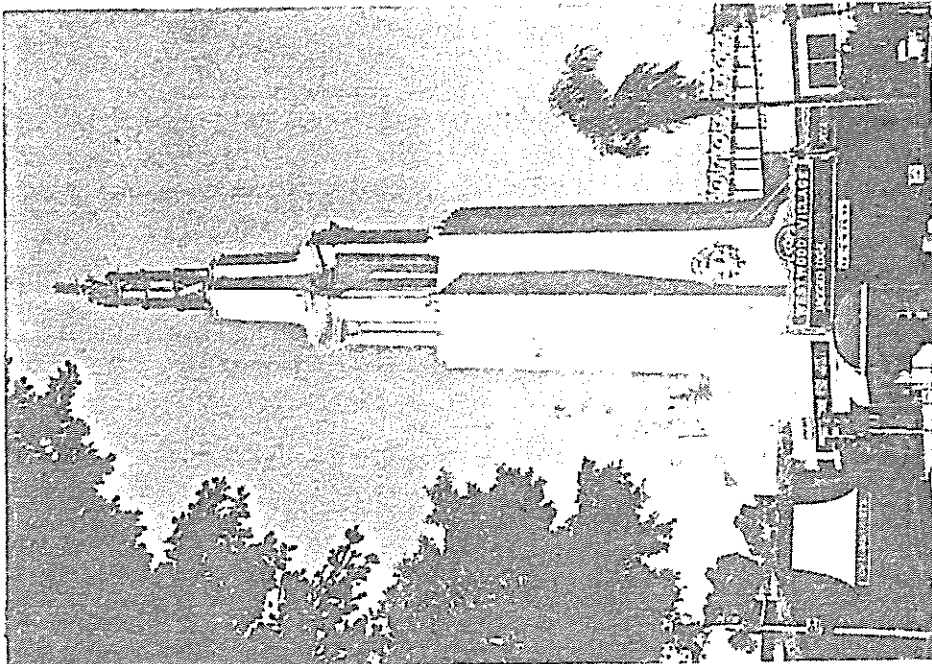
IDENTIFICATION

1. Common name: Fox Theatre
2. Historic name: Fox Village Theatre
3. Street or rural address: 945 Broxton Ave.
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-017-010
5. Present Owner: Charles Curti et al Address: P.O. Box 60909
City Los Angeles Zip 90069 Ownership is: Public _____ Private X
6. Present Use: Theatre/shops Original use: Theatre/shops

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A soaring tower, Westwood's tallest, and a beacon to moviegoers in the community, dominates the design of the Fox Village Theatre. Located on the northwest corner of Weyburn and Broxton, the fox is a reinforced concrete structure which draws upon Spanish and Classical sources for its design. The auditorium, a rectangular structure in the interior of the block, is ringed by an elaborate frieze patterned with Churrigueresque intensity. Its undulating edge is punctuated by orbs which top slightly raised pilasters. Chimera mark each corner. An open arcade links the upper section of the auditorium to the base of the tower. Plain piers modify the slightly tapered cylindrical shape of the shaft of the tower. This in turn is topped by a structure suggestive of an extruded choragic monument. More chimera guard (see continuation sheet)



8. Construction date: 1931
Estimated _____ Factual X
9. Architect P.P. Lewis
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

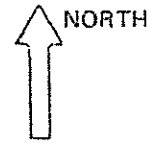
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The premiere "movie palace" of Westwood Village, the flamboyant Fox Theatre was the predominant entertainment facility of the area during its formative years. Its distinctive tower, courtyard entrance, and overall decoration served as a focal point in the north Village. Designed by P.P. Lewis for the Janss Corporation, the original developer of Westwood and the Fox West Coast theatre group, the facility became one of the most important flagship theatres in the chain. Deed restrictions actually precluded the building of other theatre in the area. Fox Film corporation had a major production facility close by and maintained close control of distribution of its product until the 1940s. The Fox was part of a major expansion program announced by the studio in 1930. Initial construction estimates ran as high as (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
 By (name) Johnson Heumann Ior
 Organization Gruen Associates
 Address: 6330 San Vicente Bl.
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.

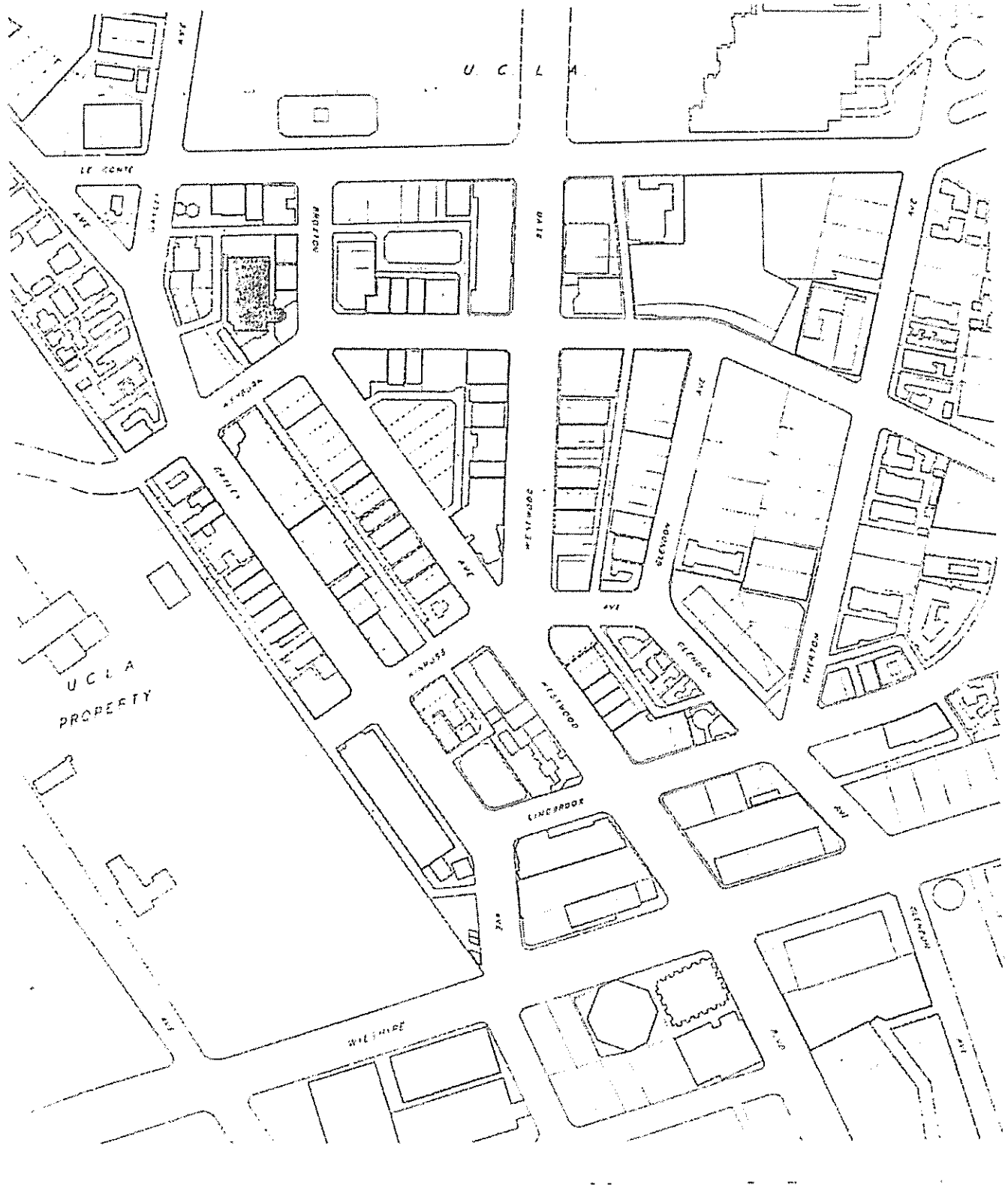
7b. Description:

the base of the columns. The tower then steps back and culminates in an illuminated sign. Spreading out below the tower, the marquee is decorated with neon and shades the entry. Both the exterior and the interior of the theatre are largely intact. The shops which extend in one and two stories along each block have been substantially altered.

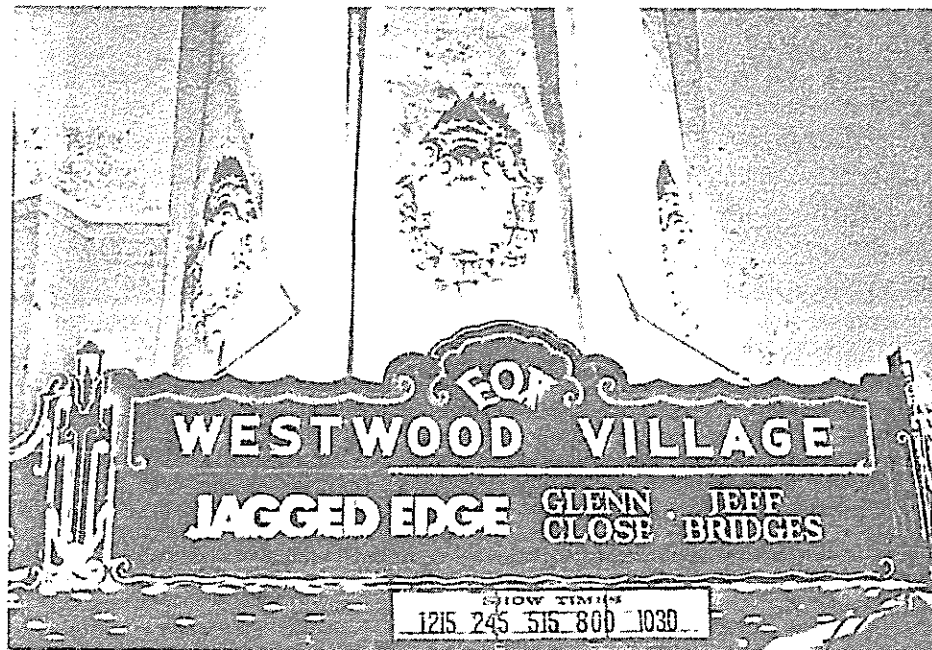
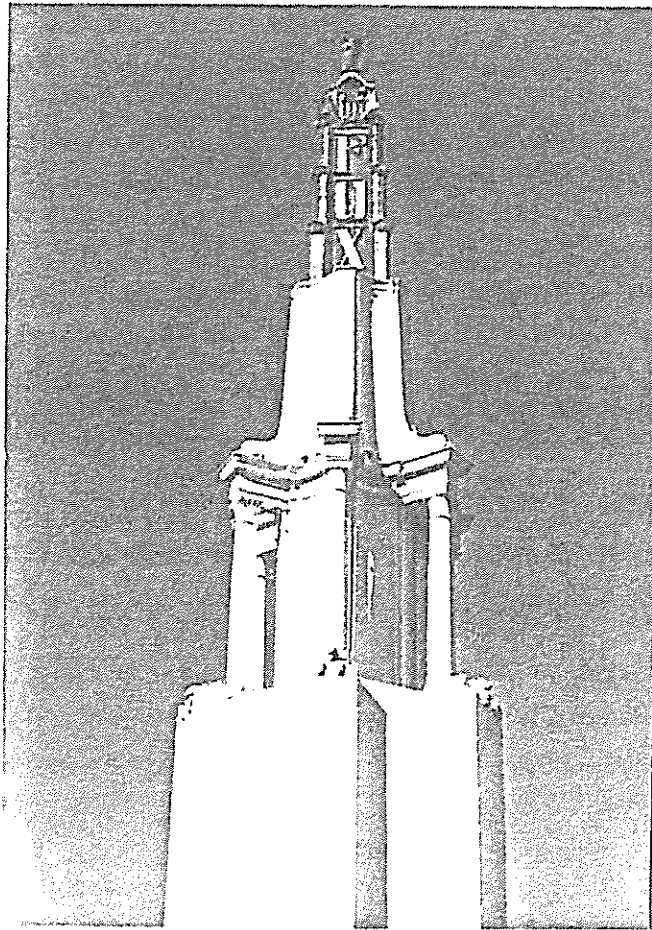
19. Significance:

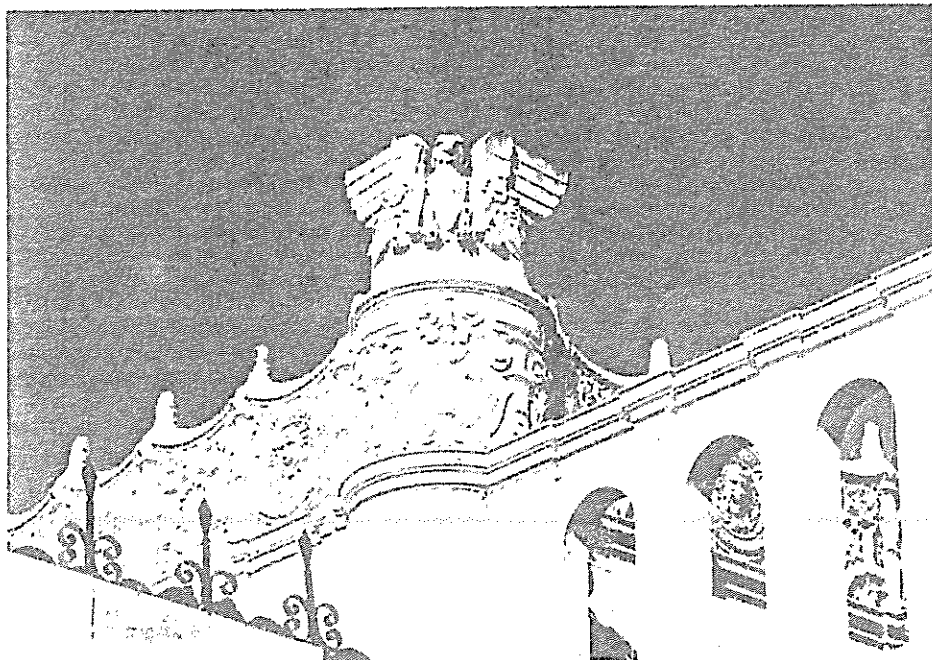
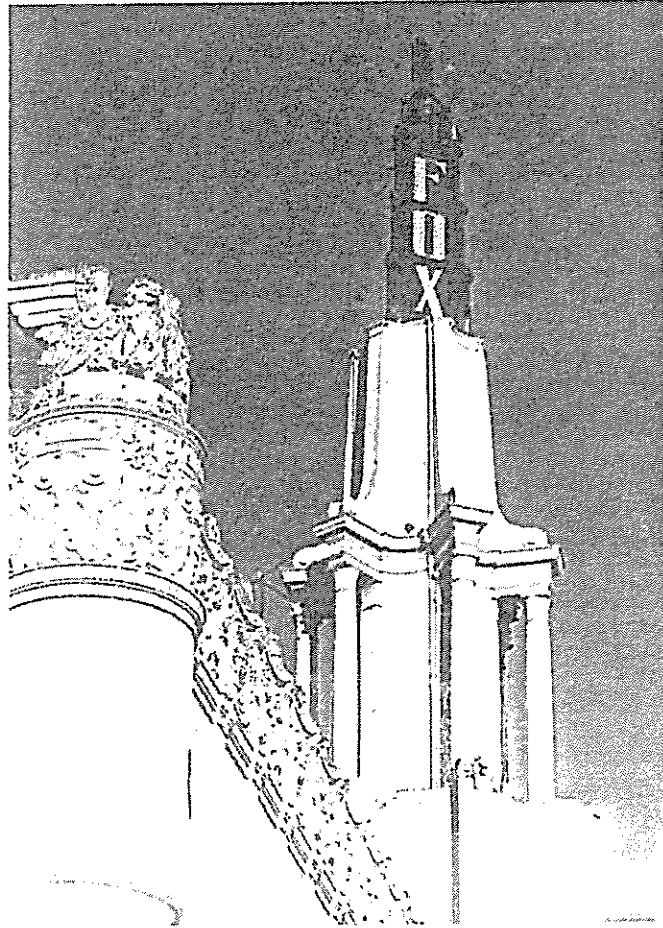
\$300,000. The auditorium was originally designed to seat 2,000, although it was modified to 1,500 before construction commenced. The reinforced concrete structure was to have copper storefronts, art stone exterior trim, and marble interiors. Ground was broken in November of 1930; construction was completed the following fall. As the first entertainment facility in the Village, the theatre played an integral part in the community's recreational activities. Part of the initial Janss building program, it continues to maintain its significance both architecturally and culturally today.

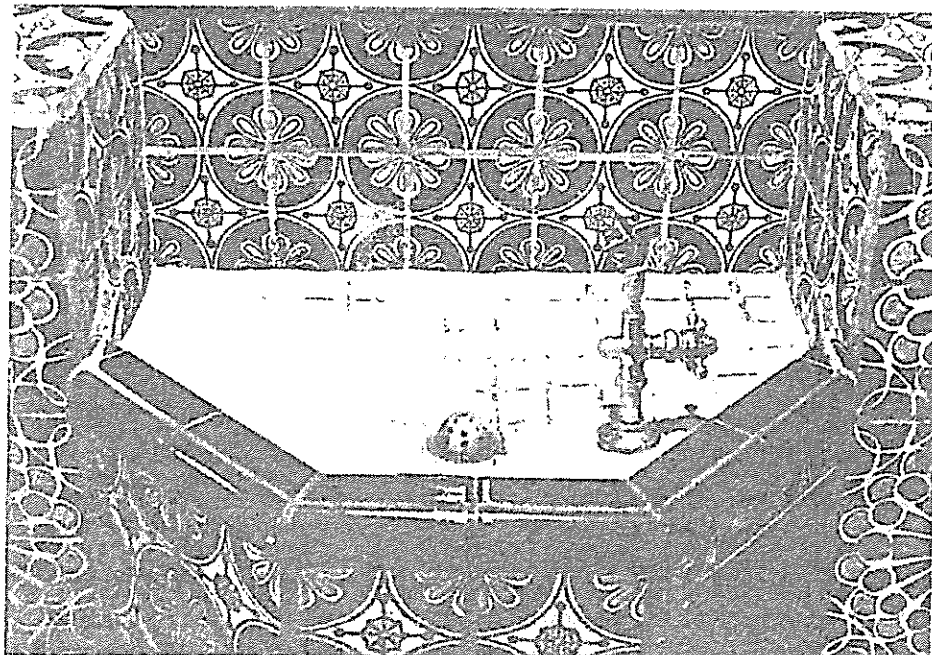




Westwood Village
Specific Plan









HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR⁴ _____ SHL _____ Loc _____
UTM: A 11 366540 B 769820
C _____ D _____

IDENTIFICATION

- 1. Common name: Marios
- 2. Historic name: Unknown
- 3. Street or rural address: 1001-09 Broxton Ave.
City Los Angeles Zip 90024 County Los Angeles
- 4. Parcel number: 4363-024-012
- 5. Present Owner: Felsenthal Investment Co Ltd. Address: 8330 Melrose #304
City Los Angeles Zip 90046 Ownership is: Public _____ Private X
- 6. Present Use: Restaurant Original use: Retail shops

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This two story, Spanish Colonial Revival commercial building acts as an architectural counterpart to the University Professional Building at the other end of the block. Like the other building, this is a stucco over brick structure, capped with gabled and hipped red tile roofs, and organized in a rectangular plan around an interior court. Another point of concurrence is the notable use of colored tile, especially for the risers of staircases leading to second floor offices. Located at the corner of Broxton and Kinross, the building features asymmetrically ordered facades that give the impression of being a series of individual designs. Variations in floor levels, roof heights and forms, and detailing heighten this effect. Characteristic Spanish Colonial Revival features include arched openings, (see continuation sheet)



- 8. Construction date: 1931
Estimated _____ Factual X
- 9. Architect Nordstrom & Anderson
- 10. Builder S.N. Benjamin
- 11. Approx. property size (in feet)
Frontage 90 Depth 110
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

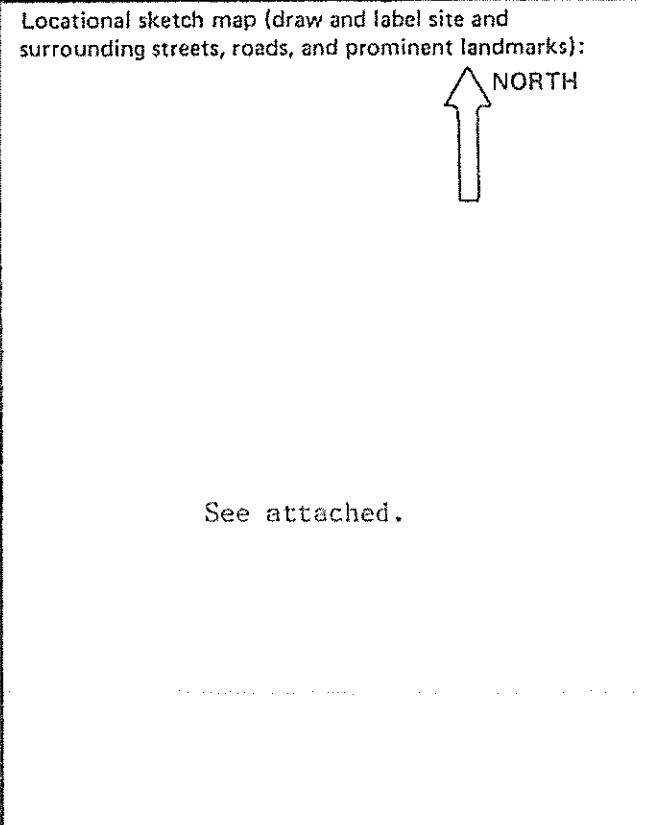
Mack and Woods Ltd. purchased this corner lot in 1930 and commissioned the firm of Nordstrom and Anderson to design a two story retail building in keeping with the architectural guidelines set up by the Janss Investment Corporation to ensure compatible development throughout the Village. The firm was new in Los Angeles, Alvan Nordstrom having practiced in San Francisco before moving to Southern California in 1928. The resulting design was a Spanish Colonial Revival structure, completed in 1931. Like most others of its type in the Village, the building had certain characteristics. There was access from both Broxton and Weyburn, with an additional corner entrance. Use of red tile in the roof and colorful patterned glazed tile were principal features. A prominent corner balcony with French windows lent a (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente Bl.
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.

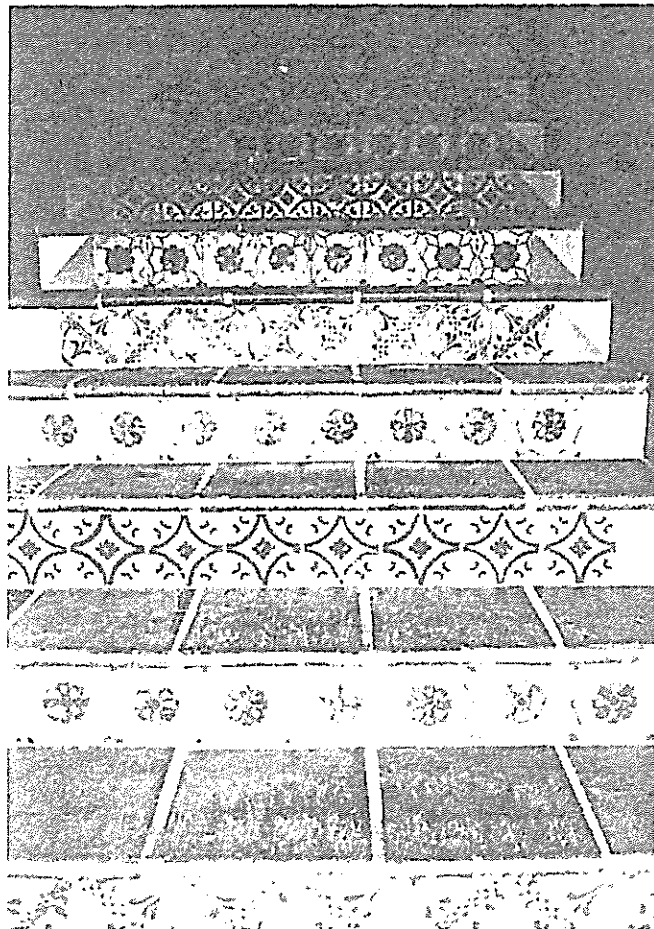
CONTINUATION SHEET: 1001 Broxton Avenue

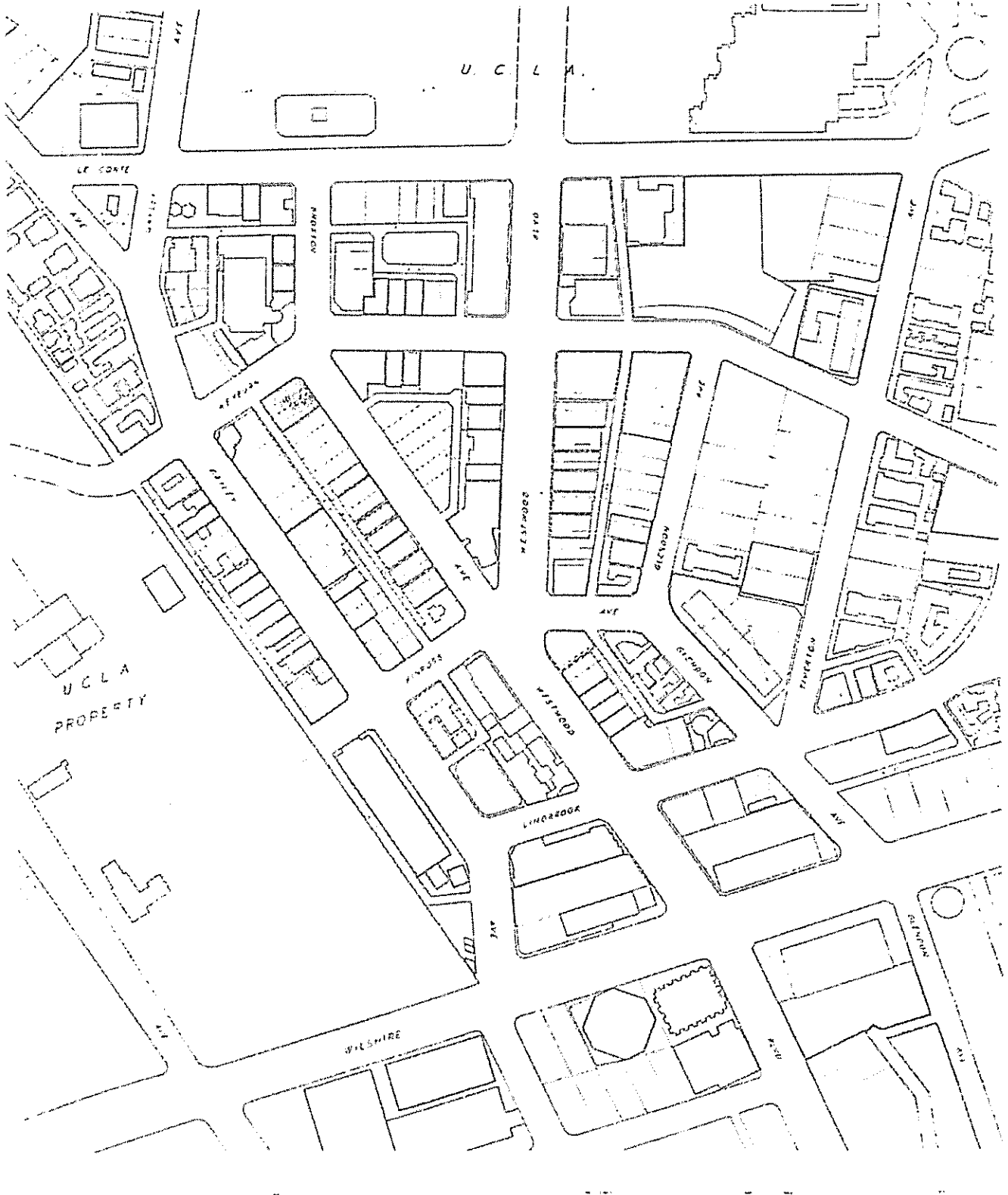
7b. Description:

balconies, decorative ironwork, corbelled second stories, and casement windows. As is typical of the Village in general, the building acknowledges the corner with an entrance angled to face the intersection. Substantially intact, the building has been altered in the ground floor storefronts and the patio may have been enclosed.

19. Significance:

cosmopolitan air to the street. The building was a major contributor to the Mediterranean ambience of its section of the Village. Although altered, it is compatible in size, scale, and style with the first group of structures built in the Village, a representative of the retail/office component of the original Janss plan.





Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR SD SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: West side of Broxton Avenue
2. Historic name: _____
3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Developed during the ten years that preceded and followed World War II, the west side of the 1000 block of Broxton Avenue contains commercial buildings of which eight retain various degrees of architectural significance and integrity. The corners are anchored by elaborate Spanish Colonial Revival complexes which are documented separately. Moderne and stripped Period Revival styling characterizes the six one and two story buildings which line the interior of the block. Two intrusions, a parking lot and an altered structure near the south end of the block, occur within the boundaries of the grouping. The east side of Broxton, which is predominantly used for parking, is excluded from the grouping. A prominent street because it continues the axis of Westwood Boulevard and an exceedingly well-used one, Broxton is an integral component of the Village pedestrian shopping environment.

Attach Photo(s) Here

8. Construction date: 1936-46
Estimated _____ Factual X
9. Architect _____
See continuation sheets
10. Builder _____
See continuation sheets
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The west side of the 1000 block of Broxton Avenue was primarily developed by the officers of the Janss Investment Company in 1937 and in 1946 following the end of World War II. The Janss corporation had developed strict architectural guidelines at the inception of Village development, but sites to "Mediterranean" motifs lessened in the years immediately preceding and after the war. Three structures (1055, 1061, and 1069) were all designed by Gordon Kaufmann for Janss officers. The approximate cost of each of the two story stores was \$16,000, over the minimum required by the deed restrictions. Kaufmann, an Englishman, established his practice in Los Angeles in 1914, becoming associated with Reginald Johnson in 1920 and with Johnson and Roland Coate in 1925. His independent work includes the Los Angeles (see continuation sheet)

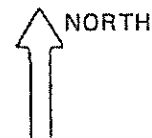
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Green Associates
Address: 6330 San Vicente
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

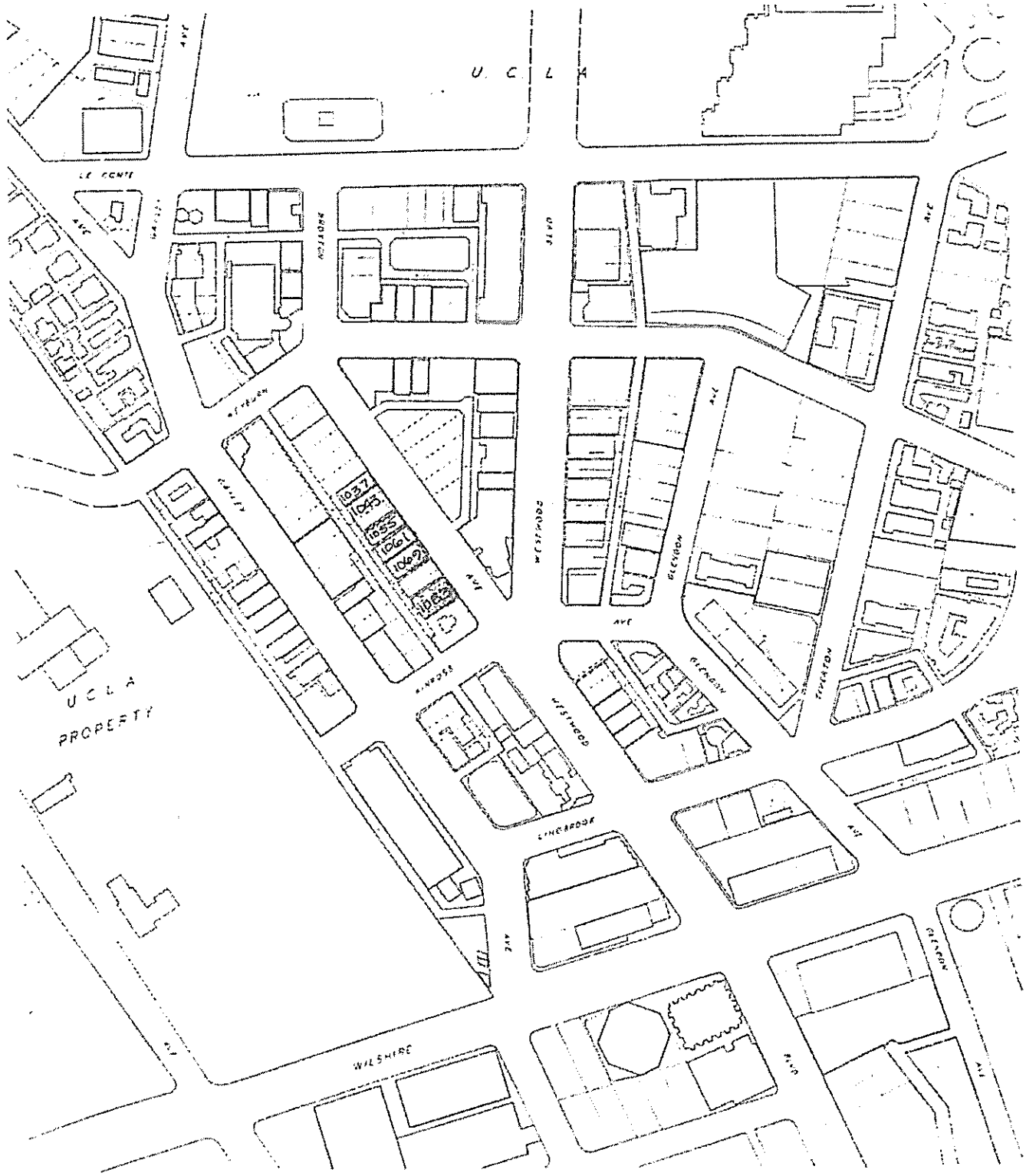


See attached

CONTINUATION SHEET: West side of Broxton Avenue

19. Significance:

Times building in downtown Los Angeles (1931-35), the Doheny Residence (1925-28), Scripps College (1927), and the Athenaeum at California Institute of Technology (1930). Other commissions in Westwood include Holmby Hall (1929) and 10935 Weyburn (1938). Kaufmann's designs for the smaller commercial buildings of the Village tended to be Moderne with Classical Revival elements. The block was enlarged in 1945 with a one story store designed by Allison Rible at 1083 and in 1946 by a two story Period Revival structure owned by the Janss Company. Corner structures at 1091 and 1001 are designed in the Spanish Colonial Revival style and predate the interior of the block (see separate forms). The block is uniform in size and scale, and is representative of Village retail establishments in the late 1930s and after World War II.



Westwood Village
Specific Plan

CONTINUATION SHEET

NR: 5D
UTM: 11 366600 3769740

ADDRESS: 1037 Broxton Ave.

COMMON NAME: Strattons Grill

HISTORIC NAME: Unknown

PARCEL NUMBER: 4363-024-008

PRESENT OWNER: Daphne M. Lewis
803 N. Alpine Dr.
Beverly Hills CA 90212

ARCHITECTURAL STYLE: Spanish Colonial Revival

CONSTRUCTION DATE: 1940

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Recalling similarly styled American Colonial Revival buildings on Gayley, Stratton's Grill is a one story, brick structure. A shingled brick roof caps the four bay facade while a flat roof tops the rear section of the building. Plainly conceived stucco pilasters define the bays. The north three bays contain full-size re-glazed windows set within plain surrounds surmounted by keystones and broken pediments. The entry occupies the south bay. A trompe l'oeuil mural, depicting a more elaborate scheme of Composite pilasters and lunette crowned openings, adds an unexpected dimension to the plain brick north elevation. In good condition, the building has been adorned with appropriately scaled and placed signage.

CONTINUATION SHEET: 1037 Broxton Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366620 3769740

ADDRESS: 1043-51 Broxton Ave.
COMMON NAME: Regent Theatre
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-024-007
PRESENT OWNER: Westwood Village Dev. Co.
1010 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Period Revival

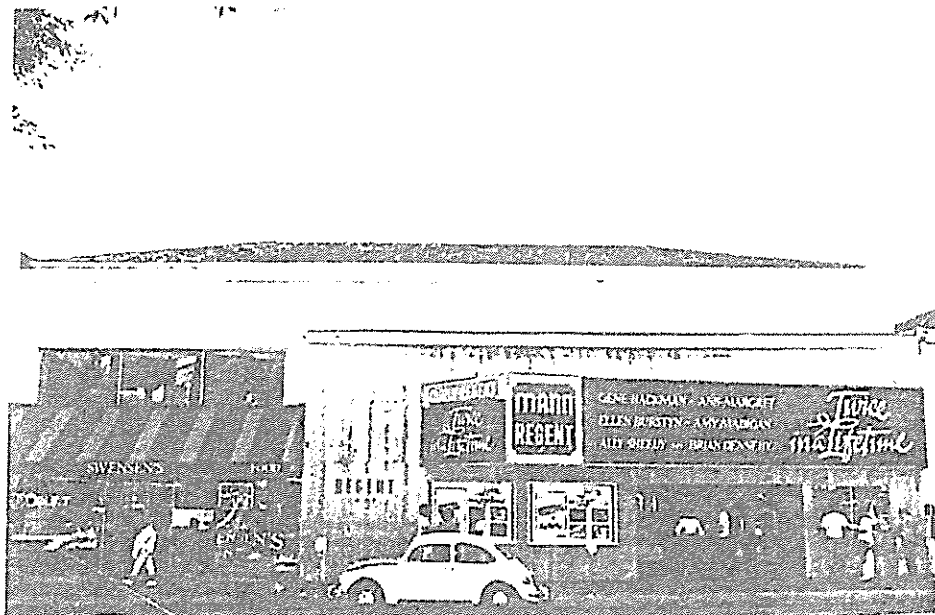
CONSTRUCTION DATE: 1946

ARCHITECT: P.H. Crawford

BUILDER: S.M. Benjamin

DESCRIPTION:

Little remains of the original facade design of this two story concrete structure. It now houses a raised, marble-faced theatre in the north two-thirds and a restaurant in the re-glazed south storefront. A shingled, shallow hipped roof and plainly molded entablature suggest a simple Period Revival scheme may have characterized the building in its original state. It is in good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366620 3769720

ADDRESS: 1055-59 Broxton Ave.
COMMON NAME: Taco Bell
HISTORIC NAME: Unknown
PARCEL NUMBER: 4636-024-006
PRESENT OWNER: John L. & Jane W. Goff
11600 Wilshire Blvd.
West Los Angeles CA 90025

ARCHITECTURAL STYLE: Moderne

CONSTRUCTION DATE: 1937

ARCHITECT: Gordon B. Kaufman

BUILDER: A.W. Zimmerle

DESCRIPTION:

Only a fragment of the original Streamline Moderne design is currently visible in this two story commercial building. Built of concrete, the building contains two altered storefronts on the lower story and offices on the upper floor. The north office is recessed behind a stout, reeded column and fully glazed with small, square panes that suggest glass brick. Although the south office may also retain this scheme, it is hidden by a large awning that shades the lower story. Between curved side parapets, a bellcast, battered, metal shed roof tops the facade. The structure is in fairly good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366640 3769700

ADDRESS: 1061 Broxton Ave.
COMMON NAME: Shanes Jewelry/Bon Appetit Cafe
HISTORIC NAME: None
PARCEL NUMBER: 4363-024-005
PRESENT OWNER: H. Wilkins Trust
762 Hamilton Lane
Fallbrook CA

ARCHITECTURAL STYLE: New Orleans Revival

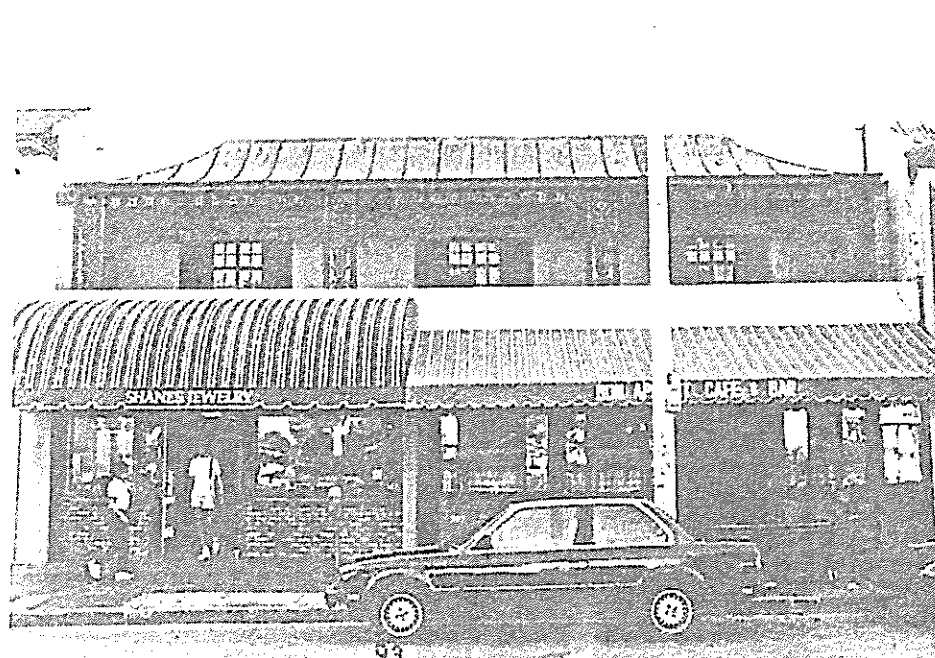
CONSTRUCTION DATE: 1937

ARCHITECT: Gordon B. Kaufmann

BUILDER: Unknown

DESCRIPTION:

A two story commercial building, this concrete structure has been embellished with New Orleans style metal work. Although the two unequally-sized storefronts have been re-sided and re-glazed, the upper story is substantially intact. It contains three bays, recessed behind a shallow balcony. Ornamental iron supports and a frieze support the overhanging of the pent, bellcast metal hip roof, attached to a stepped parapet. Each bay contains a multi-paned window flanked by shutters. The building is in fairly good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366640 3769680

ADDRESS: 1069-71 Broxton Ave.
COMMON NAME: Winchells Donuts/Jazzd/Dino
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-024-004
PRESENT OWNER: H. Wilkins Trust
762 Hamilton Lane
Fallbrook CA

ARCHITECTURAL STYLE: Classical Revival with Moderne influences

CONSTRUCTION DATE: 1936

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Like several other buildings on the block, this two story commercial structure of concrete or masonry construction allows a glimpse of its original design on the upper story. Three altered storefronts now occupy the street level frontage. On the second floor the building has been bisected, leaving the south half relatively intact. It has been divided into two bays by broad, fluted pilasters. Each bay contains a large window surround of abstract Classical Revival design. The windows are multi-paned sash. A shallow side gable roof with a small overhang surmounts this "Classical Moderne" composition. The building is in fairly good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366660 3769660

ADDRESS: 1083-87 Broxton Ave.

COMMON NAME: Aahs

HISTORIC NAME: Unknown

PARCEL NUMBER: 4363-024-002

PRESENT OWNER: Jakowsky Trust
898 W. 18th St.
Costa Mesa CA

ARCHITECTURAL STYLE: Post-war Modern

CONSTRUCTION DATE: 1945

ARCHITECT: Allison V. Rible

BUILDER: Unknown

DESCRIPTION:

Although the street level storefront has been re-glazed, this two story commercial structure presents a representative picture of post-war Moderne styling. The reinforced concrete structure is sheathed in tile. Vestigial reeded pilasters frame the upper story, which is glazed in opaque industrial glass across its entire expanse. A shallow hip roof with no overhang caps the facade. The building is in good condition.



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HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____		NR ³ _____		SHL _____		Loc _____	
UTM: A 11 366660		B 769640		C _____		D _____			
Ser. No. _____									

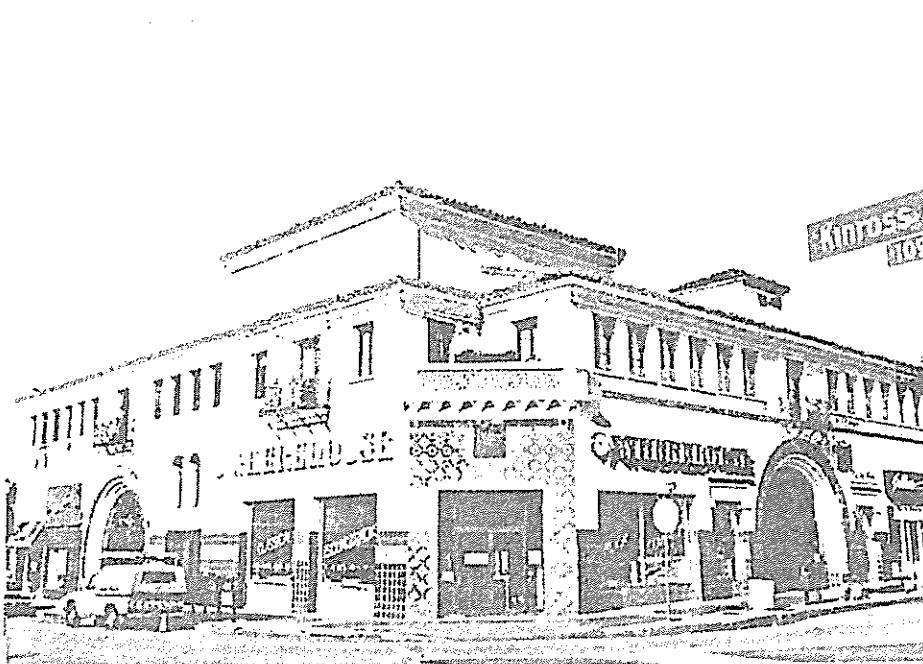
IDENTIFICATION

1. Common name: University Professional Building
2. Historic name: University Professional Building
3. Street or rural address: 1091-93 Broxton Ave. Retail shops/offices
 City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-024-001
5. Present Owner: William & Maria Herskovic Address: 15745 Sutton St.
 City Encino Zip 91316 Ownership is: Public _____ Private X
6. Present Use: Retail shops/offices Original use: Retail shops/Offices

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Extensively embellished with colorful tile, this two story Spanish Colonial Revival store and office building is built around an interior court. Of brick construction, the rectangular structure is sheathed in stucco and capped by a hipped tile roof. Extremely large arches detailed with archivolt and tiled surrounds provide access from the center of both the Broxton and Gayley facades to the interior court. Bay windows, arched niches, and tiled dados characterize the patio. A central octagonal fountain has been converted to a planter. Staircases are particularly lavishly embellished, with each riser as well as the stair walls covered with a different tile pattern. A similarly enthusiastic use of tile appears on the exterior and includes an angled corner store entrance completely surrounded by tile. Above the (see continuation sheet)



8. Construction date: 1929
 Estimated _____ Factual X
9. Architect None
10. Builder Unknown
11. Approx. property size (in feet)
 Frontage 80 Depth 110
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

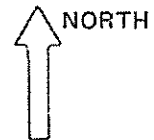
One of the twelve buildings constructed during the first year of Westwood Village development, this corner structure exhibits most of the design characteristics which collectively became known as the "Village style." The two story Spanish Colonial Revival building was designed by James Conway for G.K. Harrison, a prominent Los Angeles real estate developer who specialized in professional office space in areas such as Beverly Hills and Westwood. Harrison's \$75,000 investment created a courtyard structure with exceptional detailing, a quiet oasis protected from the street. Accessible from both Kinross and Broxton, the interior shopping court and second floor offices were the kind of mixed uses that the Janss Investment Company encouraged in the planning of the Village. G.K. Harrison is also responsible for a (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
 Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente Bl.
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



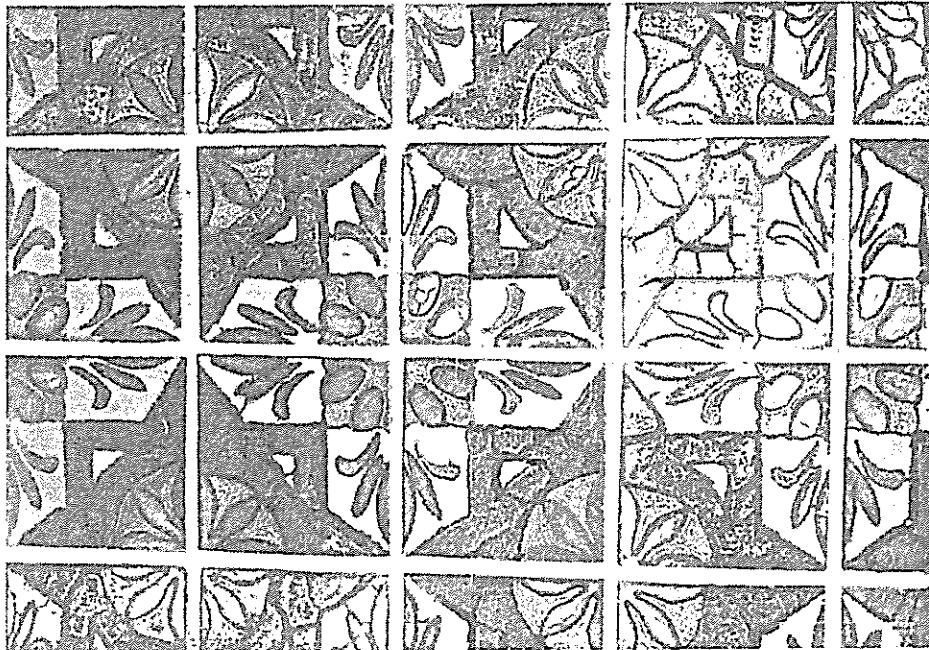
See attached.

7b: Description:

entrance, a small balcony with a decoratively pierced stucco wall rests on corbels. Other features culled from the vocabulary of Spanish style, such as iron balconies, arched openings, casement windows, and ornamental plasterwork, are also asymmetrically deployed on the exterior. Alterations appear to be limited to re-glazing and signage. One of the most visually delightful buildings in the Village, the complex is in good condition.

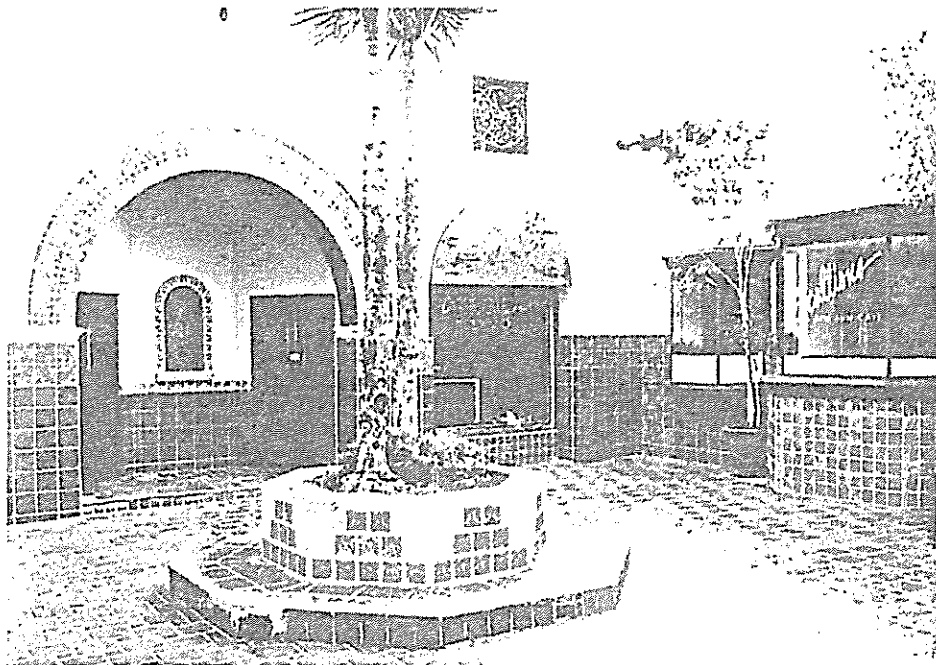
19. Significance:

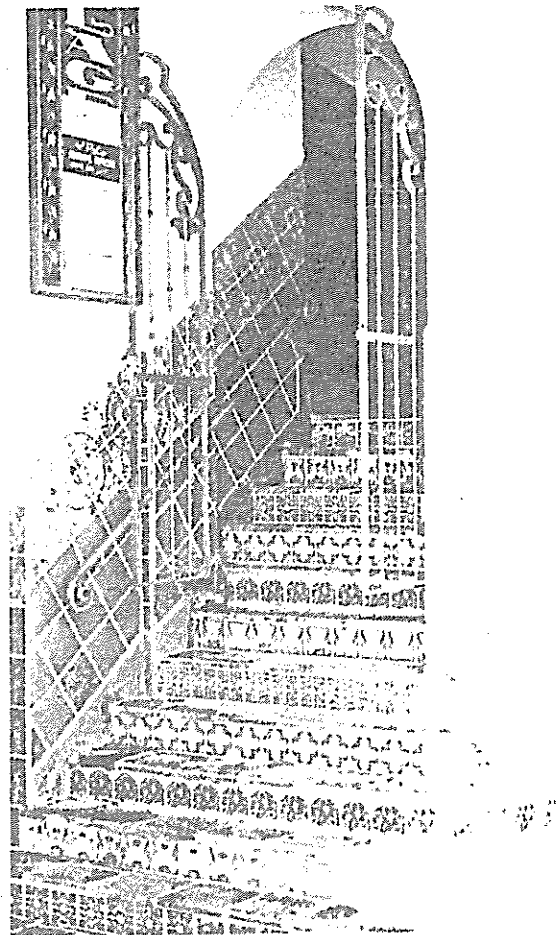
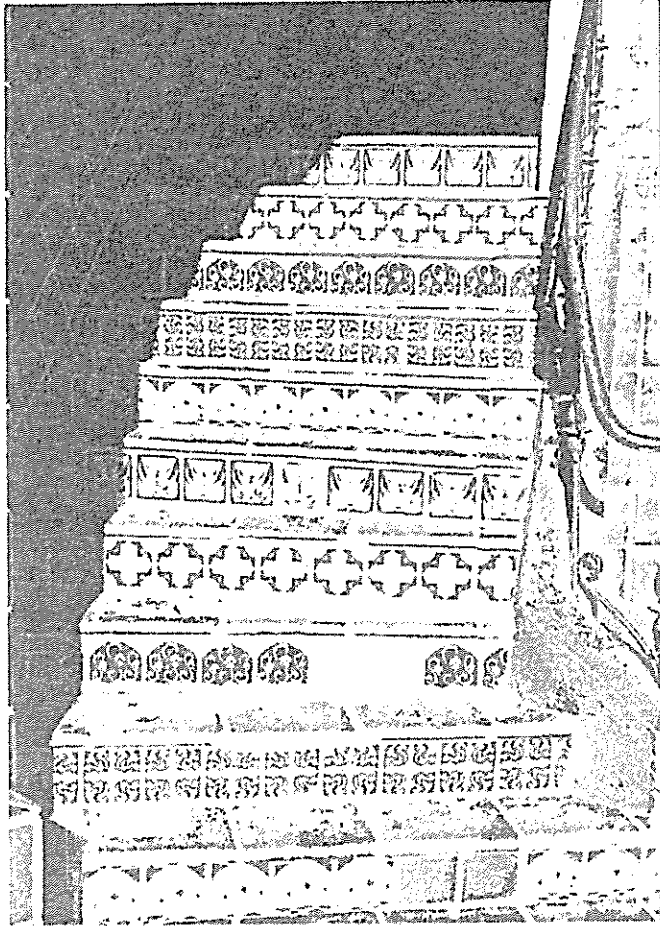
similar courtyard building at 1149 Glendon. Along with towers, the courtyards of the Village are a prime physical feature of the area, and the structures which contain them are extremely important in the overall environmental context.





Westwood Village
Specific Plan





HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

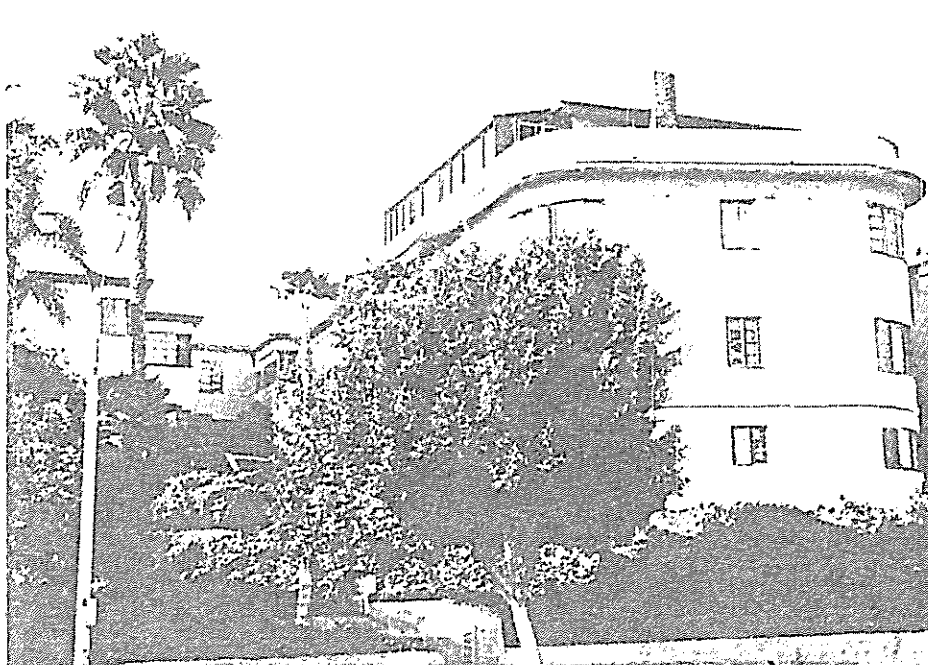
IDENTIFICATION

- 1. Common name: Unknown
- 2. Historic name: Unknown
- 3. Street or rural address: 941-43 Gayley Avenue
City Los Angeles Zip 90024 County Los Angeles
- 4. Parcel number: 4363-016-015
- 5. Present Owner: Jean B. Lawrence Address: 10375 Wilshire Blvd.
City Los Angeles Zip 90024 Ownership is: Public _____ Private X
- 6. Present Use: Apartments Original use: Apartments

DESCRIPTION

- 7a. Architectural style: Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The western edge of the Village, between Weyburn and Le Conte, is defined by a hill on the west side of Gayley which continues onto Levering. Several apartment buildings, either tiered or built around a terraced garden, occupy this frontage. The most notable of these developments, which date from the late 40s and 50s, is located at 931-43 Gayley. Representative of the post-war Moderne style, the L-shaped, stuccoed structure is four stories in height, including a penthouse addition on the flat roof. The most distinctive features of the design are the curved corners, marked by bands of aluminum-framed windows on each corner. The streamlined effect is reiterated by a similarly-rounded canopy and parapet above the third floor. In contrast, the penthouse, which is set back from the west elevation, is (see continuation sheet)



- 8. Construction date: 1947
Estimated _____ Factual X
- 9. Architect William E. Foster
- 10. Builder Unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
 Residential X Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

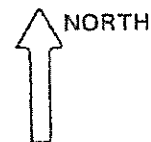
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The apartment complexes on the periphery of Westwood Village were an integral part of the Village plan as originally conceived by the Janss corporation. They were to serve as a transition between the commercial district and the single family homesites nestled in the foothills. The apartment district around Gayley and Levering also served as a buffer to the Veterans complex further to the west. This Moderne complex, while a postwar addition to the area, is evocative of the style placed on a hillside site. Designed by William E. Foster, whose eight story Moderne structure, the Shangri-La Apartments, is a prominent oceanfront landmark in neighboring Santa Monica, the apartment complex takes full advantage of its hillside site to ensure the privacy of its occupants. With its allusions to speed and mobility, the (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture X Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



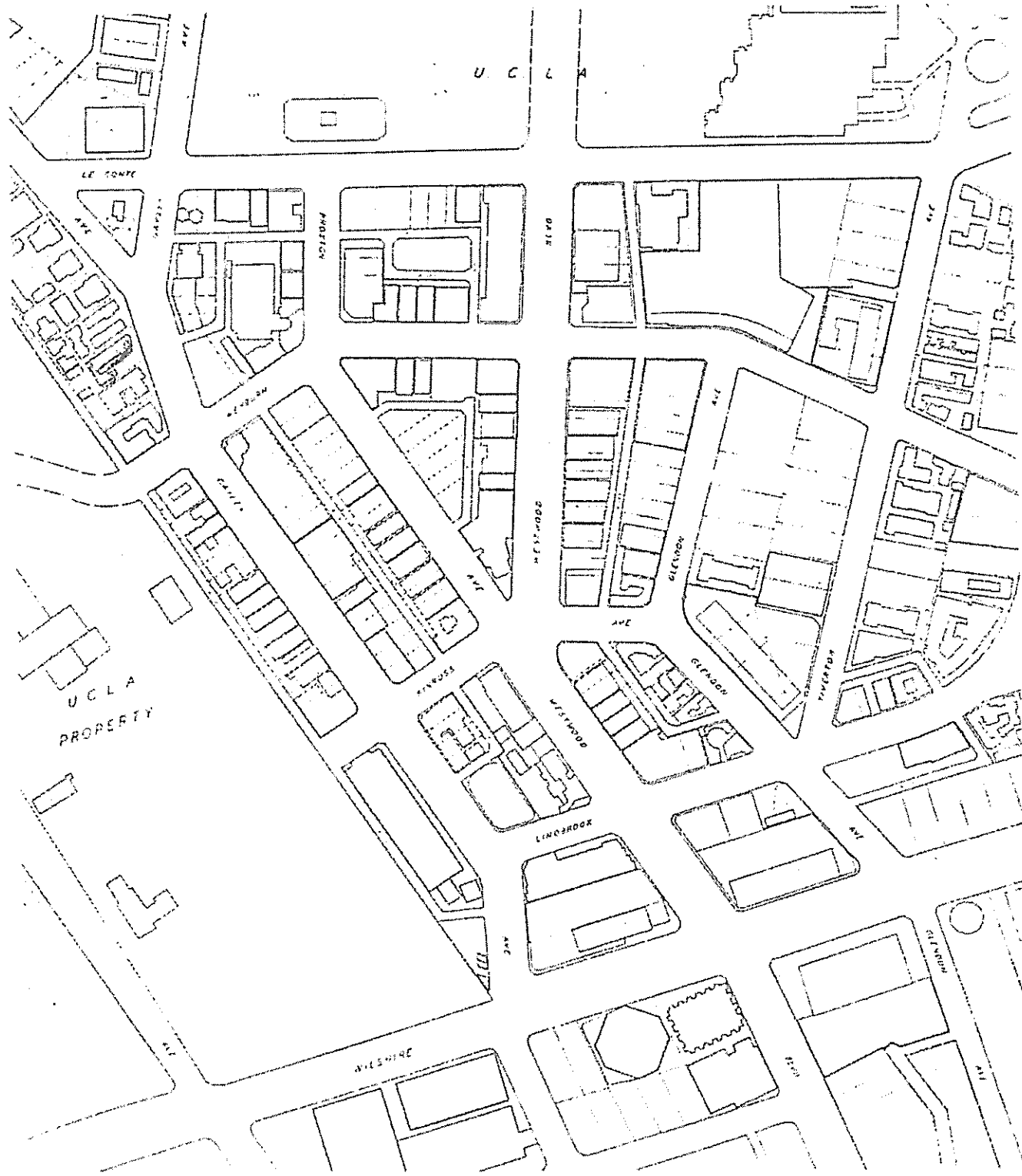
CONTINUATION SHEET: 941-43 Gayley Avenue

7b. Description:

rectangular and largely enclosed by glass. The building appears to be substantially intact, and in fairly good condition.

19. Significance:

Moderne style was a popular component of the Los Angeles residential streetscape in the 1930s.



Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 11 366440 3769800
C _____ D _____

IDENTIFICATION

1. Common name: Gayley Terrace
2. Historic name: Gayley Terrace
3. Street or rural address: 959 Gayley Avenue
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-016-014
5. Present Owner: Jean B. Taylor Address: 10375 Wilshire #11B
City Los Angeles Zip 90024 Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Due to its location on a busy intersection and its hillside lot, this three story, Spanish Colonial Revival apartment complex is one of the more prominent and well-known buildings in the Village. The white stucco structure accommodates itself to its site by stepping up the slope in the manner of a Mediterranean hill town. Shallow hipped roofs, covered in red clay tile and detailed with exposed rafters, define the numerous cubic volumes which are combined in the asymmetrically ordered design. Typical stylistic conventions are utilized, including ornamental plasterwork, overhangs marked by arched corbeling, chimneys and a squat tower, decorative ironwork, balconies and terraces, and arched openings. Most windows are multi-paned double-hung sash in type. Access to the complex is provided at the southwest (see continuation sheet)



8. Construction date: 1940
Estimated _____ Factual X
9. Architect Laurence B. Clapp
10. Builder Pacific Coast Bldg.
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Although not completed until 1940, this Spanish Colonial Revival apartment structure is the epitome of what the Janss company envisioned as the residential component of its "Mediterranean" village. Laurence Clapp from Santa Barbara designed the \$50,000, nineteen unit complex for Bronson B. Telley of Hollywood, whose Pacific consolidated Finance Company Ltd. acted as the general contractor. The style of the building is in keeping with the Village's architectural guidelines. The irregular massing of the complex and its siting give it special prominence. Prominent features of the Spanish Colonial Revival style visible in this building are the use of red tile as roofing material, arched windows, scalloped second story overhang, and wrought iron decoration. Such housing was designed to accommodate the faculty (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

↑ NORTH

See attached

CONTINUATION SHEET: 959 Gayley Avenue

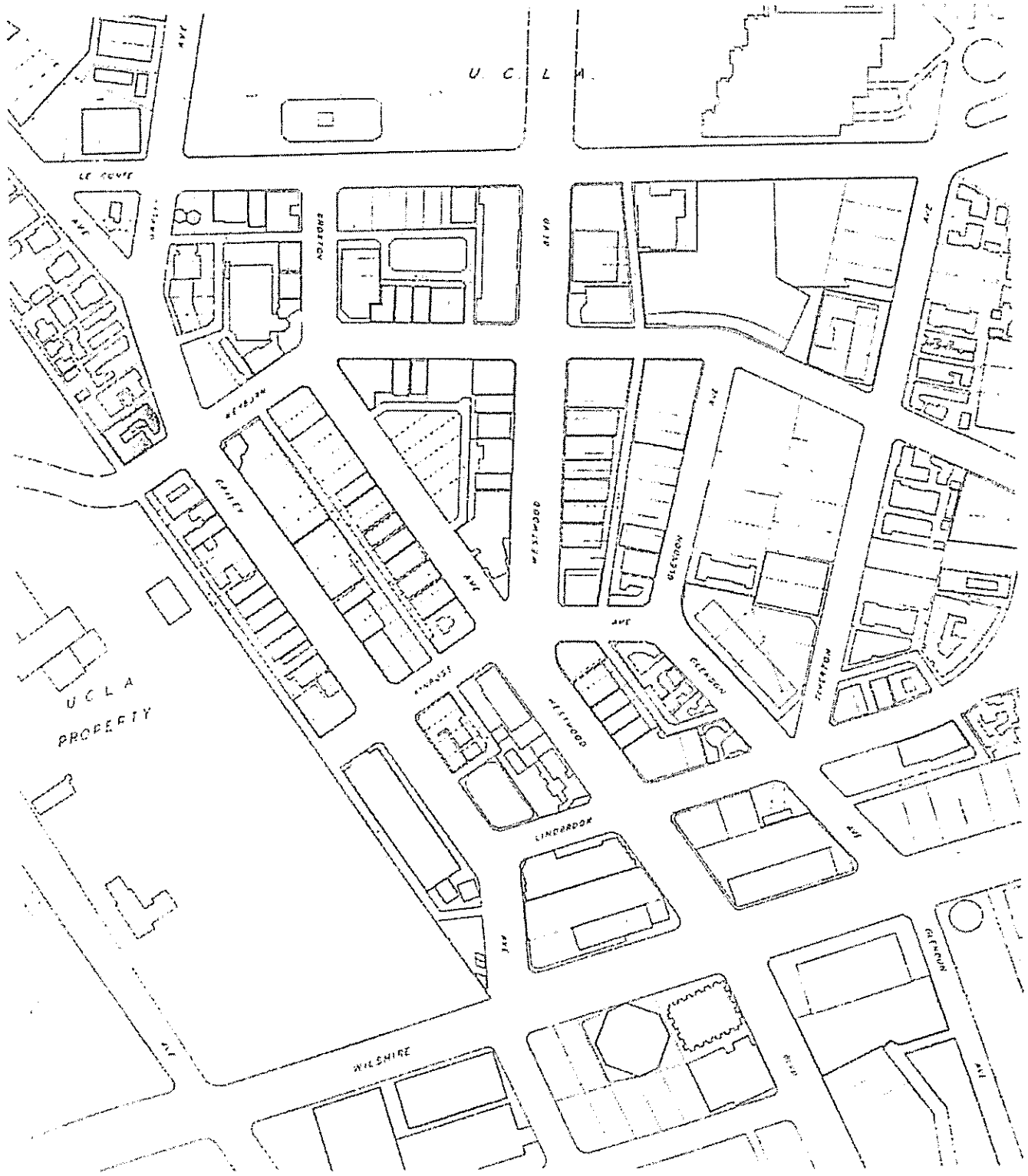
7b. Description:

corner and marked by an L-shaped staircase edged by a corbiestep wall. Raised, plain medallions adorn the stairwall, and a large urn atop a cylindrical projection accents the stairs. Garages line the Weyburn Avenue elevation. No major alterations were noted, and the building is in good condition.

19. Significance:

and student body of nearby UCLA and to act as a buffer between the commercial area of Westwood Village and the adjacent single family neighborhood.





Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR SD SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

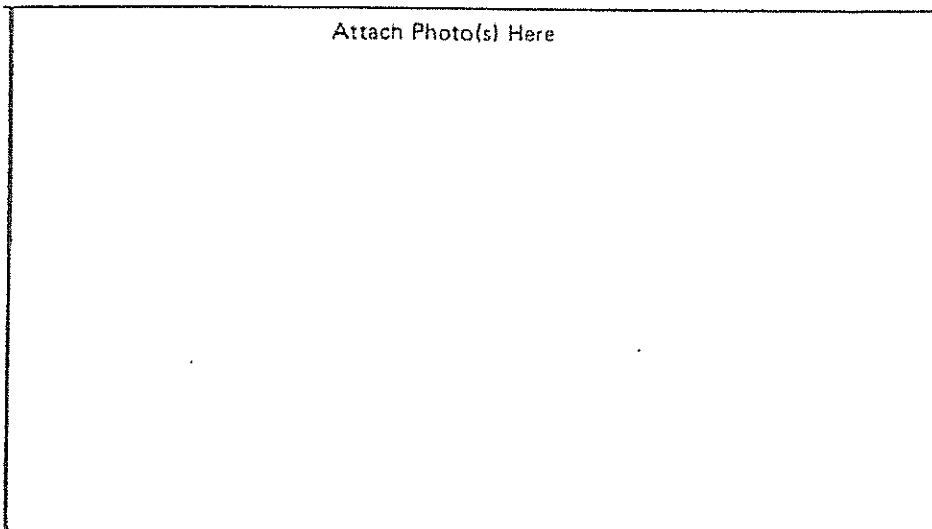
IDENTIFICATION

- 1. Common name: West side of Gayley Avenue
- 2. Historic name: _____
- 3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
- 4. Parcel number: Multiple
- 5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
- 6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Occupying the west side of Gayley Avenue between Weyburn and Kinross, this commercial grouping harmoniously combines three distinct architectural tastes. A refined, rather stripped and attenuated American Colonial Revival, principally executed in red brick, characterizes the north three structures. Moderne characteristics, specifically pilasters, are apparent on the four buildings in the middle of the block. The oldest development on the street, two buildings at the south end of the block, conform to the Mediterranean repertoire of the first phase of buildings in Westwood Village. Smooth stucco and concrete sheathe the Moderne and Mediterranean structures. The mostly two story block is broken by only two intrusions. A new development at the north corner is fairly compatible. The grouping is distinct from (see continuation sheet)



- 8. Construction date: 1930-1948
Estimated _____ Factual X
- 9. Architect See continuation sheets
- 10. Builder See continuation sheets
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Constructed between 1930 and 1948, the west side of Gayley Avenue presents a streetscape which continues to embody several elements of the character of the Village during its first and second decades. All of the buildings are compatible in size and scale. The south end of the block contains two Spanish Colonial Revival structures, one built by the Janss Corporation, developers of the Village and the residential neighborhoods surrounding it. The original character of the area was to be Mediterranean and these two are representative of that style. The corner building as 1085 served as a public garage, a necessary component of the area given Los Angeles' attachment to the automobile and the Janss Corporation's desire to design the finest suburban business district in Southern California.
 (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
 Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann Research for
 Organization Gruen Associates
 Address: 6330 San Vicente Blvd.
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

CONTINUATION SHEET: West side of Gayley Avenue

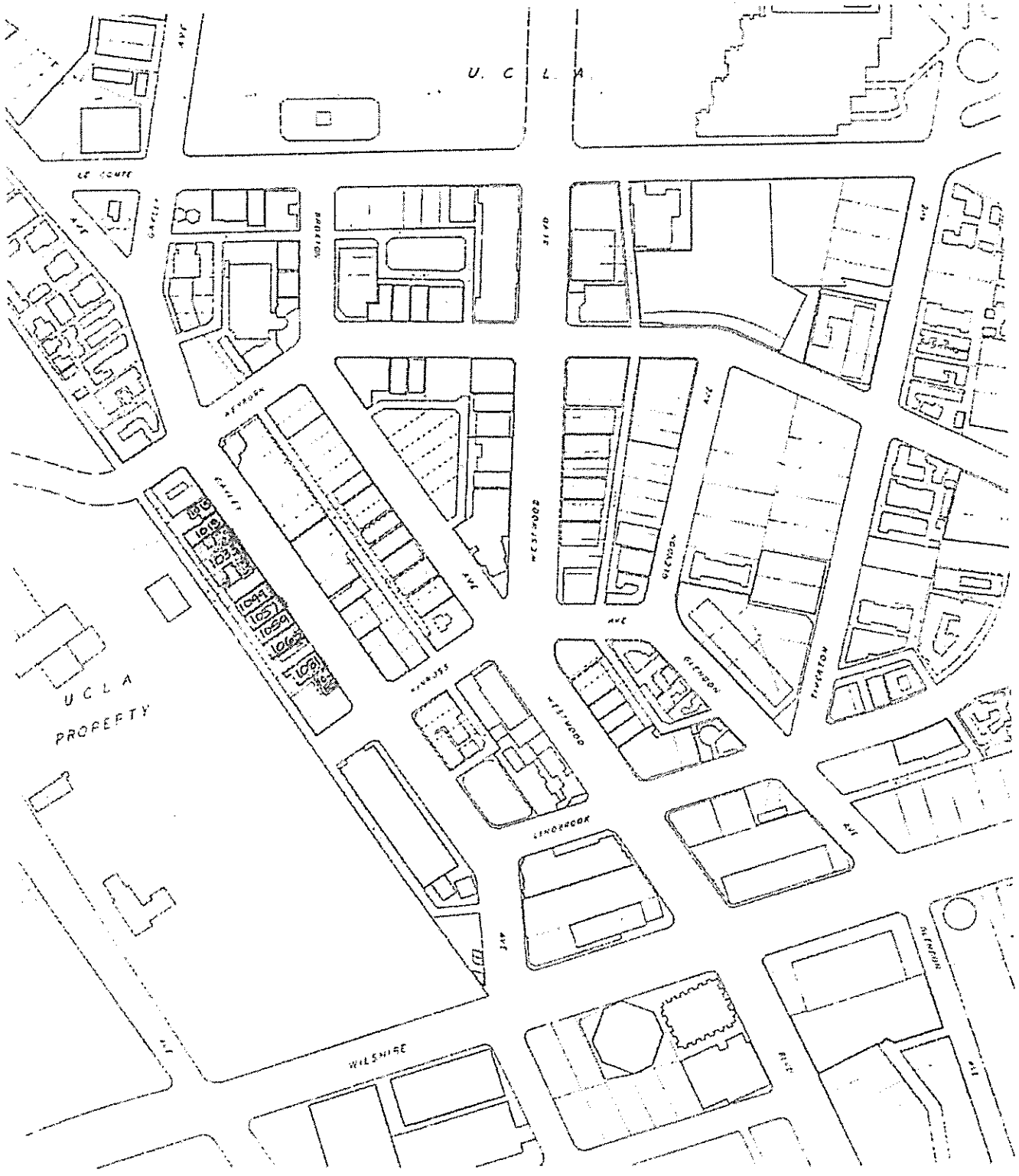
7b: Description:

the east streetface as well as from the blocks to the north and south by virtue of its age, architecture, concentration of office usage, and integrity.

19. Significance:

After the initial two buildings, the block lay undeveloped for five years, when the Westwood Mortgage and Investment Company commissioned Allen G. Siple to design a home for the Westwood Hills Press, publisher of the Westwood Hills News and the Daily Bruin, the University's newspaper. The resulting Moderne structure with Classical Revival elements set the stylistic tone for the rest of the street. Siple also designed the A & P Market for the Village, and was perhaps best known for his residences for well-to-do clients, among them actress Deanna Durbin and Edwin Janss' daughter Mrs. George Gregson. Other extant Siple commissions in the Village are 1100 Westwood Boulevard (1934) and 10924 Weyburn (1937). One of the few industrial buildings in the Village, the facade is in keeping with the professional offices and shops around it. 1059-63 was built in a similar style in 1936.

In 1938, the first American Colonial Revival brick structure appeared on the street. While the style differs from the Mediterranean approach, the building is very much in keeping with its intended use as professional offices. The Westwood Medical Center, as it is known, was designed by William B. Coffey of Hollywood, who is also credited with several Fox West Coast theatre designs of the mid-1940s. A second American Colonial Revival brick medical building, this one designed by Janss-employed architect Percy Lewis, who is also responsible for the Fox Westwood Theatre, was erected at a cost of \$65,000 in 1946. That same year, C.E. Howell built a one story Moderne structure. In 1940, architect Ulysses Rible designed a second Moderne structure with Classical Revival influence as stores and offices at 1065-71. Rible later designed buildings at several universities and colleges, among them Cal Poly Pomona and San Luis Obispo, and Pasadena City College.



Westwood Village Specific Plan

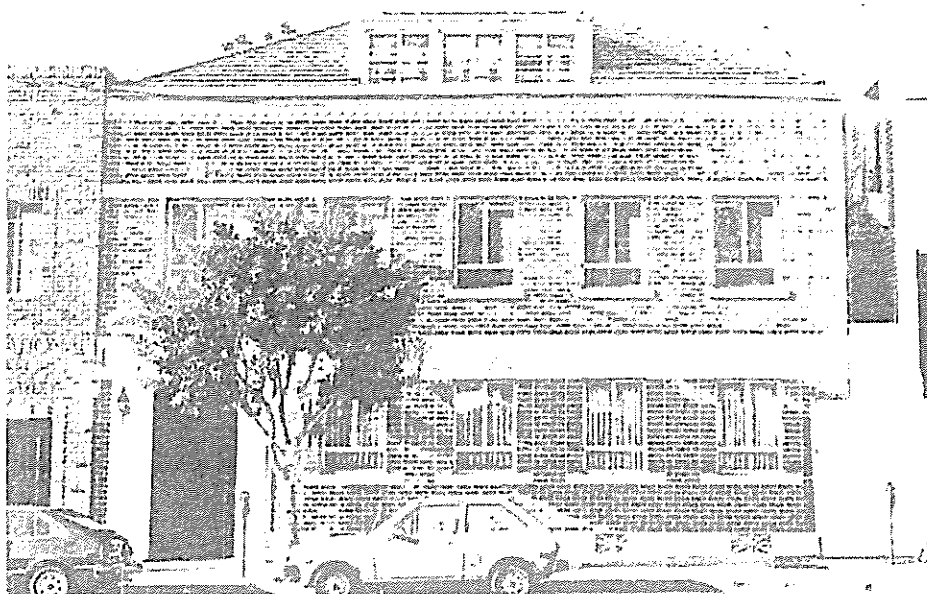
CONTINUATION SHEET

NR: 5D
UTM: 11 366480 3769740

ADDRESS: 1015 Gayley Ave.
COMMON NAME: Unknown
HISTORIC NAME: Westwood Village Medical Arts Building
PARCEL NUMBER: 4363-025-011
PRESENT OWNER: Westwood Village Ltd.
1015 Gayley
Rm. 100 CA Los Angeles
ARCHITECTURAL STYLE: 90024
CONSTRUCTION DATE: American Colonial Revival
ARCHITECT: 1946
BUILDER: P.P. Lewis
DESCRIPTION:

Built as a medical building in 1946, this two story structure employs an articulated American Colonial Revival style. The brick facade is capped by a shingled, hipped roof with tiled ridges. A rather large dormer, containing a band of three square, six-light windows is centered over the facade. Five equally-sized and spaced bays are defined by the fenestration. Each upper story bay consists of a re-glazed window recessed the width of a single brick and accented by a raised, solid sill. A continuous molding of running Greek fretwork design acts as a lintel and marks the lower edge of a plain brick frieze. Plain and sawtooth moldings appears at the cornice line. The north four bays of the ground floor are treated similarly to those above, differing only in the addition of stretcher brick surrounds. A broad frieze, punctuated with panels of shallowly carved design, replaces the lintels and divides the upper and lower levels. A classical entry, which leads to an interior court, fills the south bay. Fluted pilasters, paneled reveals, a shield ornamented frieze, and a broken pediment dotted by a scrolled corbel enrich the opening. Other than the replacement of the original windows, no major alterations to this well-maintained building were noted.

CONTINUATION SHEET: 1015 Gayley Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366500 3769720

ADDRESS: 1019 Gayley Ave.
COMMON NAME: Computer Expo/International College
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-025-010
PRESENT OWNER: 1019 Gayley Associates
10920 Wilshire #750
Los Angeles CA 90024

ARCHITECTURAL STYLE: American Colonial Revival

CONSTRUCTION DATE: 1948

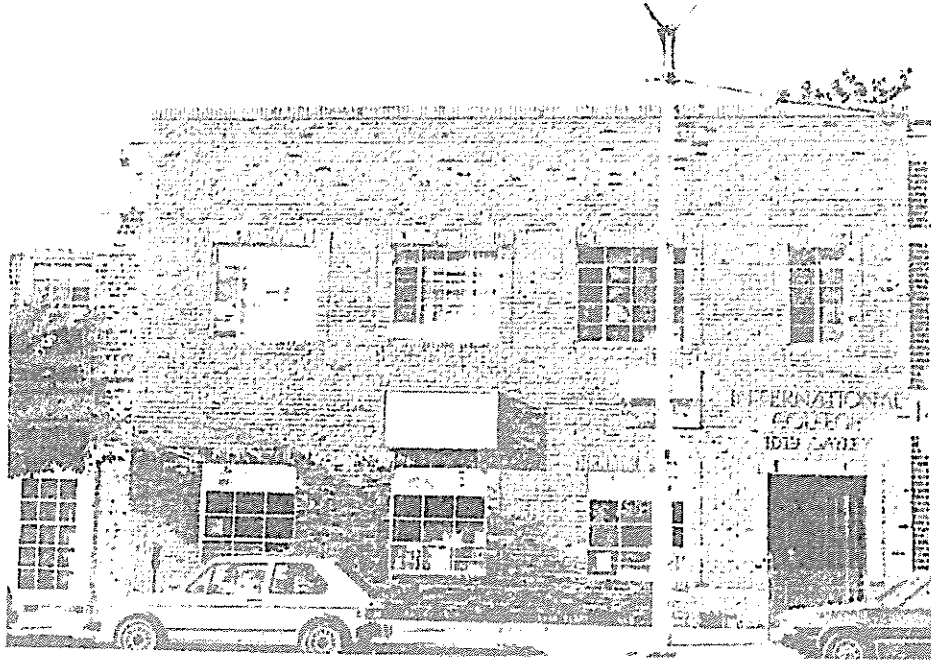
ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

The least emphatic of the American Colonial Revival-influenced buildings in the grouping, this is a two story brick structure with a small interior court. Four bays are defined by the fenestration of the smooth facade. Identically realized, the south three bays contain twelve-light, square, industrial sash windows on the lower story, and larger, twenty-light openings on the upper story. Signs occupy the top tier of pans in the ground floor windows. A gated entry and a rectangular window appear in the north bay. Slightly raised courses of stretcher and soldier bricks outline each opening and the edge of the parapet and are the sole source of ornamentation. No major alterations were noted, and the building is in good condition.

CONTINUATION SHEET: 1019 Gayley Avenue



CONTINUATION SHEET

NR: 5D
 UTM: 11 366500 3769720

ADDRESS: 1033 Gayley Ave.
 COMMON NAME: Westwood Professional Building
 HISTORIC NAME: Westwood Professional Building
 PARCEL NUMBER: 4363-025-009
 PRESENT OWNER: Allan & Sandra Liebert et al
 1033 Gayley Ave.
 Los Angeles CA 90024

ARCHITECTURAL STYLE: American Colonial Revival

CONSTRUCTION DATE: 1938

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

1033 Gayley is a two story brick, American Colonial Revival office structure, realized as if it were three separate buildings. The north "pavilion" contains four bays. Tall, six-over-nine sash, adorned with shutters and keystones in the middle and pediments on the ends, occupy the lower story bays. Identical six-over-six sash appear in the upper bays. Courses of raised bricks define a "frieze" between stories. A second frieze, plain and white and a molded cornice terminate this portion of the facade, which is topped by a shallow side gable framed by stepped gable ends. Next to it, a three bay, pedimented pavilion contains the entry. Paired supports of New Orleans inspired metalwork, behind which this portion of the facade is recessed, carry the entablature. Framed by pilasters, the central bay contains double doors beneath a fanlight. Nine-over-nine sash, detailed with shutters, keystones, and topped by blind octagons, flank the entry. Between a simply molded frieze, the second story contains shuttered four-over-four double-hung sash windows. The south and largest pavilion is six bays across and surmounted by a small, centered pediment. The lower story is identical in its bay definition, and treatment to the north pavilion. In contrast, the central bays of the second story are stuccoed, recessed, and overlook an iron-railed balcony. Paired pipe columns support the balcony roof. Unified yet varied in design, the buildings appears unaltered and in good condition.

CONTINUATION SHEET: 1033 Gayley Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366520 3769700

ADDRESS: 1049-51 Gayley Ave.
COMMON NAME: Chase
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-025-007
PRESENT OWNER: Chester E Howell Trust
3101 Coleridge Dr.
Los Alamitos CA 90720

ARCHITECTURAL STYLE: Moderne

CONSTRUCTION DATE: 1946

ARCHITECT: Lawrence Bull

BUILDER: eng.

DESCRIPTION:

The post-war Moderne has been reduced, on this one story concrete and masonry commercial building, to the two massive, reeded piers which frame the facade. Just below the vestigial, stepped parapet, the piers stop abruptly. Recessed between them, a flat marquee expanse and two storefronts, connected on the interior, have been altered. According to the original permit, the store, which is in fairly good condition, was intended to be an office.



CONTINUATION SHEET

NR: 5D
UTM: 11 366540 3769680

ADDRESS: 1057 Gayley Ave.
COMMON NAME: Sportshaus
HISTORIC NAME: Westwood Hills Press
PARCEL NUMBER: 4363-025-006
PRESENT OWNER: Westwood Property Management
1057 Gayley Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Moderne with Classical Revival influences

CONSTRUCTION DATE: 1935

ARCHITECT: Allen G. Siple

BUILDER: Unknown

DESCRIPTION:

Classicism overlaid with the Moderne characterizes this two story concrete structure. Now housing a retail facility, it was originally intended for office and industrial (printing) purposes. Set back slightly, a moderately pitched hipped roof caps the facade. It is fronted by a pediment which tops the central and largest of the three bays. Broad, reeded piers carry the pediment which has molded raking cornices and horizontal cornice returns. The piers have been cut-off above the first floor, where the central bay has been re-faced with a corrugated material. A large window, filling the entire upper center bay, may also be altered, as are the side bays on the ground floor. Square, multi-paned, industrial sash remains in the upper end bays. The building is in good condition.





CONTINUATION SHEET

NR: 5D
UTM: 11 366540 3769660

ADDRESS: 1059-63 Gayley Ave.

COMMON NAME: Oakleys Hair Styling

HISTORIC NAME: Unknown

PARCEL NUMBER: 4363-025-005

PRESENT OWNER: Jakowsky Trust
898 W. 18th St.
Costa Mesa CA CA

ARCHITECTURAL STYLE: 92627

CONSTRUCTION DATE: Moderne

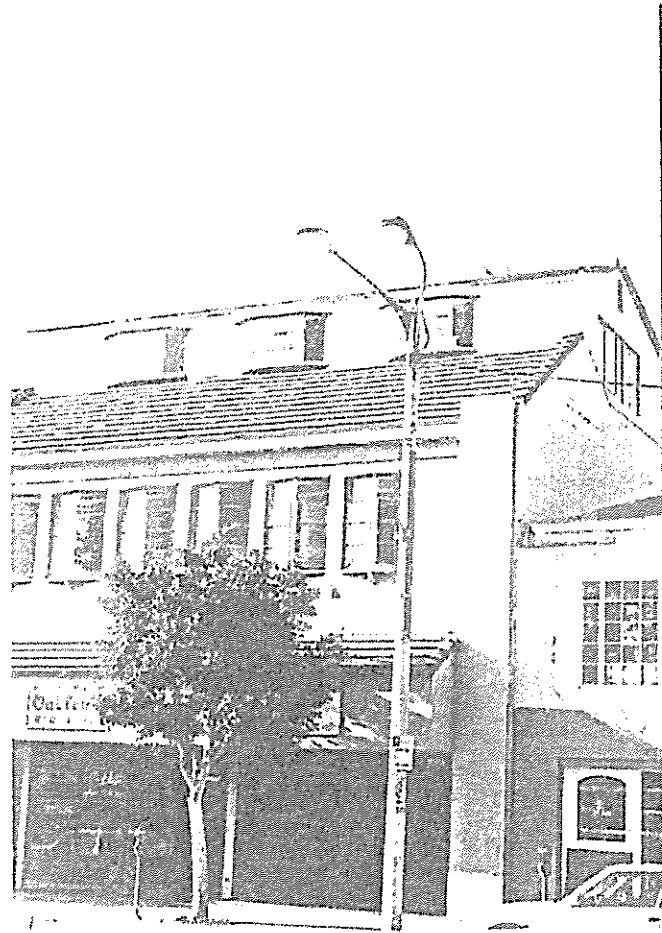
ARCHITECT: 1937

BUILDER: Unknown

DESCRIPTION:

Distinctive window treatments characterize this three story commercial building. Of concrete construction, the structure is topped by a side gable roof. A shingled pent roof also caps the second story; a second, smaller pent roof over the ground floor may be an alteration. The storefronts on the lower story have been re-modeled and re-glazed. Unusual, two-sided bays containing metal casements and resting on corbelled, triangular sills, define six bays on the second floor. The upper story is scaled as if it were an attic, and contains three fluted pilasters. Faintly Moderne in style, the building is in good condition.

CONTINUATION SHEET: 1059-63 Gayley Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366560 3769640

ADDRESS: 1065-73 Gayley Ave.
COMMON NAME: Helens Cycles/Lumbleau School/Westwood Sporting Goods
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-025-004
PRESENT OWNER: Jakowsky Trust
898 W. 18th St.
Costa Mesa CA CA
ARCHITECTURAL STYLE: 92627
CONSTRUCTION DATE: Moderne with Classical Revival influences
ARCHITECT: 1940
BUILDER: Ulysses F. Rible
DESCRIPTION:

Rusticated piers, embellished with swags, frame the facade of this two story concrete and brick commercial building. A side gable roof with molded eaves surmounts the smoothly finished facade. Industrial sash stretches in an unbroken band across the second story. A dentil-like molding ornaments the window sill. The ground floor has been remodeled and re-glazed. Influenced by the Mediterranean Revival, the building is in good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366560 3769620

ADDRESS: 1081 Gayley Ave.
COMMON NAME: Dillons Nightclub
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-025-002
PRESENT OWNER: Benjamin & Claudette N. Pick
1314 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

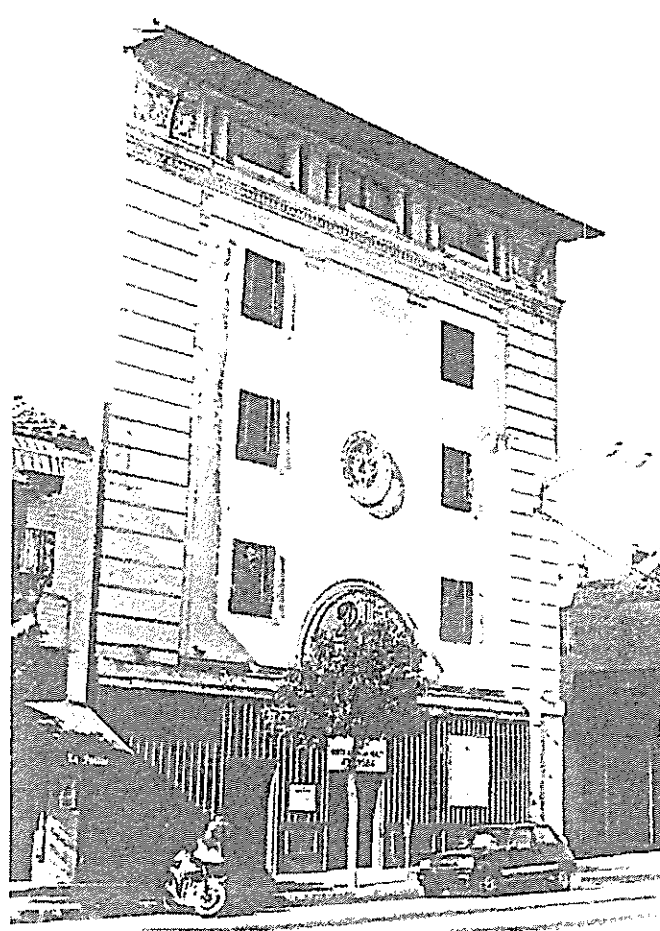
CONSTRUCTION DATE: 1930

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Both its five story height and elegant Mediterranean styling make this building a focal point of the block. Above the ground floor, which has been altered, the three bay, stuccoed facade is framed by broad, rusticated piers. The second through fourth floors are slightly recessed and contain shuttered windows in the end bays. An intricately patterned medallion and an arch over the entry are the sole occupants of the central bay. Vestigial pilasters and capitals and an denticulated cornice separate the fourth and fifth floors. Treated as an attic or capital story, the upper level culminates the characteristics, tripartite, Italian Renaissance composition. It contains decorated end panels and a columned loggia beneath the bracketed overhang of the gable roof. The openings appear to have been temporarily enclosed. In fairly good condition, the building contributes to the historic identity of Westwood.



CONTINUATION SHEET

NR: 5D
UTM: 11 366580 3769600

ADDRESS: 1085-91 Gayley Ave.
COMMON NAME: Exotic/La Fondue Restaurant
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-025-001
PRESENT OWNER: E.C. & B.G. Beck Trust
1095 Gayley Ave.
Los Angeles CA 90024
ARCHITECTURAL STYLE: Spanish Colonial Revival
CONSTRUCTION DATE: 1930
ARCHITECT: Frank Bivens
BUILDER: Unknown
DESCRIPTION:

The Spanish Colonial Revival idiom of this two story structure is conveyed by its white-washed facade and mission-tiled hip roof. Ornamental ironwork balconies which rest on brackets are also symptomatic of the style and adorn the openings in the end bays of the upper story. Two smaller windows appear in the central bay of the three bay facade. These openings as well as the three storefronts on the lower level have been altered and re-glazed. Despite these changes, the building retains a degree of integrity to its materials and its proximity to 1081 Gayley. It is in fairly good condition.



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 11 366800 3769700 B _____
C _____ D _____

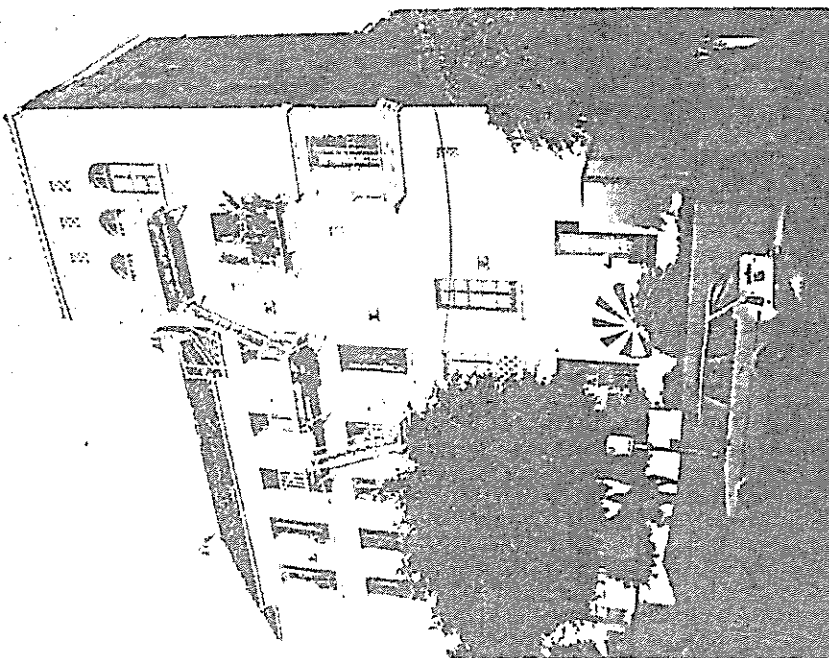
IDENTIFICATION

1. Common name: Glendon Manor
2. Historic name: Glendon Manor
3. Street or rural address: 1070 Glendon Avenue
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-021-005
5. Present Owner: S.A. Balder Address: 10960 Wilshire #1800
City Los Angeles Zip 90024 Ownership is: Public _____ Private X
6. Present Use: Apartment Original use: Apartment

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Glendon Manor is a four story residential building with a five story tower at its southwest corner. It is designed in a restrained Mediterranean style, realized, as is characteristic, in stuccoed walls and red tile hipped and tiled roofs. Decorative features include balconies, asymmetrically placed and individually detailed, stringcourses, arched openings, pierced stucco vents, classical window surrounds, and casement windows. Set back a small distance from the street to accommodate a small garden and entry stairs, the building is substantially unaltered and in good condition.



8. Construction date: 1939
Estimated _____ Factual X
9. Architect Heth Wharton
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The largest apartment building remaining in the Village itself, Glendon Manor was constructed in 1929. The five story Spanish Colonial Revival structure contained forty-two units. Its designer, Heth Wharton, had been associates with Reginald Johnson, working as a draftsman. Johnson had a partnership with Gordon Kaufmann and Roland Coate, both of whom designed buildings for the Janss Corporation in Westwood Village. It appears likely that this connection was one of the factors that led to Wharton's participation in this project. He had his own office by 1929. The following year, an exhibition of his work was held, which is said to have shown designs for everything from factories to commercial buildings to substantial residences. (see continuation sheet)

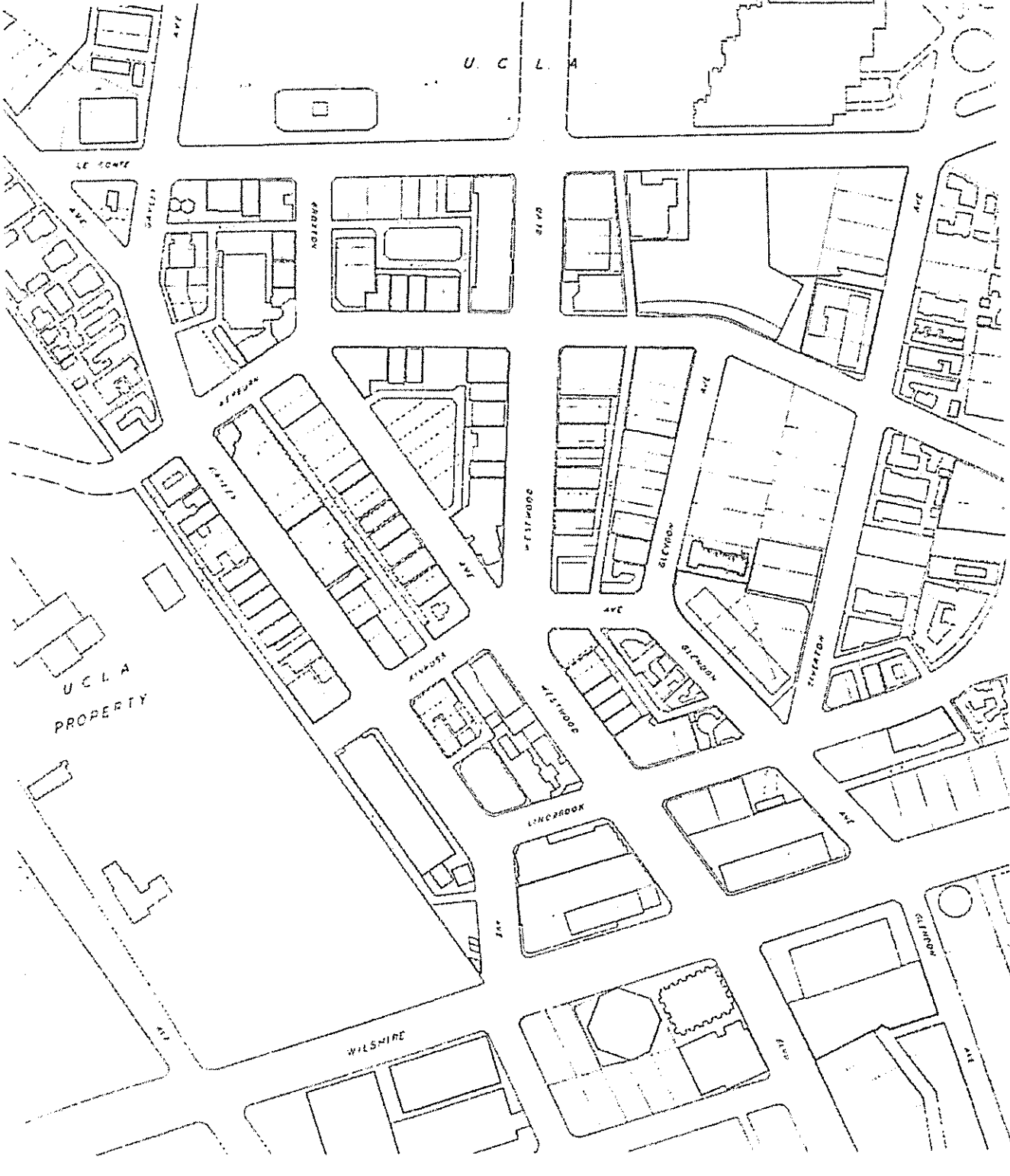
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of Los Angeles Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



19. Significance:

Glendon Manor is representative of the multi-family residential component of the Janss plan. Designed as the support community for the University of California at Los Angeles, the Village was to provide services, entertainment, recreation, and additional residential units, because housing was quite limited on campus and the new site was fairly remote from established neighborhoods. The Janss Investment Corporation sought to provide housing for every socio-economic level. Accommodations ranged from dormitory space on the second floor of Holmby Hall and other retail buildings to courtyard apartments and various types of single family residences. The Village became self-sustaining. Glendon Manor is an example of an urban apartment building which probably accommodated faculty or students. The Spanish Colonial Revival style was the most popular style in Los Angeles in the 1920s and 30, and its elements (red tile roof, wrought iron decorations, arched openings, etc.) were heavily used by Janss in its creation of a "Mediterranean" flavor for the Village.



Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: 1000 and 1100 blocks of Glendon Avenue
2. Historic name: _____
3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Six buildings comprise the commercial district on Glendon Avenue. The majority of these complexes are of Mediterranean design, built of brick, capped with red clay tile roofs and incorporate a courtyard into an asymmetrical plane. A deliberate irregularity, an element of surprise, and a great deal of charm infuse these pedestrian environments. They are united not only in age, materials, style, design, and detailing, but also in scale, again an accommodation to the pedestrian and to the ideal of the "Village." Another common characteristic is an orientation to corners, often acknowledged with circular towers and bays, and an exploitation of the oddly-shaped lots resulting from the town plan of the Village. Most buildings were intended to house stores and restaurants, and still do in a relatively intact condition.

Attach Photo(s) Here

See attached

8. Construction date: 1929-1938
Estimated _____ Factual X
9. Architect _____
See continuation sheet
10. Builder _____
See continuation sheet
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up
 Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development Zoning _____ Vandalism _____
 Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

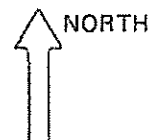
One of the first blocks in the Village to be developed, the 1100 block of Glendon is representative of the original plan for the area as conceived by Edwin Janss. All are designed in the approved "Mediterranean" style; four have interior courtyards. Courtyards played a major role in the ambience of the Village, allowing pedestrians quite respite from the street. Several, including 1101 Glendon and 1129 Glendon, had popular alfresco dining establishments or tea rooms (El Encanto, Talk of the Town) which were very popular with shoppers. Other uses on the street were small shops and offices. Real estate developer Guy Harrison was responsible for two of the buildings, one designed by local architect Ray Kieffer. The others were built at costs between \$25,000 and \$40,000, and were occupied by the owners, (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
 Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann Research for
 Organization Gruen Associates
 Address: 6330 San Vicente Blvd.
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



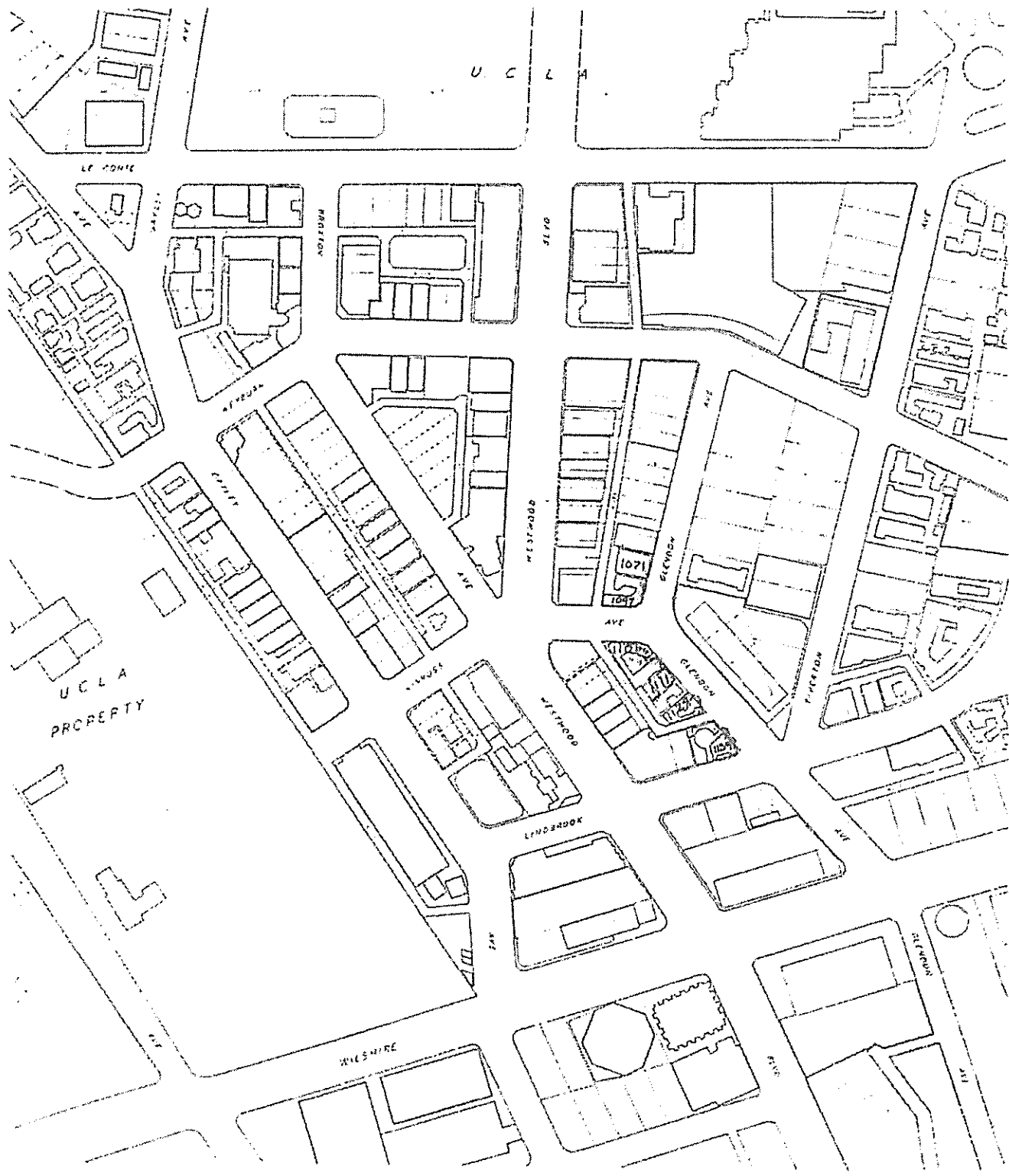
See attached

CONTINUATION SHEET: 1000 and 1100 blocks of Glendon Avenue

19. Significance:

who ran small specialty stores in the Village during its formative years. This block, with the two Mediterranean buildings immediately to the north and with the former Ralph's supermarket at Westwood and Lindbrook, are the best remaining examples of the Mediterranean tradition in the Village. The grouping retains a high degree of integrity and has continued its historic uses. The buildings on Glendon are significant as representatives of a special building type and also for their direct association with the initial development of Westwood Village.

1000 and 1100 blocks of
Glendon Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366780 3769700

ADDRESS: 1071-73 Glendon Ave.
COMMON NAME: Jurgensen Groceries/Moustache Cafe
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-020-002
PRESENT OWNER: Sovereign Securities
1081 Westwood #231
Los Angeles, CA 90024
ARCHITECTURAL STYLE: Mediterranean
CONSTRUCTION DATE: 1929
ARCHITECT: Unknown
BUILDER: Unknown
DESCRIPTION:

Spanish Colonial Revival design characterizes this one story commercial building. Sheathed in smooth, white stucco, the facade is capped by a gabled red clay tile roof. A small overhang shades the wood beams and stringcourse which delineate a frieze zone. The focal point of the composition is a large, flattened arch, elaborately ornamented, which frames the storefronts. An ornate iron grille fills the transom. Below, the storefronts have been altered. The building is in good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366780 3769660

ADDRESS: 1097 Glendon Ave.
COMMON NAME: Charthouse Restaurant
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-020-001
PRESENT OWNER: Paramount Securities Corp.
1081 Westwood #231
Los Angeles, CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1938

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Located at the northwest corner of Glendon and Kinross, this one and two story brick building originally resembled those remaining on the 1100 block of Glendon. Although its brick construction, laid to resemble masonry, and corner orientation are still evident, most of the Mediterranean design has been obscured by wood siding and signage. An interior court has been incorporated into the restaurant now occupying the structure. Despite these changes, the building still hints at its original conformity to the Village ideal.



CONTINUATION SHEET

NR: 5D
UTM: 11 366780 3769640

ADDRESS: 1101-09 Glendon Ave.
COMMON NAME: Haagen Daz/The Wurst/Westwood Dry Goods
HISTORIC NAME: El Encanto Restaurant/Fosters Antiques
PARCEL NUMBER:
PRESENT OWNER: Jan R. Chan Tr Chan Trust
880 Malcolm Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1931

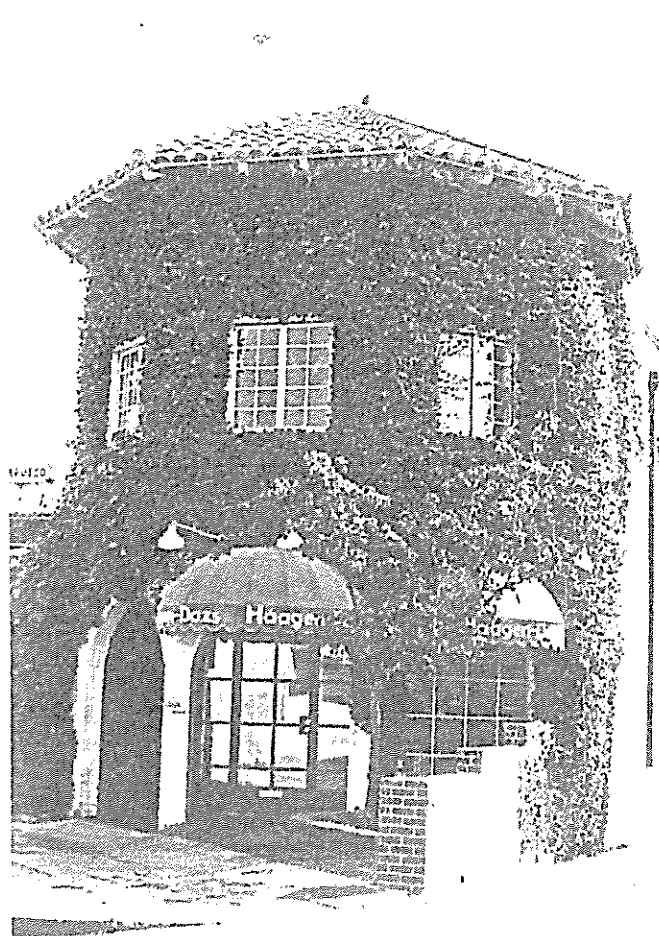
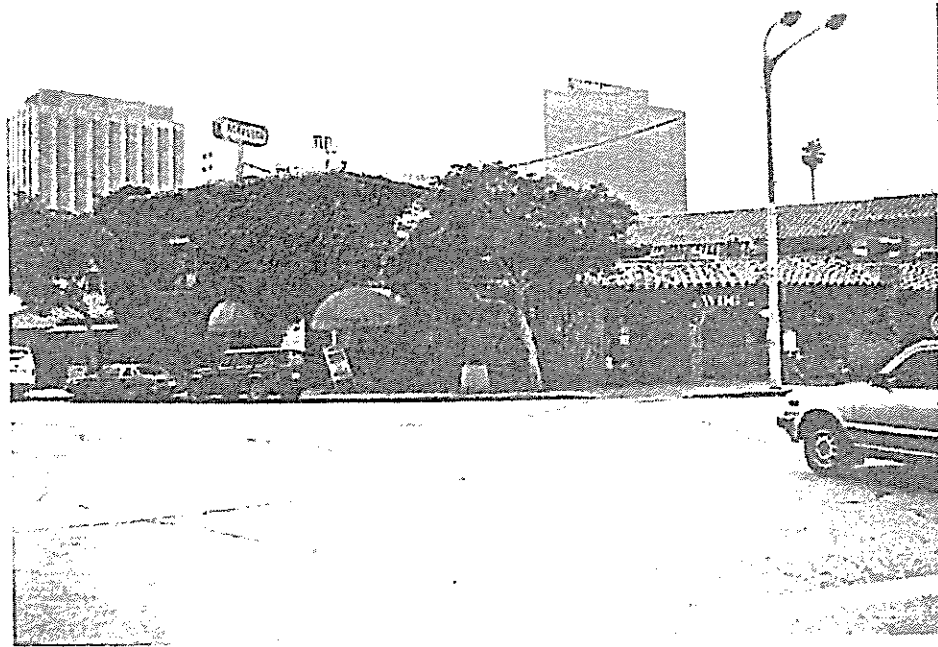
ARCHITECT: Howard H. Wells

BUILDER: F.L. Froley

DESCRIPTION:

Another circular "tower", the third on the block bounded by Glendon, Kinross, Westwood, and Lindbrook, is the focal point for this one and two story complex of Mediterranean design. Built to house a cafe and stores massed around a courtyard, the brick and stucco structure is surmounted by mission tile hipped and gabled roofs. Heavy wood rafters detail the rooflines, and sturdy wood beams act as lintels for some of the openings. Other notable features include arched entries decorative ironwork and multi-paned display windows. Asymmetrically composed to respond to its site, the building, despite the apparent alteration of the courtyard, retains much of its original charm and anchors a nearly intact block of Old Westwood. Its romantic charm is heightened by the vines which have been allowed to grow over much of the building.

CONTINUATION SHEET: 1101-09 Glendon Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366780 3769620

ADDRESS: 1111-21 Glendon Ave.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-022-003
PRESENT OWNER: chan Trust
880 Malcolm Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1936

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

This one and two story stucco complex consists of two one story stores separated by a central path, and a two story structure at the rear of the path. Mission tile gable roofs cap the buildings. Multi-paned display windows flank the central opening. The rear has been remodelled in a compatible neo-Spanish Colonial Revival style.

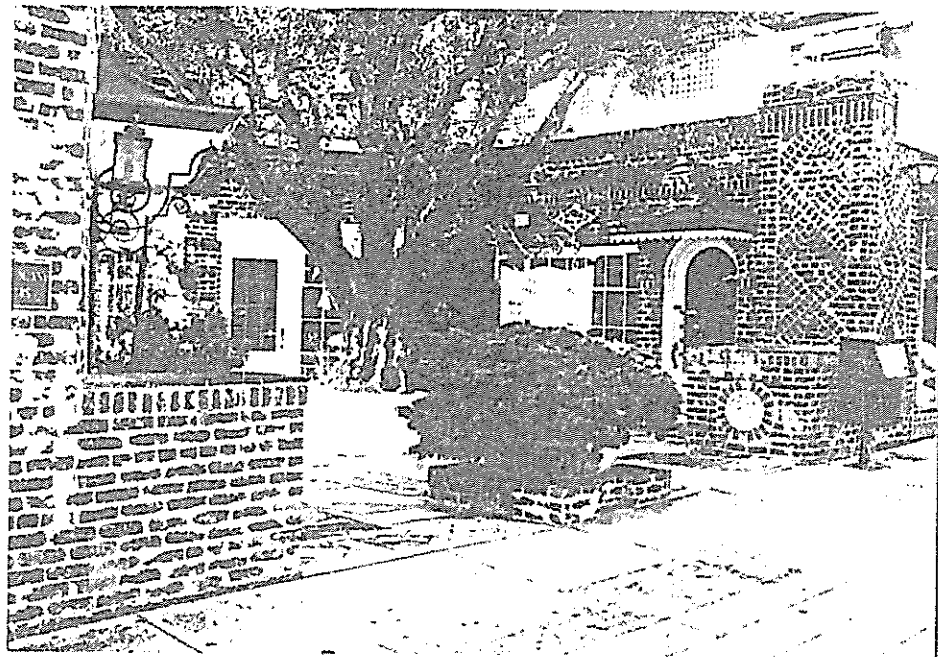


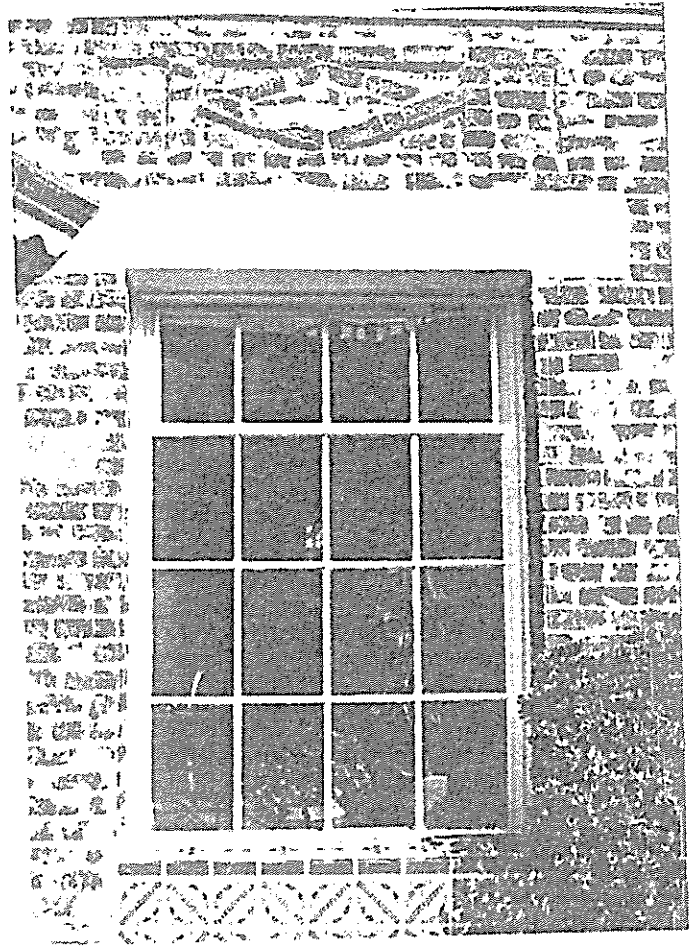
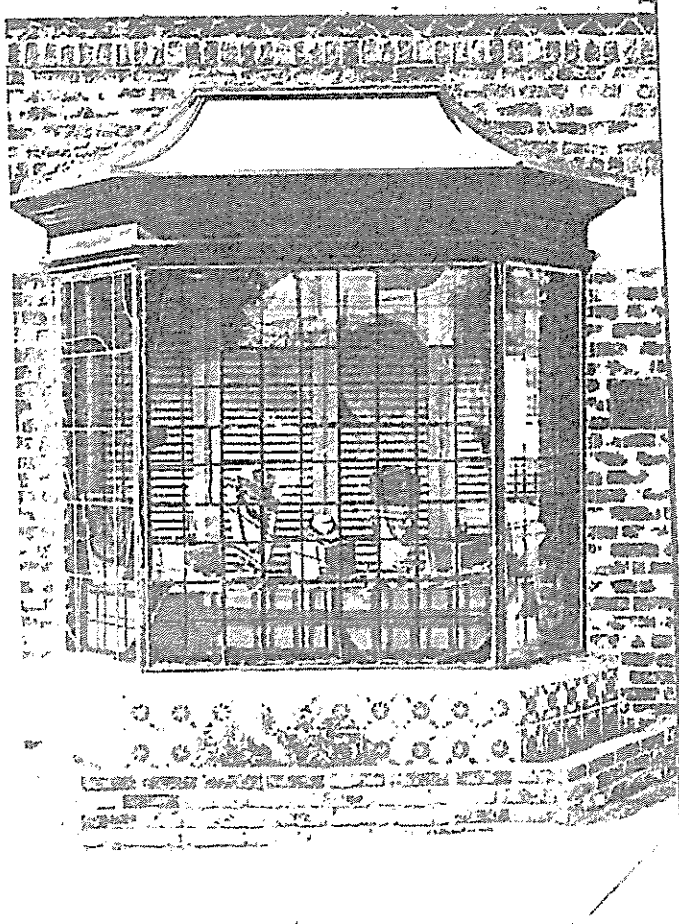
CONTINUATION SHEET

NR: 5D
UTM: 11 366820 3769580

ADDRESS: 1129-37 Glendon Ave.
COMMON NAME: Morgan Company Jewelers
HISTORIC NAME: Talk of the Town
PARCEL NUMBER: 4363-022-016
PRESENT OWNER: Harrison Proeprties
1100 Glendon, #1407
Los Angeles CA 90024
ARCHITECTURAL STYLE: Mediterranean
CONSTRUCTION DATE: 1933
ARCHITECT: Ray Keiffer
BUILDER: Unknown
DESCRIPTION:

This one story Mediterranean courtyard complex of stores continues the architectural themes established in the 1139-51 Glendon building. Its brick construction is ornamented by cast stone lintels and medallions and by colored tile bases beneath the windows. The brick itself is treated creative to define X-patterned and rusticated piers, ornamental friezes, and decorative panels. A path paved with flagstones, angles its way through the irregular, U-shaped buildings, passing arched doorways, multi-paned display windows, and bays. Trees and shrubs in planters complement the architecture while iron and glass lanterns of various designs illuminate the space. In good condition and relatively unaltered, the building makes a strong contribution to the pedestrian ambience of the Village.





CONTINUATION SHEET

NR: 5D
UTM: 11 366860 3769560

ADDRESS: 1139-51 Glendon Ave.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-022-010
PRESENT OWNER: Harrison Properties
1100 Glendon #1407
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1933

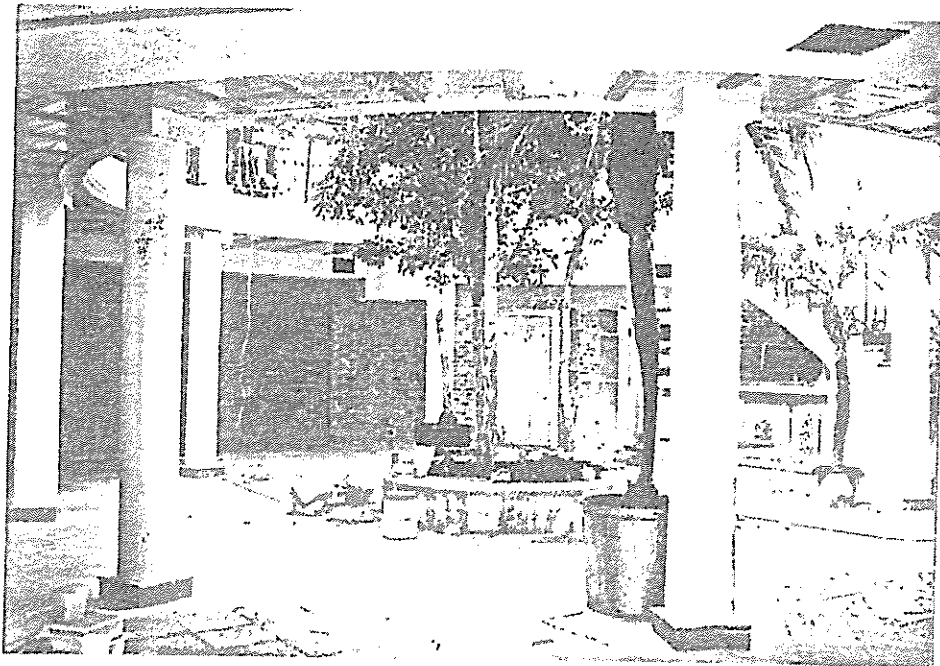
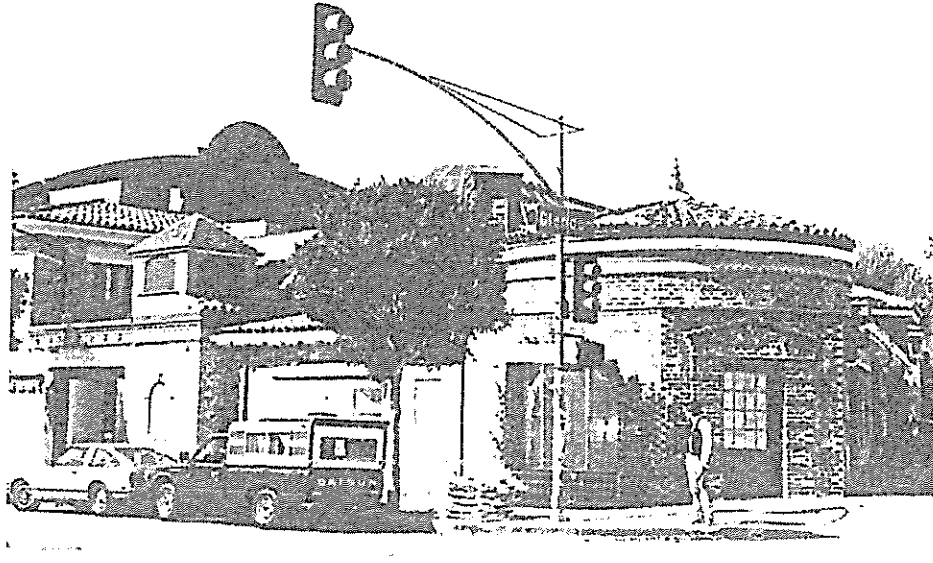
ARCHITECT: N.A. Timmerman

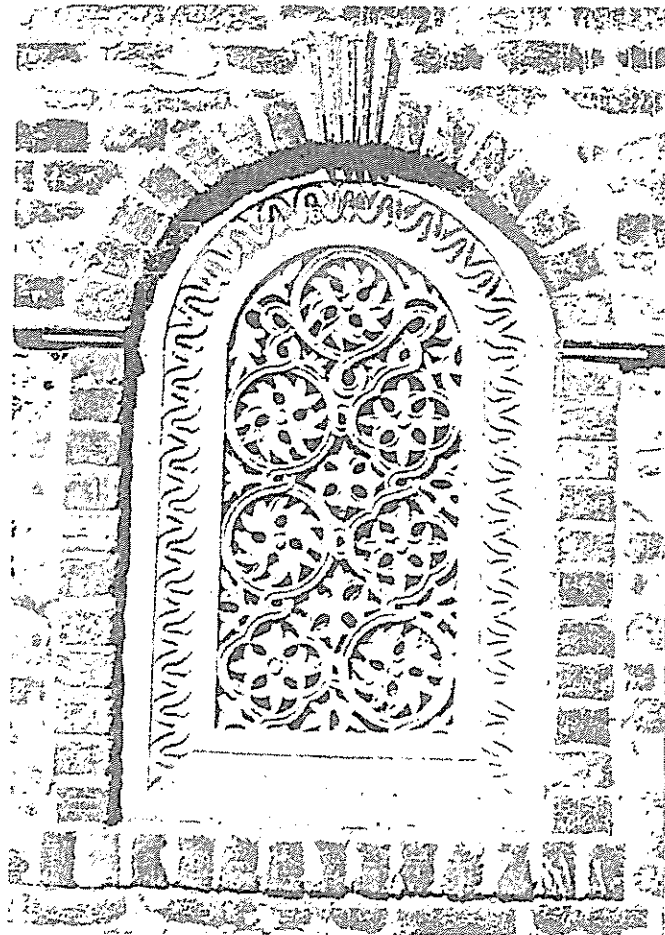
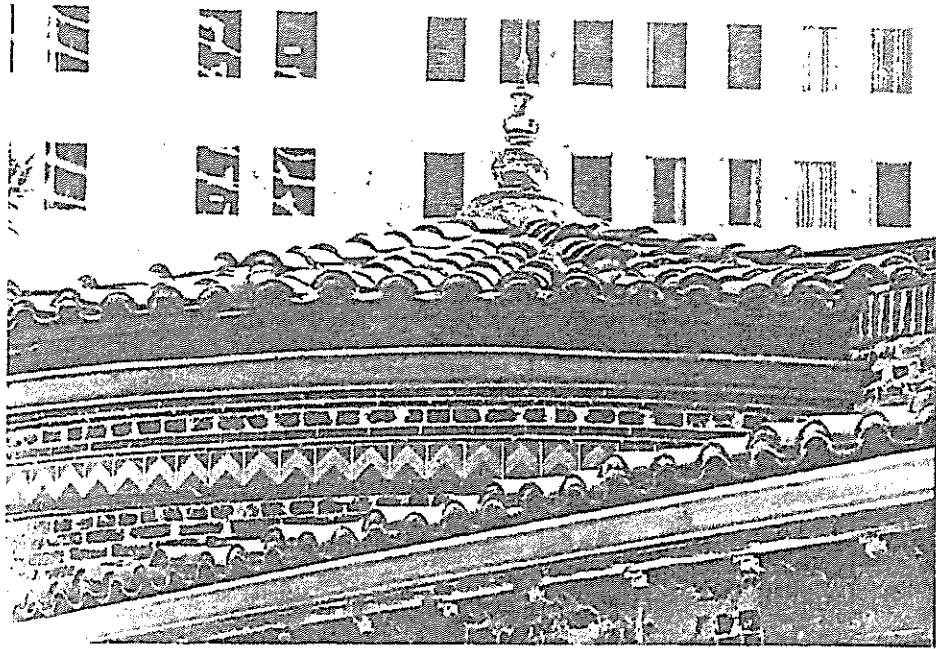
BUILDER: Unknown

DESCRIPTION:

An outstanding example of the Mediterranean design that provided Westwood with its historic identity, this is a one and two story commercial building massed around a central, circular court. Its trapezoidal plan is a response to an irregular corner site. A broad circular bay anchors the corner and ties this complex visually to the similar bay and tower of the Ralph's building at the other end of the block. The bay is surmounted by a flattened conical roof of mission tile and an elaborately turned pinnacle. Hipped roofs of tile and shingle cap other portions of the building while the court is protected by a dome. Of brick construction, the building is enlivened by courses of soldier and angled bricks, tile insets, and cast stone lintels. Stylized Mediterranean elements derived from the vocabulary of the Italian Renaissance Revival, such as a rusticated and pedimented door surround and a keystone arched opening filled with an ornately carved screen, are exploited. Other notable features include a small square tower on the south elevation, bay windows, and an interior circular colonnade. Although the building has experienced alterations, many have been integrated into the historic fabric. It remains an important and integral component of traditional Westwood.

CONTINUATION SHEET: 1139-51 Glendon Avenue





HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 11 366620 3769580B _____
C _____ D _____

IDENTIFICATION

1. Common name: Pottery Barn/Baskin Robbins/Popcorn Shoppe/Fame
2. Historic name: Shepard Mitchell Building
3. Street or rural address: 10910-22 Kinross
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: _____
5. Present Owner: Gayley Kinross Properties Address: 12233 Olympic #128
City Los Angeles Zip 90064 Ownership is: Public _____ Private X
6. Present Use: Retail shops/apartments Original use: Retail shops/apartments

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Churrigueresque ornamentation and a decorative tower distinguish the design of the one and two story, Spanish style, Shepard Mitchell Building. Of brick construction, with concrete floors and foundation, the structure occupies approximately one quarter of a square block and is sited at the southeast corner of Kinross and Gayley. Stucco, replaced by a roughly textured variant in 1972, sheathes the exterior and clay tiles appear on the gable roofs. Retail uses occupy the lower story while residential space is located on the upper level. The principal (north) facade is divided into three, unequally-sized sections which step back progressively towards the corner. Two recessed entries, each topped by a scalloped arch set into a patterned frieze, frame the altered ground floor storefronts of the east and (see continuation sheet)



8. Construction date: 1930
Estimated _____ Factual X
9. Architect Morgan, Walls & Clement
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

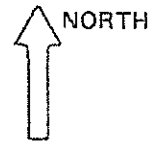
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Shepard Mitchell Building is the second major building in the Village designed by the prestigious firm of Morgan, Walls, and Clement. The group specialized in high quality retail and entertainment space, as well as office construction. Erected at a cost of \$60,000 in 1930, the complex was intended as a multi-use facility with retail on the ground floor and apartments above. This conformed to the initial policy of Village development to provide living space within the confines of the commercial district itself as well as on the periphery. The irregular massing of the building allowed the architects to create an entire streetscape with the block long building but conform to the scale of the Village. The firm used the Spanish Colonial Revival style to evoke the Mediterranean theme re- (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



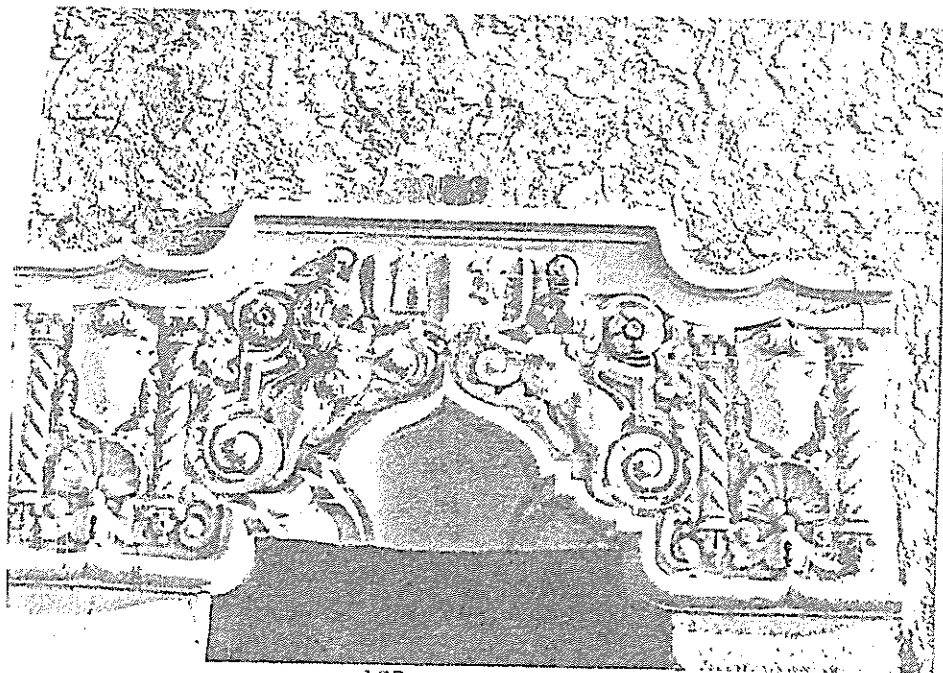
See attached.

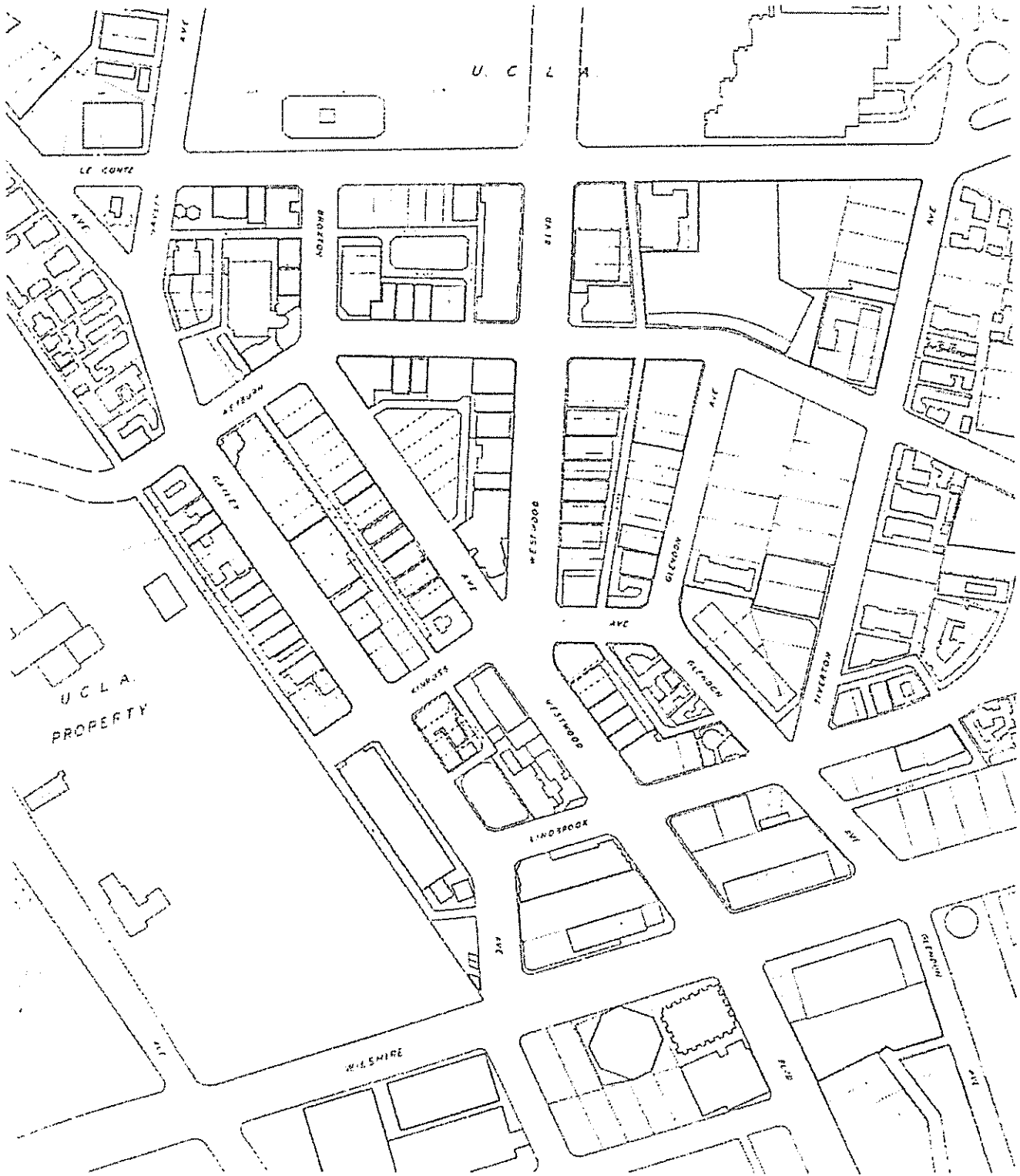
7b. Description:

largest section. A band of corrugated material now separates the second story from the first. Two clusters of four casement windows, originally adorned with three balconets, pierce the upper story facade. The central section contains three lower story openings, all altered, beneath a shed roof, and three upper story casement windows, separated by decorated panels. Terminated by a chimney stack, the smallest (west) section consists of a single bay and is one story in height. A large arched opening which faces west retains its original outline, but other openings have been enclosed or altered. This section acts as a transition to the series of one story storefronts which fill the Gayley elevation. Crowning the complex, the tower is set back and articulated with pinnacled pilasters. A focal point of the building, the tower acts as a visual link to other buildings in Westwood and contributes to the distinctive skyline of the area. Although altered, both recently and in the past (second story windows and roof tiles), the building retains enough of its original appearance to be evocative of historic Westwood. It is in good condition.

19. Significance:

quired by the Janss company during the formative years of Westwood's development. Among other examples of the firm's work in what was then the most popular style in Los Angeles are the Masonic Club (1929, see separate form), the El Capitan, Mayan, and Belasco Theatres (1926-29), the Hollywood Chamber of Commerce (1925), the Chapman and Chapman Park Buildings (1928), and Ralph's Supermarket (1927-28). The Shepard Mitchell Building continues to be a representative example of the Village's initial period of development, and retains much of its architectural integrity and its historic association with the area and a significant architectural firm.





Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR³ _____ SHL _____ Loc _____
UTM: A 11 366820 B 769960
C _____ D _____

IDENTIFICATION

1. Common name: Contempo Center
2. Historic name: UCLA Masonic Clubhouse
3. Street or rural address: 10886 Le Conte Ave.
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-019-004 & 005
5. Present Owner: Sisu, Inc Address: 10886 Le Conte Ave.
City Los Angeles Zip 90024 Ownership is: Public _____ Private X
6. Present Use: Showroom/restaurant/theatre Original use: Lodge

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

An unusual and outstanding example of Spanish Colonial Revival design, the old Masonic Clubhouse is one of the landmarks of Westwood. Located on Le Conte facing the UCLA campus, the two story facility included an auditorium with a balcony, lounge, dining room, kitchen, study hall, library, and limited residential accommodations. It was converted into shops, a restaurant, and a theatre from 1973 to 1975. According to a 1929 report, the walls are constructed of gray "stone-tile to imitate mission tiles were used for the hipped and gabled roofs. A square tower, hallmark of the architects, dominates the asymmetrically massed building from its location set back on the west elevation. The facade spreads out in a modified U-plan and embraces a walled courtyard. (see continuation sheet)



8. Construction date: 1929
Estimated _____ Factual X
9. Architect Morgan, Wall & Clements
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 146 Depth 160
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: _____
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown?
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

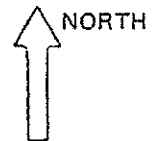
In March of 1929, the architectural firm of Morgan, Walls and Clement began to prepare working plans for a Masonic Club adjacent to the new University of California campus. The building was to be used by those students and alumni who were part of that fraternal organization. The two story building housed an assembly hall with stage and balcony, a lounge, study hall, library, conference rooms, kitchen and banquet facilities. The construction was of "stone tile" both on the interior and exterior, with a clay tile roof, glazed tile decoration, and hardwoods used through the interior. Cost was estimated at \$125,000. An integral part of both the University and the Village, the building was one of the main points of interaction between the two. It served as a social institution for over forty years. The building continues (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente Bl.
 City Los Angeles Zip 90048
 Phone: (213) 957-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.

7b. Description:

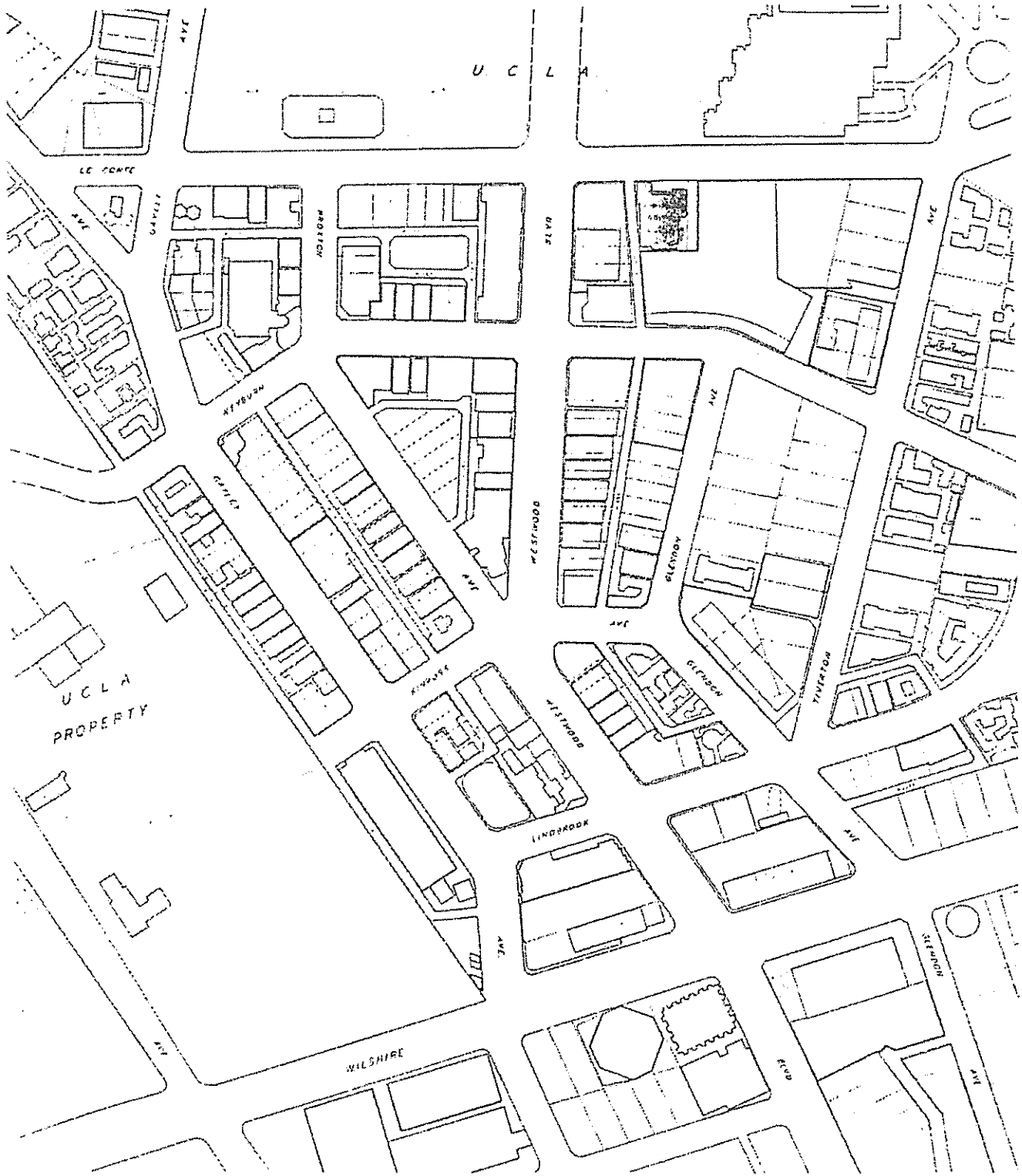
The whole gamut of typical Spanish style architectural devices was employed, restrained to complement the rather dignified design. Ornamental tiles with a rosette pattern band the tower in three tiers, broken on each side by pilaster-framed vents which incorporate a quatrefoil motif. A tripartite window on the south wing is set into an elaborate wood surround. Overlooking the patio, a three bay arcade contains glazed double doors and semi-circular transoms, and is embellished with impost moldings, turned wood columns, and decorative ironwork. Above them, casement windows are separated by more pilasters. The centerpiece of the patio is a fountain in the shape of an eight point star covered in colorful Mexican or Malibu tile. Windows on the side elevations are enhanced by balconets and shutters. The few alterations, including an iron crown on the fence, archway to the garden, and display cases, have been carefully harmonized with the original design. In excellent condition, the Contempo Center is enhanced by mature trees and vines such as wisteria which have been allowed to grow on the building, adding a romantic atmosphere in keeping with the architecture. Banners strung from the original flagpole in the forecourt act as a festive vertical accent to the building.

19. Significance:

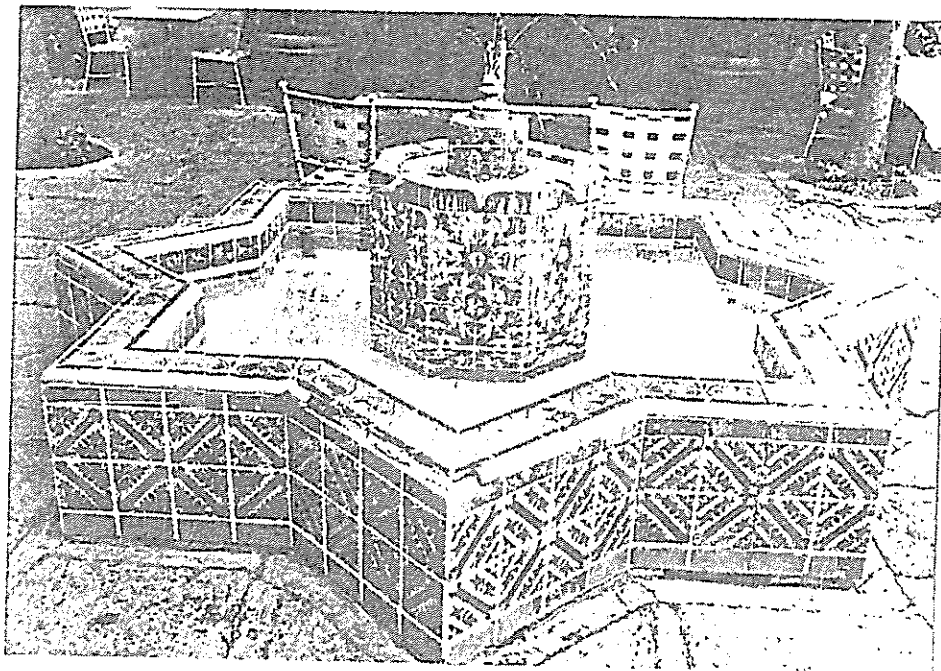
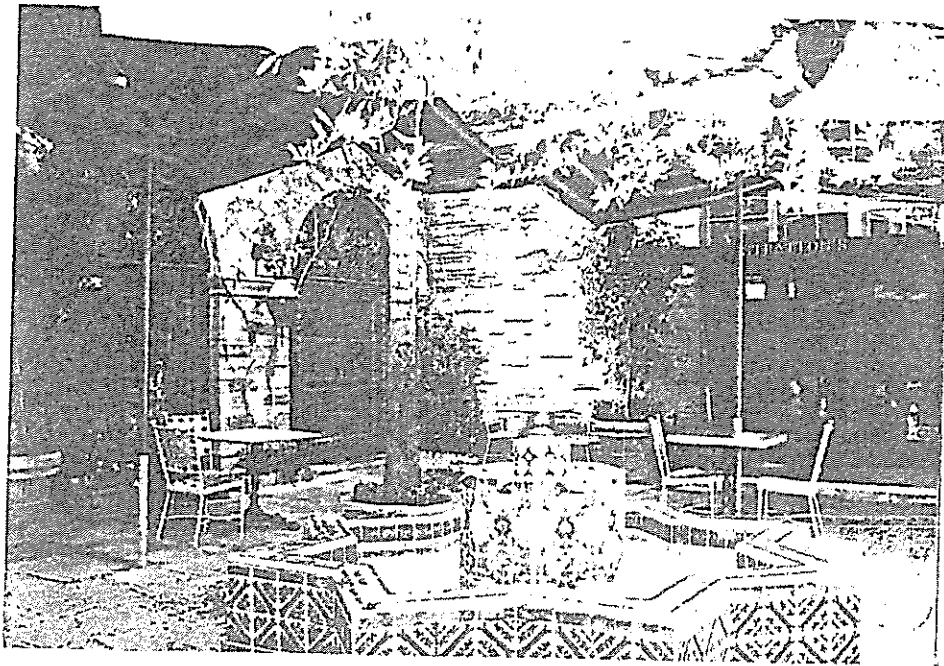
to be a gather point in the Village due to its entertainment, restaurant, and gallery space, performing a function similar to the original use for an even wider audience.

The Masonic Club is the oldest and most intact example of "Village architecture" today. Careful landscaping and renovation have preserved the ambience of the courtyard structure, designed in the Spanish Colonial Revival style, an approved derivative of the original architectural guidelines instituted by the Janss Corporation, which necessitated a Mediterranean theme. It is significant due to its association with a noted architectural firm, its high degree of architectural integrity, and its historic cultural associations with university and the community.

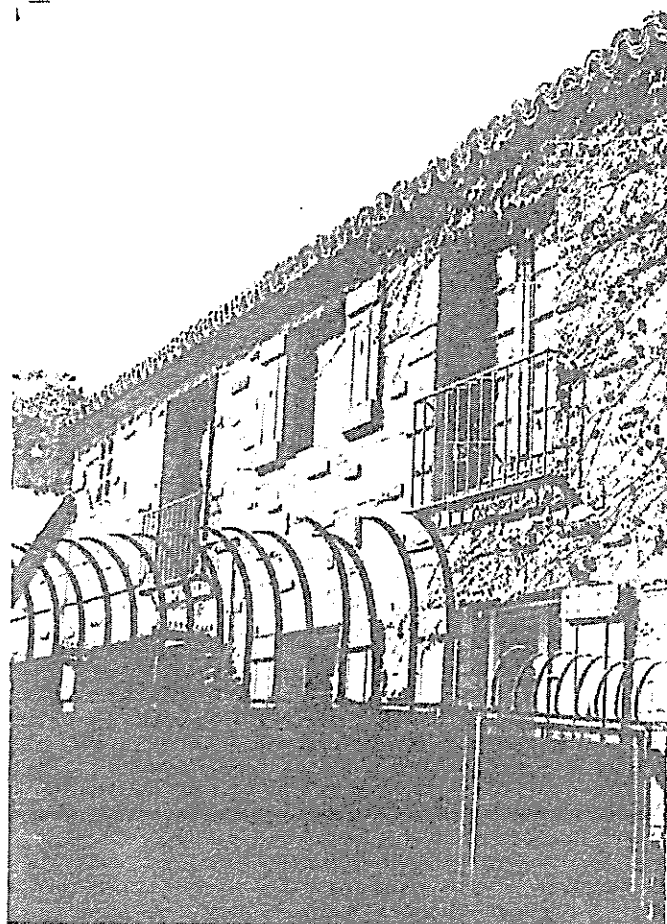
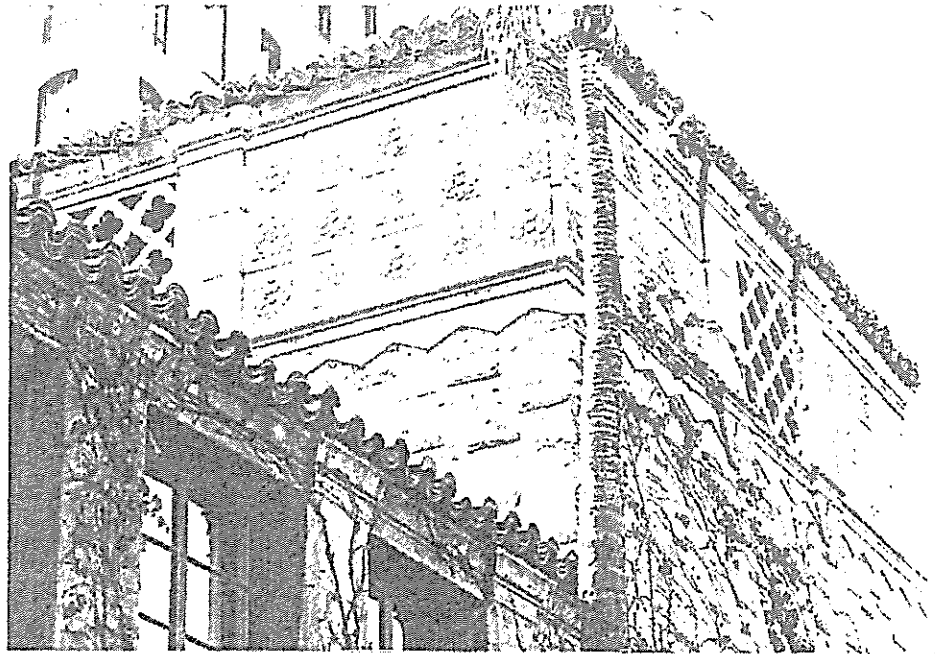
Octavius Morgan, J.A. Walls, and Stiles O. Clement were the principals of one of the most prestigious commercial architecture firms in Southern California. The firm's long history and its reputation for quality design and careful craftsmanship have made it one of the most honored in Los Angeles in the first forty years of the twentieth century. Stiles Clement is generally credited with much of the firm's design work of the 1920s and 30s. Educated at MIT, he worked with the Frank Meline Company before joining the firm of Morgan and Walls in 1923. Among the firm's most noted commissions are the Richfield Oil Building (1928-29), the Pelissier Building (1930-31), and the Samson Tyre and Rubber Company (1929). The firm's fanciful and elaborate designs made it among the most popular in an age already given to flamboyance.



Westwood Village
Specific Plan



CONTINUATION SHEET: 10886 Le Conte Avenue



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR SD SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

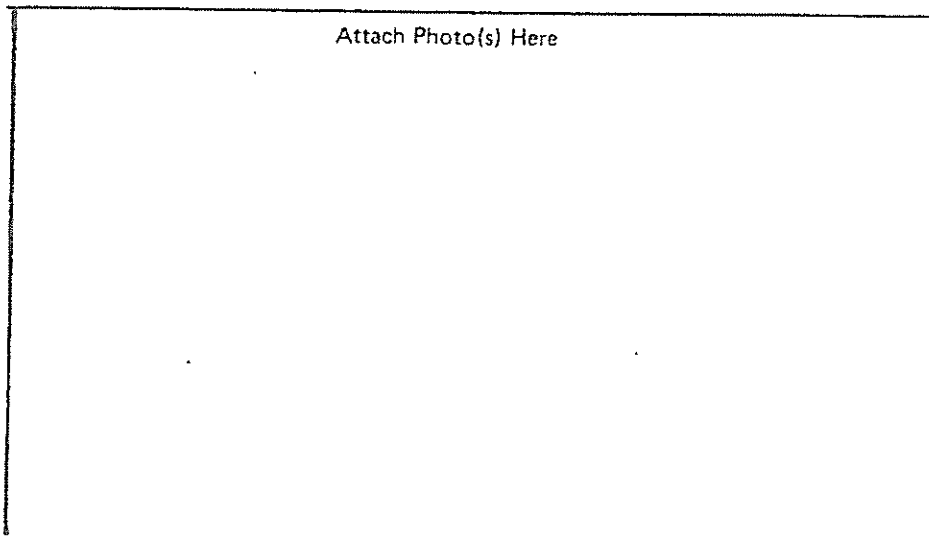
IDENTIFICATION

1. Common name: South side of Lindbrook Avenue
2. Historic name: _____
3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This cluster of three apartment complexes acts as transition between the commercial Village, the single family neighborhoods to the east, and busy Wilshire Boulevard to the south. Its boundaries are determined by usage, age, and architectural character. A predominant use of stucco, red clay tile roofs, two story heights, and Hispanic styling provides a certain unity to the streetscape. This impression is reinforced by the adherence to a brief setback, marked by low garden walls of brick and stucco. Like many of the commercial buildings in the Village, courts are an important component of the plans of these buildings. Descriptions of individual buildings follow on continuation sheets.



8. Construction date: 1933-38
Estimated _____ Factual X
9. Architect _____
See continuation sheets
10. Builder _____
See continuation sheets
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up
Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

A grouping of three Spanish Colonial Revival apartments on the south side of Lindbrook carry the Village's Mediterranean theme into the adjacent residential neighborhood. Designed and built between 1935 and 1938, all three may have served to house the faculty or student body at UCLA. The units are an easy walk from the shopping district of the Village, and continue its thematic design in their use of landscaping and courtyard space, an important component of the original Janss concept for the Village. The first of the three, located at 10836-40, was built in two segments--the original six unit building in 1933, and an additional five units in 1935. The architect was A.W. Angel, noted primarily for his designs of several local elementary schools, two Methodist churches, and the Hollenbeck Masonic Lodge. (see continuation sheet)

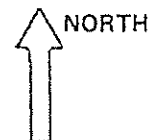
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached

CONTINUATION SHEET: South side of Lindbrook Avenue

19. Significance:

The eight unit building at 10830 was designed by Fred Clark in 1936. Clark later built the multi-use complex at 10845-55 Lindbrook (see separate form). The \$90,000, 58 unit structure was designed by Max Maltzman, a southern California architect who built approximately one hundred Period Revival apartment houses in the Los Angeles area in the 1920s and 30s, as well as several synagogues.

CONTINUATION SHEET

NR: 5D
UTM: 11 367100 3769620

ADDRESS: 10824 Lindbrook
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4360-003-003
PRESENT OWNER: Ronald J. Smerling et al
10950 Chalon Rd.
Los Angeles CA 90077

ARCHITECTURAL STYLE: Spanish Colonial Revival

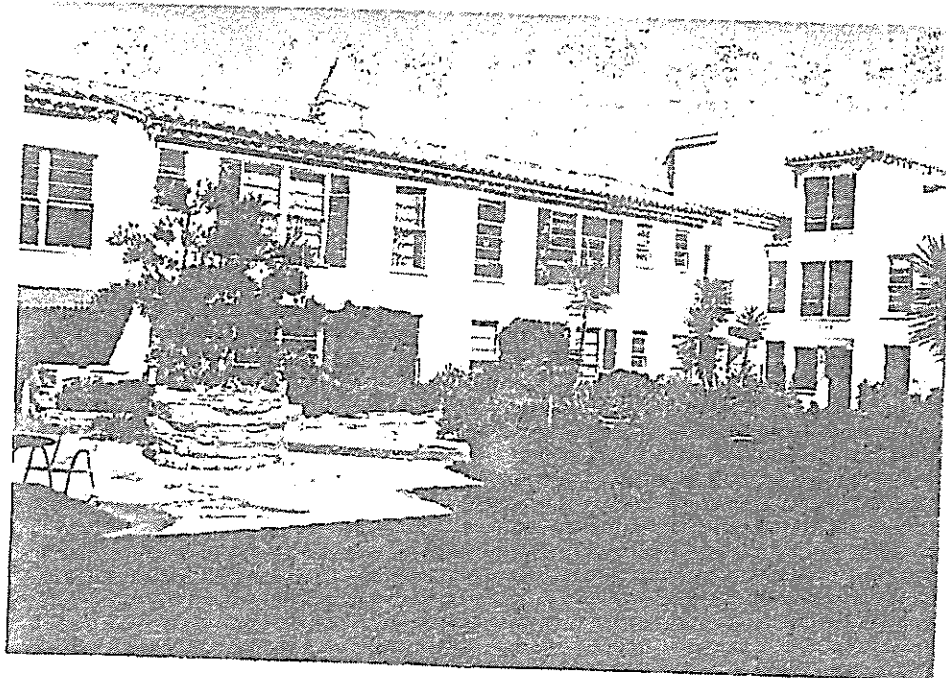
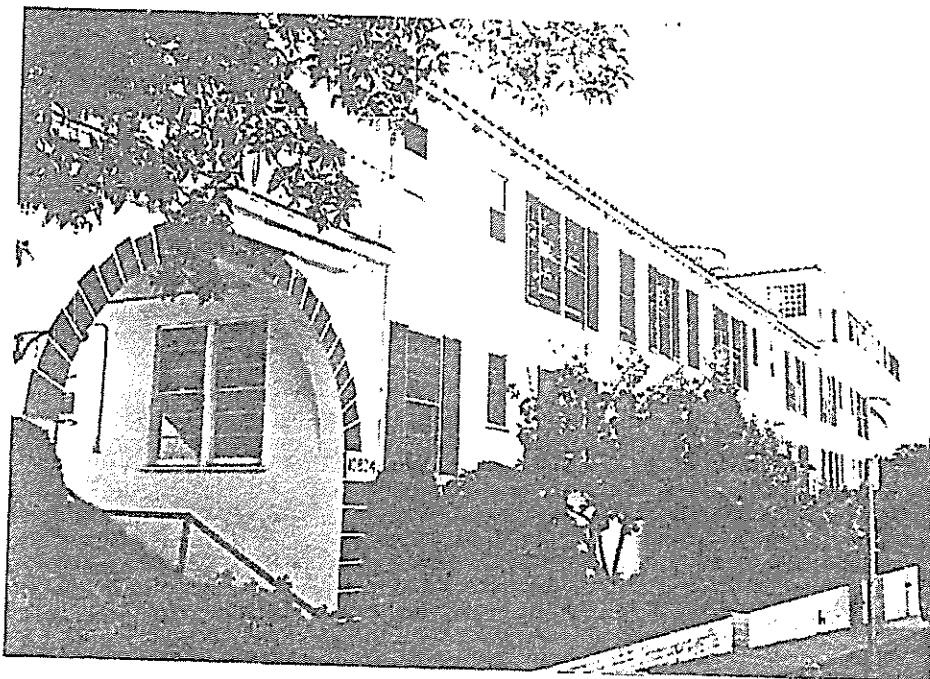
CONSTRUCTION DATE: 1938

ARCHITECT: Max Maltzman

BUILDER: Unknown

DESCRIPTION:

A large two and three story apartment complex, this stucco over frame structure employs a version of Spanish Colonial Revival that is characteristic of the 1930s. The building, asymmetrically ordered, is organized around a central courtyard entered via a large archway. Hipped roofs of red clay tile surmount each section. Windows are primarily three-over-three double-hung sash, placed singly or in pairs, and often ornamented with shutters. Other distinctive features include a squat circular tower. Corbelled balconies and balconets with iron railings and a bracketed eaveline. No major alterations are apparent. Anchoring the west end of a sequence of multi-family revival styled dwellings, 10824 Lindbrook is a strong presence on the street. It is in fairly good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 367040 3769600

ADDRESS: 10830 Lindbrook Ave.

COMMON NAME: Unknown

HISTORIC NAME: Unknown

PARCEL NUMBER: 4360-003-004

PRESENT OWNER: Ken Niles Co.
811 Devon Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Spanish Colonial Revival

CONSTRUCTION DATE: 1936

ARCHITECT: Frederick N. Clark

BUILDER: Ben N. Schiewe

DESCRIPTION:

Typical Spanish Colonial Revival elements determine the design of this two story, eight unit apartment building. Smooth stucco sheathes the frame structure, and a hipped roof of red clay tile caps the U-shaped composition. Dark wood rafters appear in the shallow eaves. Wooden brackets also punctuate small second story overhangs. Windows are mostly casement in type, asymmetrically placed, and occasionally adorned with shutters. Two brick chimneys, banded near the top by decorative panels with an "X" motif, accent the facade. They provide a visual link to the low brick retaining wall which surrounds the property. Complemented by foliage, the building remains largely unaltered and in good condition.

CONTINUATION SHEET: 10830 Lindbrook Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 367020 3769580

ADDRESS: 10836-40 Lindbrook Ave.

COMMON NAME: Unknown

HISTORIC NAME: Unknown

PARCEL NUMBER: 4360-003-006

PRESENT OWNER: Ken & Nadia Niles
811 Devon Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Monterey Revival

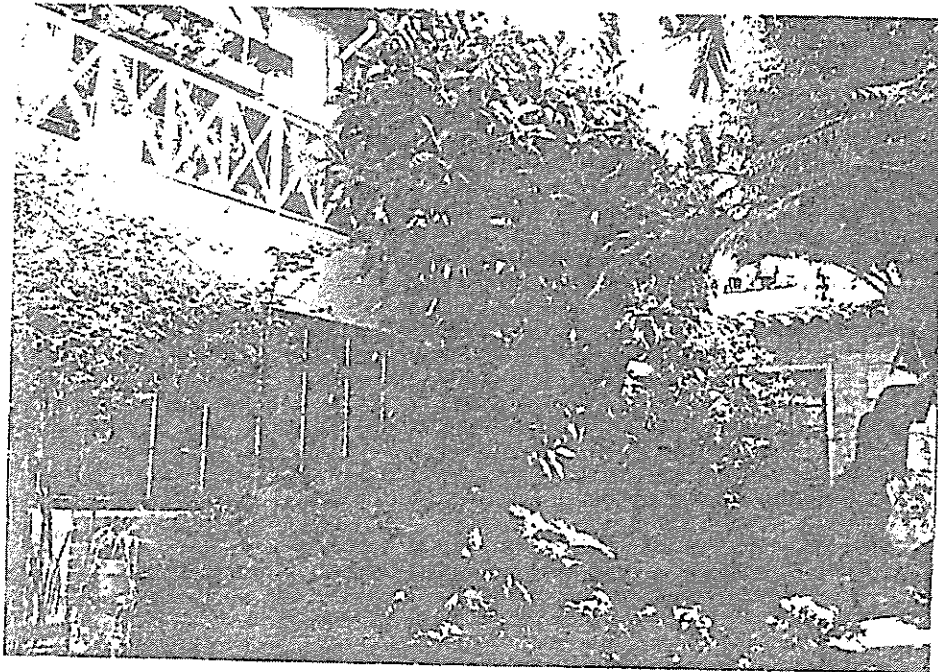
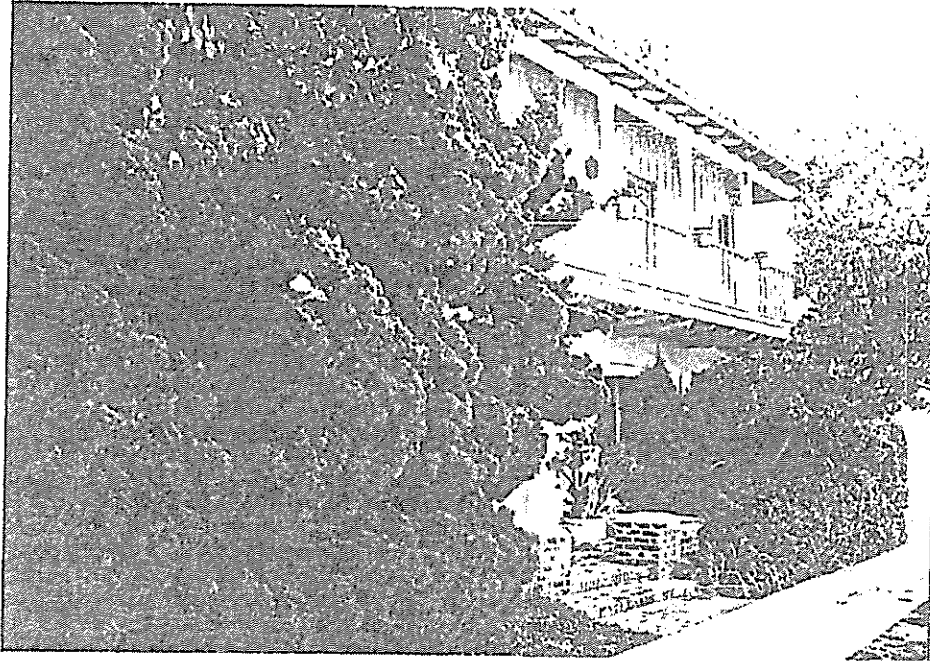
CONSTRUCTION DATE: 1933

ARCHITECT: A.W. Angel

BUILDER: Ben N. Schiewe

DESCRIPTION:

Of the revival architectural imagery employed in the 1930s, the Monterey Revival was perhaps the most popular and thus most symptomatic of the decade. This meandering apartment building, loosely massed in an "L" shape around a central court, is a good and representative illustration of the idiom. Two stories in height, the Lindbrook facade is banded by a wood balcony, the trademark of the style. Shaped brackets support the balcony, which as a stick railing, punctuated by plain posts tied together by a beam. A bracketed tile roof overhangs the balcony. Board and batten siding, broken by large casement windows, sheathes this portion of the upper floor while most of the building is covered in stucco. A notable deviation occurs within the court where a one story brick wing encloses one side. Brick is also used for pathways, planter walls, and some walls below sill level. A second balcony, with an "X" patterned railing and large expanses of square paned sash are also featured in the court. Trees and shrubs enhance the building, which appears unaltered and in good condition.





HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 11 366980 3769600 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Chans Garden/Paul Bhalla
2. Historic name: Unknown
3. Street or rural address: 19845-55 Lindbrook Ave.
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4360-002-015
5. Present Owner: Werner & Alexandra Scharff Address: 8680 Hayden Pl.
City Culver City Zip 90230 Ownership is: Public _____ Private X
6. Present Use: Retail shops/offices Original use: Retail shops/offices

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Somewhat isolated on the north side of Lindbrook Avenue, this one and two story brick Mediterranean commercial structure incorporates a courtyard characteristic of many of the Village buildings. The taller, eastern section of the structure is capped by a hipped and gabled red clay tile roof. Shaped brackets punctuate the eaves. Stringcourses separate the taller ground floor from the second story. Casement windows, loosely grouped in ones, twos, and threes, rest on the stringcourse. The street level frontage has been altered to accommodate the entrance to an Indian restaurant, an onion-domed corbelled arch. Crested by an orb, a glazed, three-sided bay is original. An iron balcony surmounts the flatter arch opening which leads to the court where a rear staircase leads to additional balconies on either (see continuation sheet)

8. Construction date: 1938
Estimated _____ Factual X
9. Architect Frederick N. Clark
10. Builder George M. Holstein
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985



13. Condition: Excellent ___ Good ___ X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

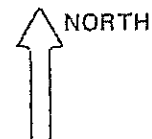
Situated in the southeast section of the Village, this brick courtyard structure is the only remnant of the original Village concept remaining on its block. Displaying the Mediterranean styling which characterized most of the low scale commercial establishments prior to 1940, the building was intended for stores, offices, and residential use. The interior courtyard is intact, providing second floor access removed from the street. The construction of the complex in 1938 was \$40,000. It was designed by Frederick N. Clark, architect of a Spanish Colonial Revival apartment at 10830 Lindbrook Avenue. Clark employed the same detailing on the chimneys of both buildings as his signature. The use of brick as a building material lends added visual cohesion and highlights its proximity and association with the former (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of Los Angeles Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



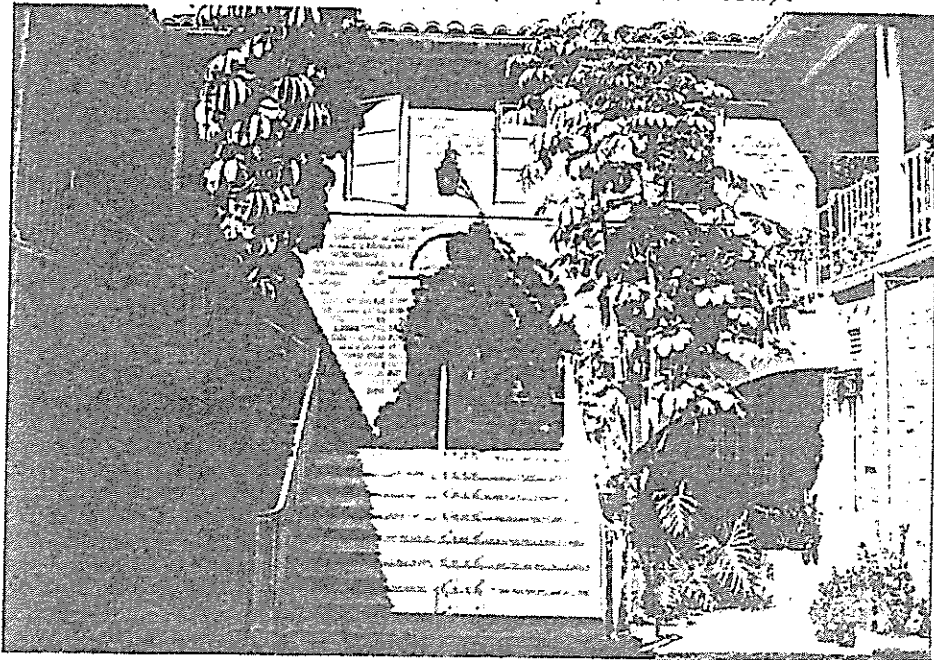
See attached.

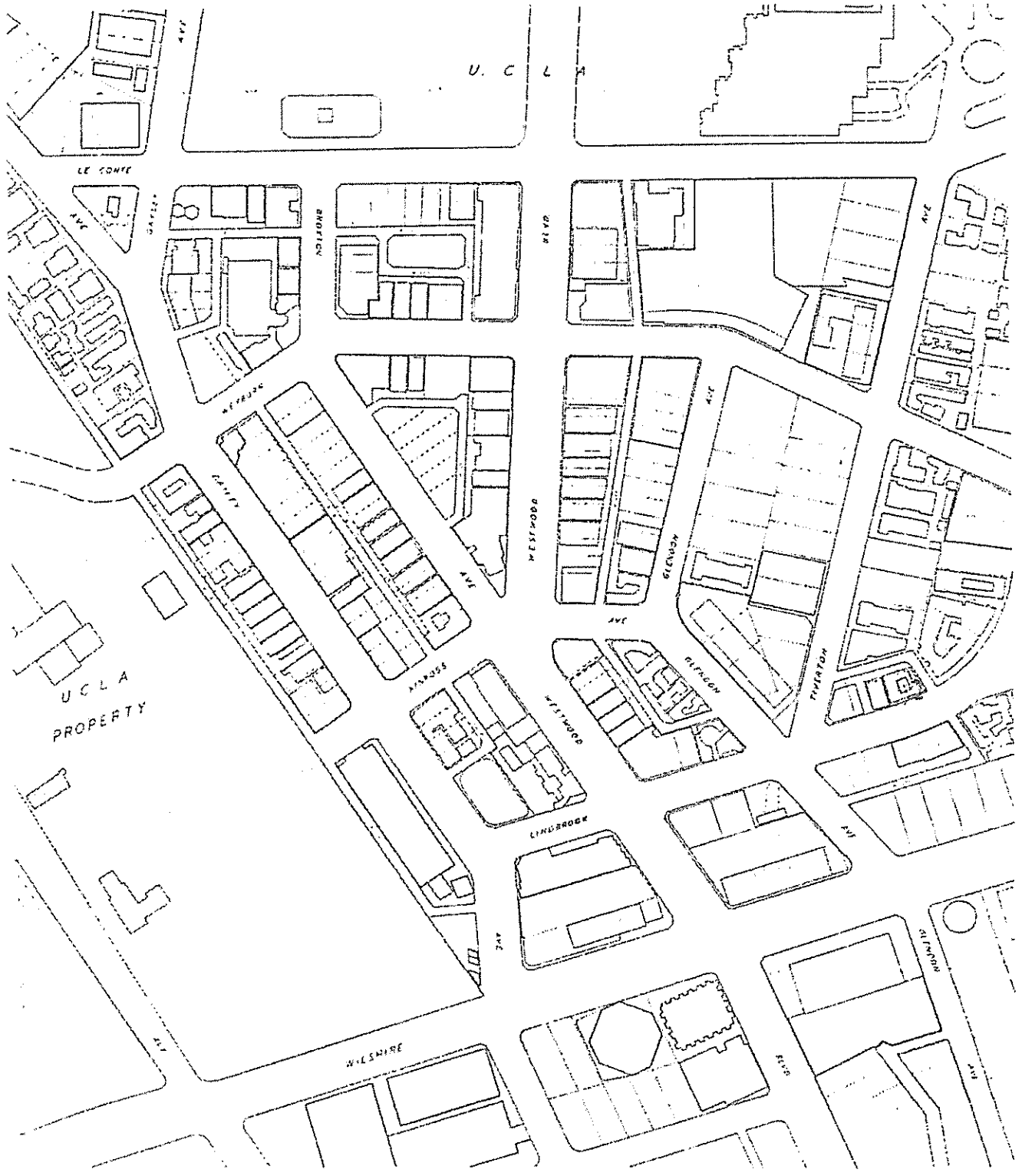
7b. Description:

side. Accenting the building, a miniature tower at the west end is banded by X-patterned plaques, a signature of the architect, and surmounted by an orb. The one story, western section echoes the hipped and gabled tile roof treatment, and is also ornamented with shaped brackets and ^{has similar} brick bond on the side elevation. Now divided into two storefronts, the facade contains a large, fifteen-light sash and two recessed doorways. Other than minor alterations, the building is intact and in good condition.

19. Significance:

Ralph's market at Lindbrook and Westwood Boulevard, and the grouping of brick courtyard structures on Glendon (see separate form).





Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR SD SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

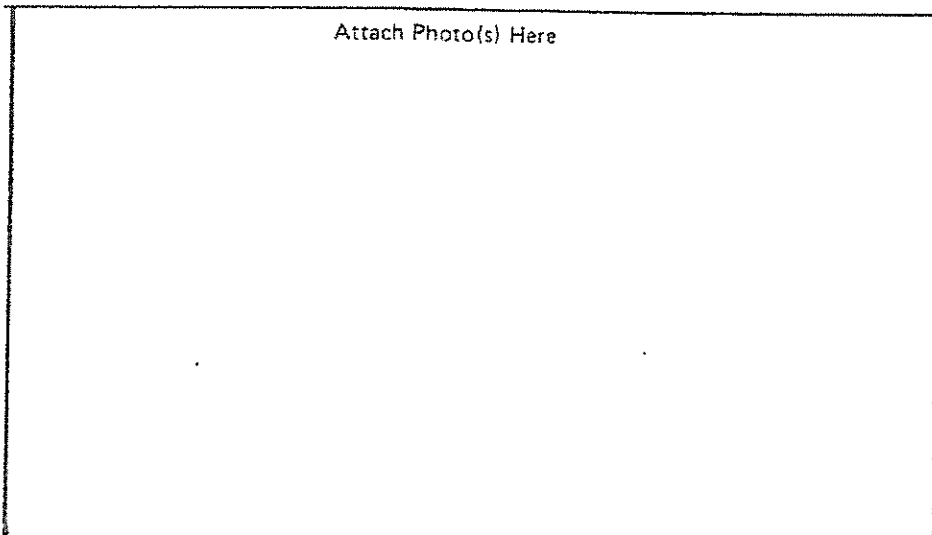
IDENTIFICATION

1. Common name: 1000 Block of Tiverton Avenue
2. Historic name: _____
3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The 1000 block of Tiverton, including the northeast corner of Tiverton and Weyburn, is composed of five apartment buildings designed in complementary styles and materials. Most are two stories in height, with the three story Claremont Hotel anchoring the south end. All of the buildings are located on the east side of the street with parking lots filling the west wide of the block. Once a totally intact block, Tiverton is now broken by two empty lots on the site of the El Greco apartments, where a condominium development will soon be underway. A quiet shady street, with a parkway and landscaped lots, Tiverton is part of a buffer zone between the commercial Village and the single family neighborhoods to the east. In terms of architecture, as well, the block provides a visual link to the areas to either side.



8. Construction date: 1929-1940
Estimated _____ Factual X
9. Architect _____
See continuation sheets
10. Builder _____
See continuation sheets
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The original plan for Westwood Village included a multi-family residential component designed to house students and faculty for the nearby University of California at Los Angeles. The plan was to create neighborhoods of apartments which would serve as a transition from the commercial district to the single family residences to the east. The winding streets followed configurations previously established by shallow canyons or arroyos. Design guidelines included cost minimums and general stylistic requirements. The five apartment buildings on Tiverton represent the type of housing and streetscape that resulted from those guidelines. The oldest of the group are two Spanish Colonial Revival apartment complexes located at 1016 of 1022. Both use the Mediterranean stylistic components required during the (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

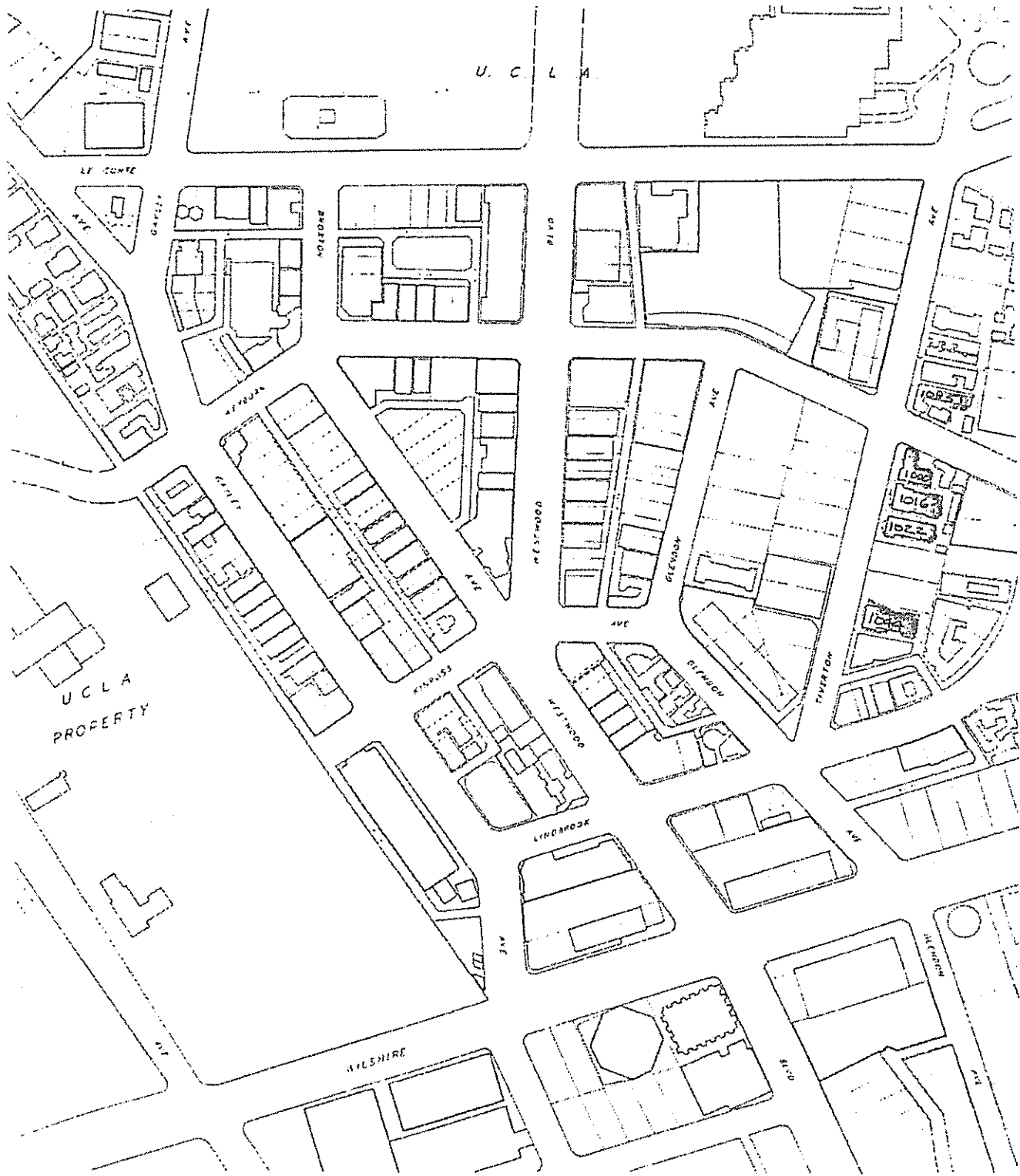
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

See attached.

CONTINUATION SHEET: 1000 block of Tiverton Avenue

19. Significance:

initial years of Village development: red tile, plain stucco walls, wrought iron ornament, arched openings, and glazed tile. Both were constructed in 1929 at a cost of \$33,000. 1016 contains 12 units; 1022 has 14. 1022 was designed by P.P. Lewis, resident architect for the Janss corporation, developers of Westwood Village and the surrounding residential area. Other Lewis commissions in the area include the Fox Westwood Village Theatre and a retail establishment at 1015 Gayley. The original Spanish Colonial Revival grouping also included the El Greco apartments by Pierpont Davis, since removed from its site. Another Spanish Colonial Revival structure was built on a corner site at 10851 Weyburn (on the northeast corner of Tiverton) in 1934. This one story structure uses brick, as do many of the Village's commercial buildings, and is beautifully integrated onto its site. An American Colonial Revival complex was added in 1938, and a three story Moderne apartment/hotel in 1940. Together, they create a pleasant streetscape, nicely landscaped and compatible in size and scale. The Tiverton residential grouping is representative of one component of the Janss plan, retaining a high degree of architectural integrity and association with its original use.



Westwood Village
Specific Plan

CONTINUATION SHEET

NR: 5D
UTM: 11 366940 3769760

ADDRESS: 1000-04 Tiverton Ave.

COMMON NAME: Unknown

HISTORIC NAME: Unknown

PARCEL NUMBER: 4360-002-001

PRESENT OWNER: Charles B. Olerich
1227 Sierra Alta Wy.
Los Angeles CA 90046

ARCHITECTURAL STYLE: American Colonial Revival

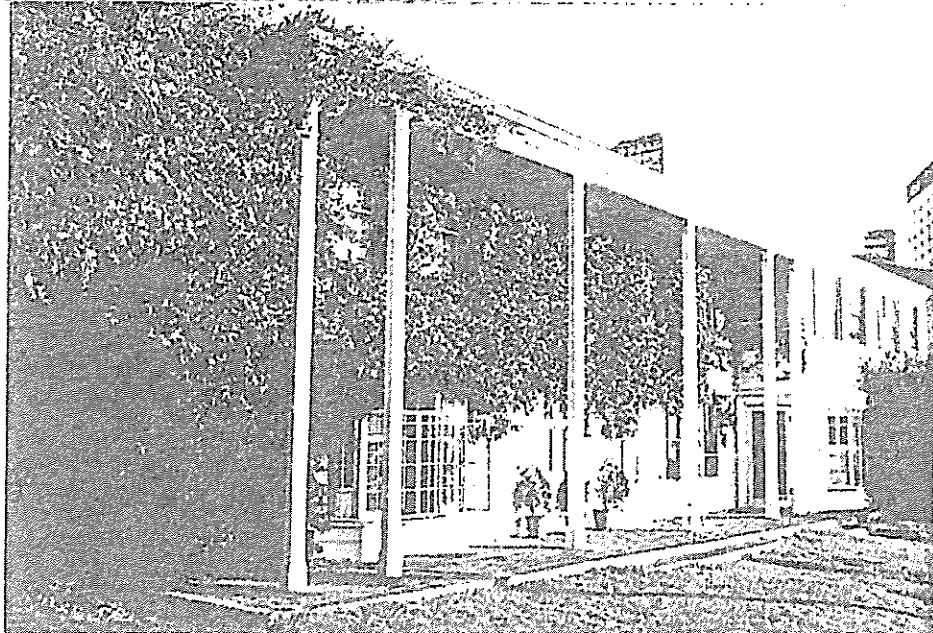
CONSTRUCTION DATE: 1938

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

The Colonial Revival style of the 1930s, attenuated, flattened, and reduced to certain signature details, appears in this two story apartment building. Clad in overlap siding, the L-shaped structure is capped by a low-hipped roof. Secondary materials include brick, used to pave the veranda, and wood shutters which adorn some of the multi-paned windows. Characteristic features are the verandas, recessed across most of the facade and defined by slender, chamfered, two story columns, three-sided bay windows, and the paneled front door. No major alterations were noted. In good condition, the building is lushly landscaped with vines and grass.





CONTINUATION SHEET

NR: 5D
UTM: 11 366940 3769740

ADDRESS: 1016 Tiverton Ave.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4360-002-002
PRESENT OWNER: James M & Dorothy K Fox
201 Ocean Ave. 1008P
Santa Monica CA 90402

ARCHITECTURAL STYLE: Mediterranean

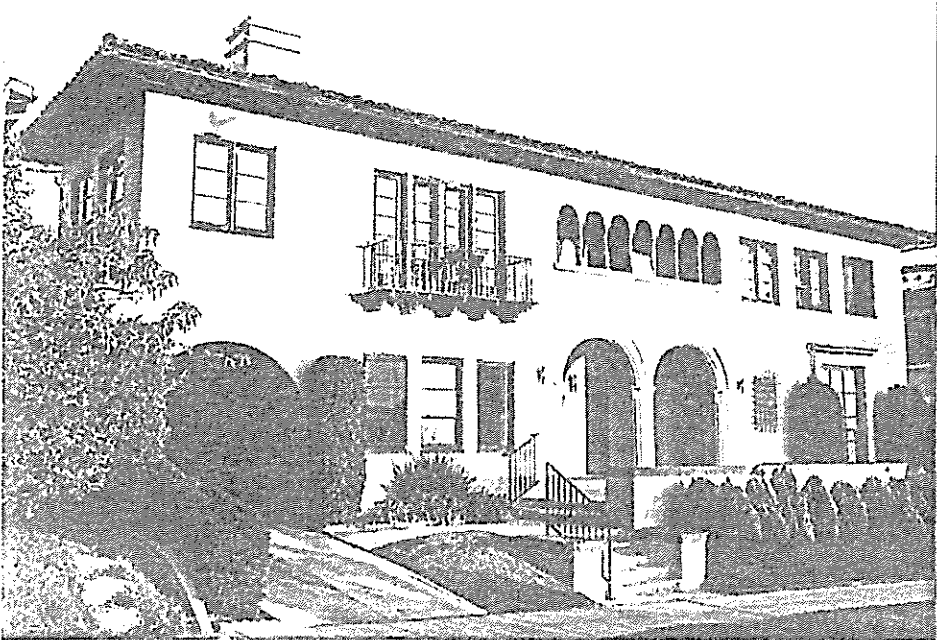
CONSTRUCTION DATE: 1929

ARCHITECT: Brokaw & Tufts

BUILDER: Unknown

DESCRIPTION:

This two story Mediterranean style apartment is designed by resemble a large single family home. Of frame construction, the building is sheathed in stucco and capped by a tiled, low hip roof. Wooden brackets ornament the overhanging eaves. Arranged alone or in clusters, the numerous openings of different sizes and shapes fill the balanced but asymmetrical rectangular facade. Five bays are defined on the lower story. In the center, the entry is recessed behind a two bay arcade detailed with archivolt and impost moldings. To the left (north) a group of three unadorned casements fill the penultimate bay, and a single large arched opening spans the driveway to form a porte cochere in the north bay. A single small opening, screened by an ornamental grille flanks the entry on the right, followed by a full-sized, multi-paned window within a Classical surround in the south bay. Four bays are articulated on the upper story. Three double casements occupy the south bay. Over the entry, a second arcade, consisting of seven small arches rising from colonettes, defines a balcony. Another balcony, iron-railed and supported by shaped brackets, fronts the four full-length casements north of the center. A single opening tops the porte cochere. Entered via a short flight of steps leading to an open porch, the building appears unaltered. It is in good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366940 3769720

ADDRESS: 1022-26 Tiverton Ave.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4360-002-003
PRESENT OWNER: Eugene & Cecilia Hoffmann
1211 Cortez Dr.
Glendale CA 91207

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1929

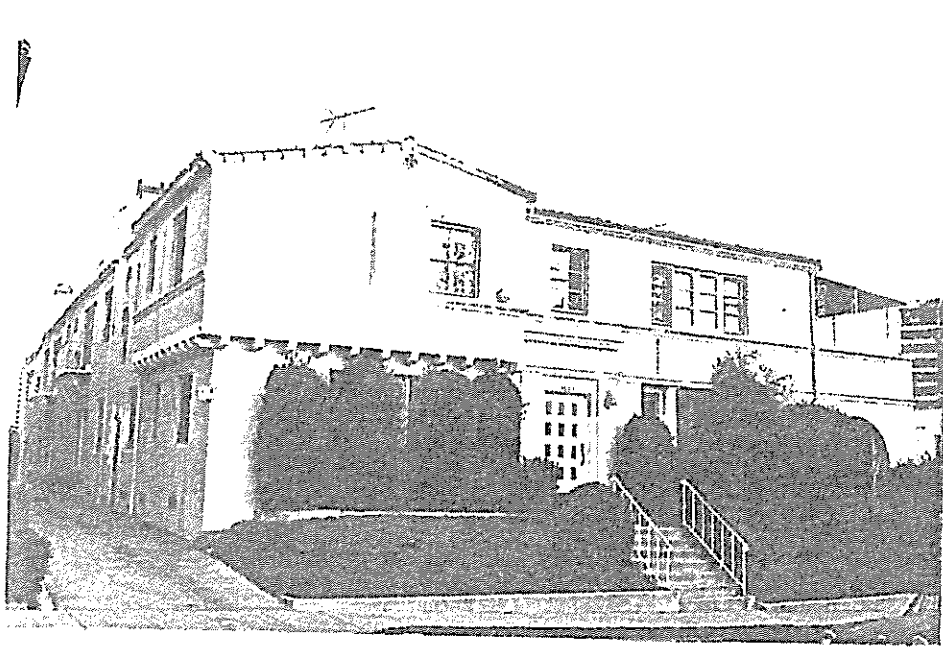
ARCHITECT: P.P. Lewis

BUILDER: Unknown

DESCRIPTION:

Sited on a slightly elevated lot behind a small setback, this is a two story, Spanish, apartment building. The fourteen unit structure is asymmetrical in appearance, with stuccoed walls and red clay tile gable roofs. Stringcourses define a wide band between stories, interrupted on the north wing by the corbelled overhang of the second floor. Next to the projecting north wing, the entry is located in the approximate center of the facade. It has a rusticated frame topped by a denticulated entablature. A tripartite window south of the entry is distinguished by attached Tuscan columns which act as muntins. At the south end of the facade, a large arched aperture, adorned with decorative ironwork, is surmounted by a balcony, to which a patio roof has been added. Windows are predominantly casement in type, and either doubled or banded. In good condition, the building has no apparent major alterations.

CONTINUATION SHEET: 1022-26 Tiverton Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366920 3769620

ADDRESS: 1044 Tiverton Ave.
COMMON NAME: Claremont Hotel
HISTORIC NAME: Claremont Hotel
PARCEL NUMBER: 4360-002-006
PRESENT OWNER: MFQ Investment Inc.
1044 Tiverton Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Moderne

CONSTRUCTION DATE: 1940

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

The influences of the Art Deco enlivens the design of this three story, concrete, hotel. Sheathed in stucco, the building has a flat roof. Two three story rounded bays frame the five bay facade. Bands of tall and narrow ten-light casements completely glaze each level of these bays. Also raised, the central bay is squared and contains the re-glazed entry and french doors opening onto ornamental iron fire escape balconies. The doors are set within stepped flat arches. Double-hung sash, extremely small on the upper stories, appear in the interim bays. A small setback planted in lawn and shrubbery is bisected by a cement path, covered by an awing, leading to an open porch. A neon sign proclaiming the name of the hotel in the manner made popular in the 1920s is on the roof. No major alterations were noted, and the building is in good condition.

CONTINUATION SHEET: 1044 Tiverton Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366940 3769800

ADDRESS: 10851 Weyburn Ave.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4360-001-007
PRESENT OWNER: John M. & Agatha S. Hamner
10851 Weyburn Ave.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Spanish Colonial Revival

CONSTRUCTION DATE: 1934

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Located at the northeast corner of Weyburn and Tiverton, this one story Mediterranean apartment building is related in style and material to the commercial buildings a block away. U-shaped, of red brick construction with prominent white pointing, the structure is surmounted by a mission tile roof accented by a tower-like chimney. The entry is located on Weyburn and is elevated above street level by a half-flight of stairs. A brick and stucco wall borders the stairs and the terraced landing. "Rusticated" brick, formed by recessing every fifth course, flank the archway which opens from the landing and leads to an interior court. Notable features include raised brick window and floor level sills, shutters, casement windows, and iron and glass lanterns. Attractive and well-maintained, the building appears unaltered.

CONTINUATION SHEET: 10851 Weyburn Avenue



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4 SHL _____ Loc _____
UTM: A 11 366680 B 7369900
C _____ D _____

IDENTIFICATION

1. Common name: Holmby Building
2. Historic name: Holmby Hall
3. Street or rural address: 901-51 Westwood Blvd.
City Los Angeles Zip 90024 County LossAngeles
4. Parcel number: 4363-018-001
5. Present Owner: Mary A. Bing Trust Address: 9700 Pico Blvd.
City Los Angeles Zip 90025 Ownership is: Public _____ Private X
6. Present Use: Retail shops/offices Original use: Retail shops/dormitory

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Holmby Hall occupies the entire west side of Westwood Boulevard between Le Conte and Weyburn Avenues. Although constructed as one building, it was designed to look like five separate buildings, different but in complementary Mediterranean Revival styles. Slight variations in setback and cornice lines and alternating two and three story heights contribute to the illusion. Anchoring the south end of the block, a clock tower rises approximately five stories into the air.

At the north end of the block, 901-909 Westwood/10904-10914 Le Conte is two stories with a penthouse set back behind a tiled pent roof. (see continuation sheet)



8. Construction date: 1929
Estimated _____ Factual X
9. Architect: Gordon B. Kaufmann
10. Builder: Unknown
11. Approx. property size (in feet)
Frontage 300 Depth 90
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential ___ Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Holmby Building is the pre-eminent structure of Westwood Village. Built in 1929 by renowned architect Gordon Kaufmann, the block long complex with its elegant corner clock tower is designed to simulate the look of a series of small distinctive shops. One of the initial six buildings constructed after plans for the Village were determined, Holmby Hall, as it was known, served several functions in the community. First was its use as a retail center, with its ground floor shops attracting a series of high quality retailers. In addition, there was office and dormitory space for students on the second floor. The building's location at the entrance to the university campus made it a focal point of student interaction with the Village.
 (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
 Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente Blvd.
Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

↑ NORTH

See attached.

7b. Description:

Originally stuccoed, the building (except the penthouse) is now exposed brick. Rusticated pilasters divide the north (Le Conte) elevation into six equally-sized bays while the east (Westwood) facade contains four identical bays. Like most of the older buildings in Westwood, Holmby Hall makes a gesture towards the corner, but in this case position an additional bay at an angle. Although altered, the street level retains a strong sense of the original design of shallow arches over glazed entries and display windows. Blind roundels punctuate the arches, replacing small, shuttered windows. Above the ground floors, shaped brackets support a small, iron-railed overhang. Behind it, paired full-size casement windows are centered in each bay. At one time, both these openings and the small windows in the penthouse bays were adorned with shutters, the pent roof punctuated with large urns. A gabled tile roof surmounts the penthouse. The west bay on the north elevation received a different treatment, with a pedimented entry on the ground floor and a pair of small windows on the second floor and probably let to the dormitory accommodations on the upper levels.

913-21 Westwood is an elegant, three story, Mediterranean composition with strong Italian Renaissance influences. Stucco sheathes the structure, which has a hipped tile roof with bracketed overhangs. Now under renovation, the street level originally contained three bays, divided by pinnacle-capped pilasters. Broken pediments adorned the display windows in the side bays, and a recessed entry occupied the central bay. Above a cornice (now removed), the second story remains largely as it was designed (with the exception of re-glazed windows). It is dominated by a central opening with a classical surround and entablature. Small square windows, once decoratively screened, are equally spaced to each side. Two stringcourses separate the third from the second floor, where a vaulted balcony fronted by a three-bay arcade supported on delicate Ionic Columns crowns the facade.

923-35 Westwood presents a two story, stucco facade of six storefronts to the street. The original flat-headed openings with small windows above them have been replaced by tall arched and glazed apertures on the ground floor. Beneath the overhang of a gabled tile roof, the second story contains a loggia which stretches across the entire facade. Divided by slender columns into bays, the space has been enclosed by glass.

937-41 Westwood echoes the vertical proportions of 913-21. Its two story facade was divided into a tall, strongly rusticated "base" and a smaller, more delicately finished "attic," suggesting an Italian palazzo. Although the details of the lower story design have vanished, its tripartite organization with a dominant central opening has been retained. A denticulated cornice bands the facade over the lower floor and acts as a sill for the recessed windows above it. Pilasters articulate the bay divisions. A plain frieze and bracketed leaves terminate the design.

CONTINUATION SHEET

The clock tower building at 943-51 Westwood/10901-09 Weyburn culminates Holmby Hall. Hexagonal in shape and striped by pilasters, the tower tapers as it rises to its cone-shaped cap. Above the base, in which three ground floor openings have been altered, the shaft contains windows at the second floor level, two of which have corbelled sills and pediments. Stringcourses, intricately patterned screens, and a balustrade on corbels ring the tower, below a first setback. Clocks on four faces appear just below a denticulated cornice. Pinnacles and a second set back announce the crown of the tower, which has been a landmark in the Village since it was completed. Two story, stucco-sheathed wings extend from the tower along each street. A tiled pent roof once dotted with urns caps the ground floor projection, and a tiled gable tops the upper story. The original four bay division of the Westwood frontage has been repeated on Weyburn. All of the storefronts are altered, and the upper story casements have been replaced and their shutters and balconets removed.

Despite the changes that have occurred, Holmby Hall preserves most of its architectural integrity. Its most prominent element, the tower, remains almost unchanged, as do much of the second and third floors of the remainder of the block. The architects vision of a multi-use, relatively massed and complexly designed building is still apparent fifty-five years after construction.

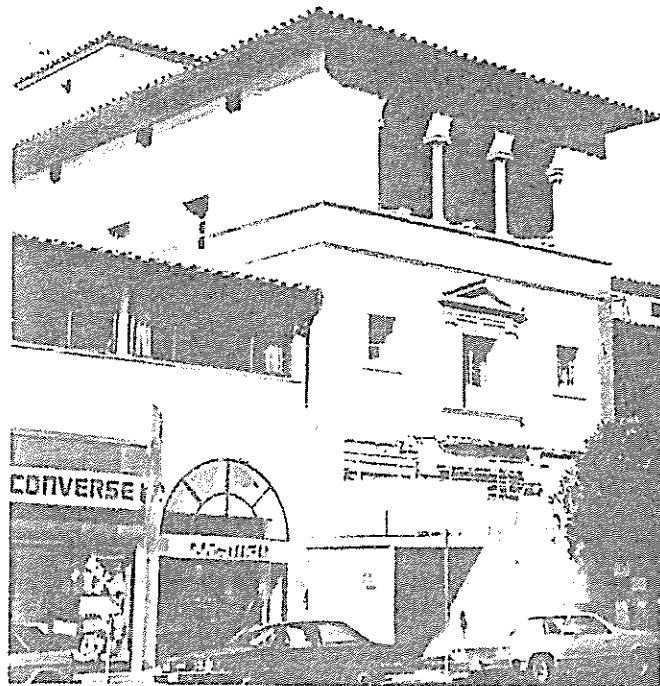
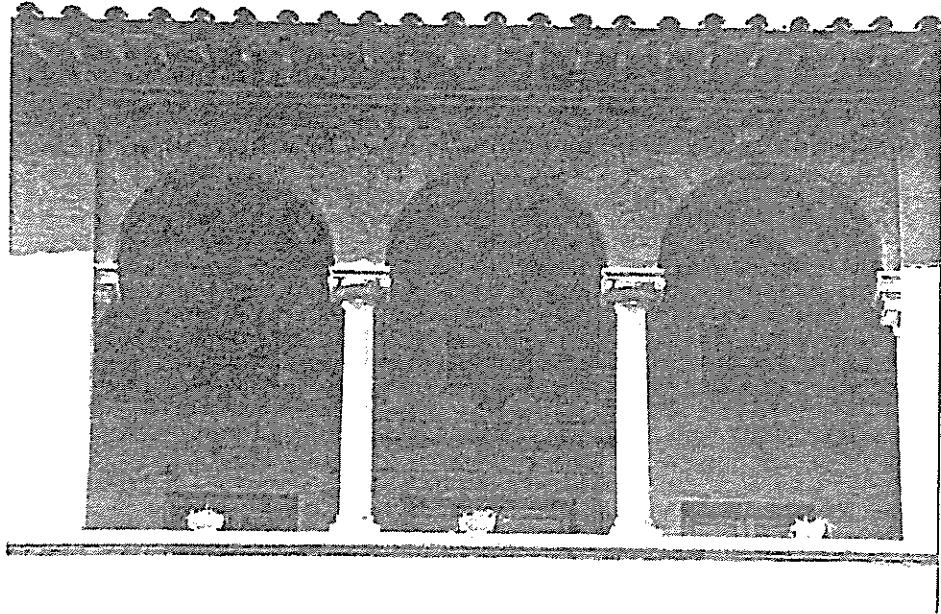
19. Significance:

Kaufmann's elaborate design was carefully scaled to preserve the "village" atmosphere. Each storefront was individual, yet the unity of the aggregate was retained. It is Kaufmann's most prestigious commission in the Village, although he did design several other buildings (1061 and 1059 Broxton, 10935 Weyburn) for the Janss Corporation. Kaufmann's interpretation of the design guidelines set the standard for development during the community's formative years. The complex, and its distinctive tower became an instant landmark.

The architect's other work includes the Athenaeum and dormitories at the California Institute of Technology (1930), Denison Library at Scripps College (1930), and the Los Angeles Times-Mirror Building (1931-35). The Holmby Building retains most of its overall massing and architectural integrity. It is one of the oldest and most historically significant buildings in the Village and continues to play a prominent role in the character of the street. In addition, it is one of Kaufmann's most significant commissions.

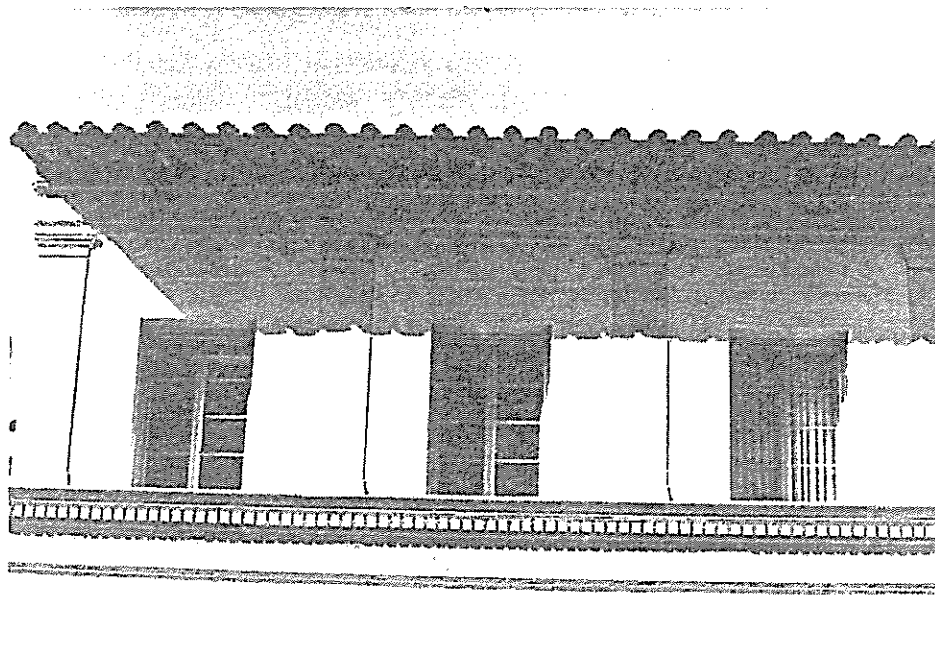


Westwood Village
Specific Plan



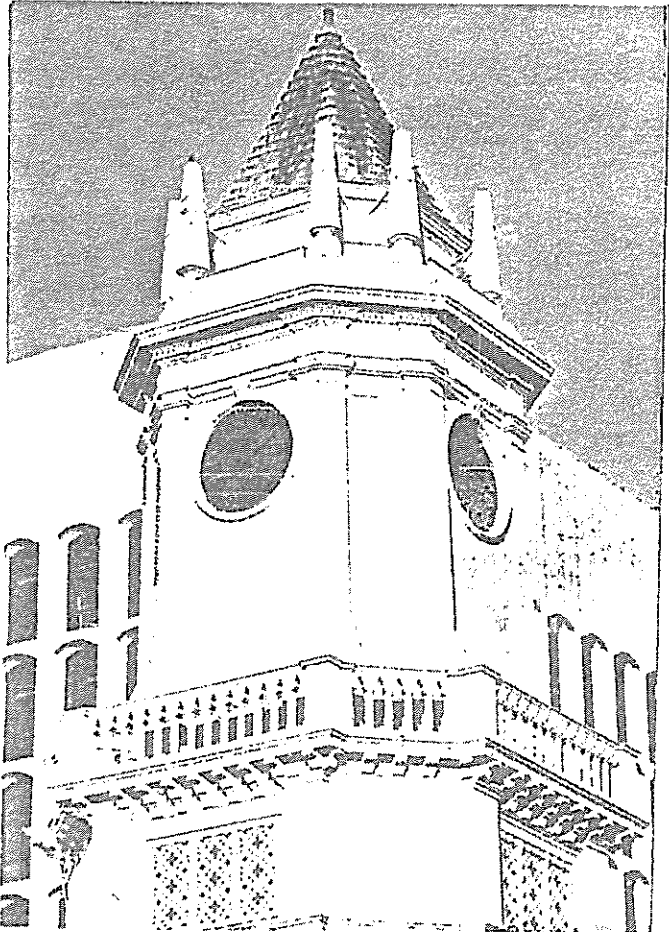
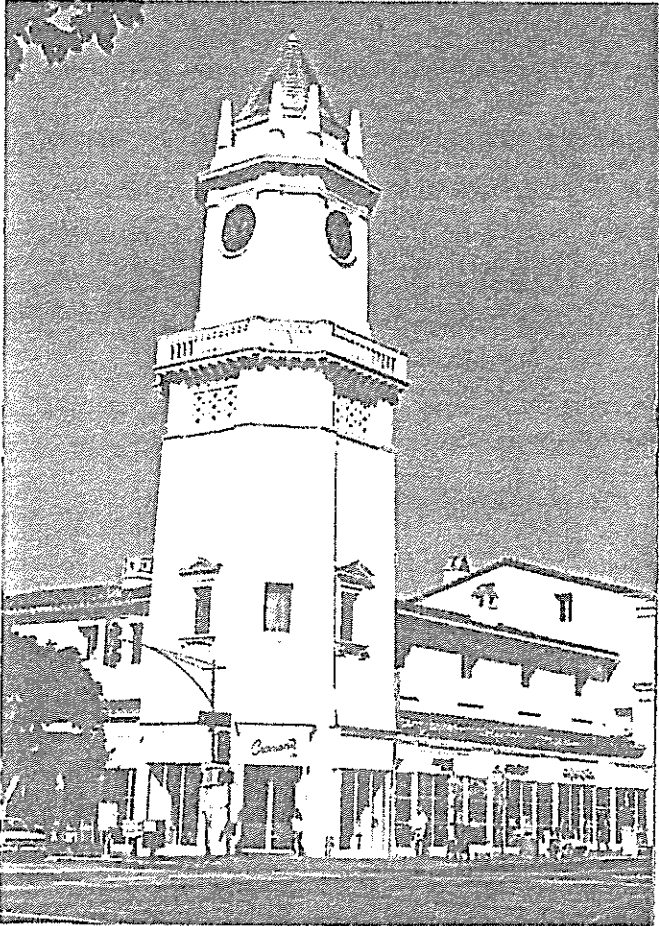


CONTINUATION SHEET: 901-51 Westwood Boulevard



CONTINUATION SHEET: 901-51 Westwood Boulevard





HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR SD SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: 1000 and 1100 blocks of Westwood Boulevard
2. Historic name: _____
3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The main street of the Village, Westwood Boulevard from Lindbrook to the UCLA at Le Conte, retains a strong sense of its historic appearance despite recent intrusions and street level alterations. In the course of these three blocks, thirteen buildings contribute to the street's historic and architectural character. Four of these buildings are particularly distinguished in their architecture and integrity and act as landmarks on the street; these are documented separately. The remaining nine buildings, anchored at the north end by the original Westwood Bullock's and Desmond's stores at either side of the Weyburn intersection, are generally designed in the approved Mediterranean Revival styles. Most are two stories and sheathed in stucco, and several tile roofs remain as well. Although street level alterations (see continuation sheet)



8. Construction date: 1929-1940
Estimated _____ Factual X
9. Architect _____
See continuation sheets
10. Builder _____
See continuation sheets
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good ___ X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

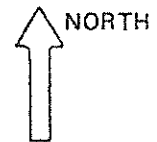
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Westwood Boulevard has historically functioned as the major artery linking Wilshire Boulevard and the UCLA campus. Its development by the Janss Corporation as a specialty retail center was most critical to the developer's plans for the ancillary avenues. Anchored on the north by Holmby Hall and on the south by Ralph's supermarket (see 901-51 and 1142-54 Westwood Boulevard, respectively, the shopping district was to be the best suburban retail area in Los Angeles. To that end, Janss set out to recruit branches of quality retail establishments such as Desmond's Mens Wear and Bullock's Department Store. The development company retained the land and hired major architects to design the structures. The southeast and southwest corners of Westwood Boulevard and Weyburn were both designed by the firm of John (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of Los Angeles Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.

CONTINUATION SHEET

7. Description:

are universal, many upper stories retain elements of their original designs. The most substantial intrusions to the district occupies the entire streetface between Lindbrook and Kinross and is not within the district boundaries.

In addition to its architectural character, Westwood Boulevard is notable for its distinctive urban features. Two blocks north of Wilshire, Westwood angles to the east, providing a vista of the domed Janss Building and the tower of the Fox Theatre. Then the Holmby Building clock tower comes into view heralding the transition from Village to University. A broad street, Westwood has a landscaped island along its entire distance within the Village. The island was made smaller when additional traffic lanes were laid out. Nonetheless, palms still accent the island. Another casualty has been the original post top street lights, now replaced with cobra lamps. Street trees on the side walks, and a "pocket park" at the Janss Building also contribute to the quality of the street.

19. Significance:

and Donald Parkinson for Desmond's (1101) and Bullock's (1100). After their successful completion of Bullock's Wilshire (1928), the Parkinsons were much in demand. They designed the corner structures in the Spanish Colonial Revival style, as anchors to a row of "Mediterranean" specialty stores. This choice adhered to the design guidelines instituted by Janss at the inception of the Village. Desmond's was among the first half-dozen buildings to be completed in the area, at a cost of \$50,000. The second story balcony served as platform for ceremonies marking the first anniversary of the Village. The Bullock's store was completed in 1932 at a cost of \$45,000. Desmonds was extensively remodelled by R.H. Crawford in 1940, its styling becoming Georgian and its floor area doubled. The Parkinsons remodelled the Bullock's facility in 1940 also, but it retained a modified version of its original Mediterranean styling. 1030, a two story brick store designed by Nordstrom and Anderson, was added in 1931. The rest of the block was developed with a mixture of small Mediterranean and French Regency Revival stores after 1935. Gordon Kaufmann, architect of Holmby Hall, designed the stores at 1056 in 1936.

In the 1100 block, gateway to the Village, the eastern side of the street was constructed to complement Ralph's. Allen Siple designed a rather plain Mediterranean structure for the north corner in 1934. Like most other corners in the Village, it has pedestrian entrance on both streets, designed to accommodate the shopper. Two smaller structures, contiguous to Ralph's at the southern end of the block were constructed in 1929. Both were stores with four unit apartments on the second level. This concept was designed to give the Village twenty-four hour usage. H.E. Weaver designed 1130 at a cost of \$18,000. Roland Coate, a prominent architect known primarily for his stylish residential work and a former associate of Gordon Kaufmann

CONTINUATION SHEET

designed 1136. This building became an extension of Ralph's, housing a Van de Kamp's Bakery and the Village Fruit Company.

While many of the structures have been altered, the main street of Westwood Village retains its unity in size and scale. As the epicenter of the era, it continues to serve the community in much the same way that Janss envisioned. The landscaping lends prominence to the streetscape.

1000 and 1100 blocks of
Westwood Boulevard



Westwood Village
Specific Plan



CONTINUATION SHEET

NR: 5D
UTM: 11 366720 3769840

ADDRESS: 1000-10 Westwood Blvd.
COMMON NAME: Brite/Hunters Books
HISTORIC NAME: Bullocks Department Store
PARCEL NUMBER: 4363-018-025
PRESENT OWNER: Westwood Village Dev. Co.
1010 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1932

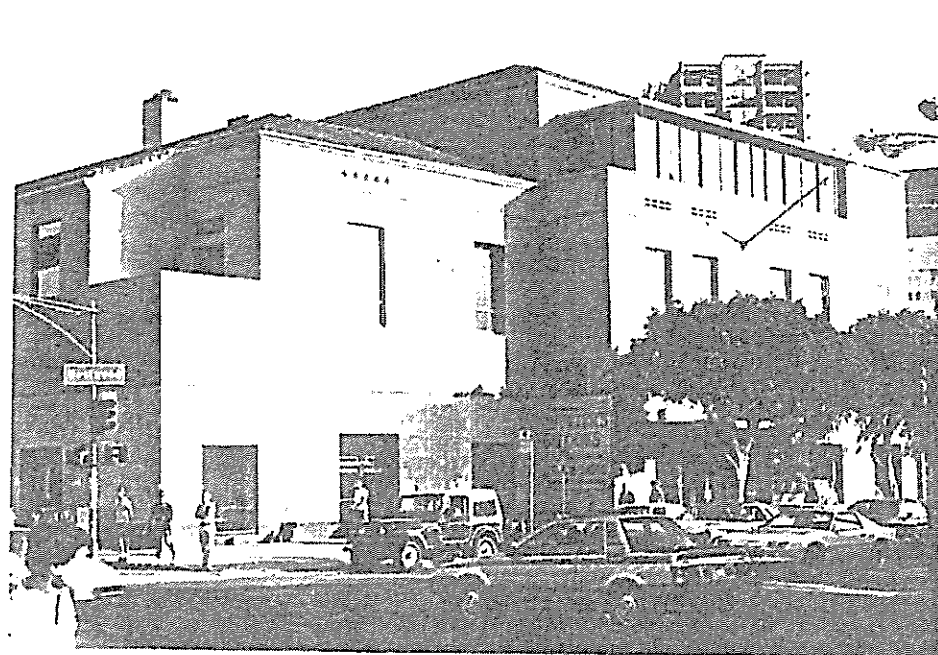
ARCHITECT: J. & D. Parkinson

BUILDER: Unknown

DESCRIPTION:

The historic Bullock's Westwood building is located at the southeast corner of Westwood and Weyburn, across the street from the present store. Composed of a series of cubic volumes capped by tiled, shallowly hipped roofs, the building is of stucco over brick construction. When viewed from Westwood Blvd., the building steps back in three increments. The largest section is at the south end, and is three stories tall. Beneath a stringcourse, the ground floor contains a recessed entry and two display windows; above it the second floor features four windows. All of the openings have been re-glazed, and balconies removed from those on the second floor. Stringcourses and decorative vents band the building above the second floor. A pent roof once extended over a balcony on the third floor; the roof has been cut off and the balcony enclosed with glass. Two story and one story sections containing two and one window per level respectively are recessed to the north. Originally, the one story wing angled across the corner and extended across this portion of the facade. It was capped by a small garden. The building is in fairly good--if altered--condition.

CONTINUATION SHEET: 1000-10 Westwood Boulevard



CONTINUATION SHEET

NR: 5D
 UTM: 11 366680 3769840

ADDRESS: 1001 Westwood Blvd.
 COMMON NAME: At Ease
 HISTORIC NAME: Desmonds
 PARCEL NUMBER: 4363-018-026
 PRESENT OWNER: Westwood Village Dev. Co.
 1010 Westwood Blvd.
 Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1931

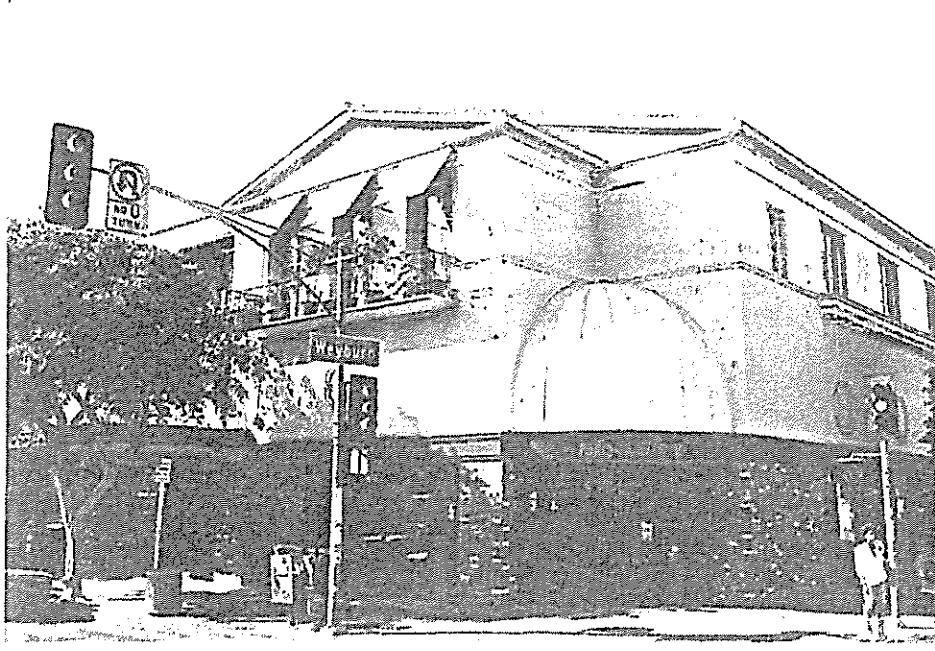
ARCHITECT: J & D Parkinson

BUILDER: Unknown

DESCRIPTION:

The former Desmond's Store building began its life as a two story, Spanish Colonial Revival building with three bays on Westwood and seven bays on Weyburn. In 1940, the stucco sheathed brick structure was strengthened, enlarged with a three bay, reinforced concrete addition to the south, and re-designed into a smart, neo-Georgian style. Subsequent renovations have resulted in alterations in materials, entrances, and detailing, principally on the lower floor. The major architectural features, including tiled, low-pitched gables, molded pediment, frieze board and stringcourse, double casement windows and balconies realized with iron railings and supports, are still intact. Like other stores in Los Angeles, Desmonds had a second major entry, off a rear parking lot. This is still protected by a streamlined canopy dating from 1940. And typically of Westwood, an angled one story bay (to which a concrete awning has been added) acknowledges the corner.

CONTINUATION SHEET: 1001 Westwood Boulevard



CONTINUATION SHEET

NR: 5D
UTM: 11 366680 3769760

ADDRESS: 1029 Westwood Blvd.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-018-029
PRESENT OWNER: Paramount Securities
1081 Westwood #231
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1938

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Although little remains of the original design of this one story commercial building, it is compatible in material and form with the Mediterranean theme of Westwood. The facade of the building is almost entirely glazed and consists of five storefronts with arches indicated on the large transoms over them. Slender piers articulate the bays and rise to a plain architrave and frieze and a molded cornice. The roof of the stucco finished structure appears to be flat.



CONTINUATION SHEET

NR: 5D
UTM: 11 366720 3769760

ADDRESS: 1030 Westwood Blvd.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-020-008
PRESENT OWNER: Westwood Village Dev. Co.
1010 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1931

ARCHITECT: Nordstrom & Anderson

BUILDER: H.U. Baum Co.

DESCRIPTION:

A slightly Moorish variation on the Mediterranean theme is introduced by the detailing of this two story commercial building. Built of brick, the structure's stucco facade is intact over the re-glazed and re-sided street level. Three arched windows, with linked pointed arch surrounds, a continuous corbelled sill, and iron balconets are the centerpiece of the second story. They are flanked by small casement windows framed by shutters. A course of arched corbelling marks the cornice above which a side gable roof caps the facade.



CONTINUATION SHEET

NR: 5D
UTM: 11 366720 3769720

ADDRESS: 1046 Westwood Blvd.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-020-009
PRESENT OWNER: Westwood Village Dev. Co.
1010 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: French Regency

CONSTRUCTION DATE: 1940

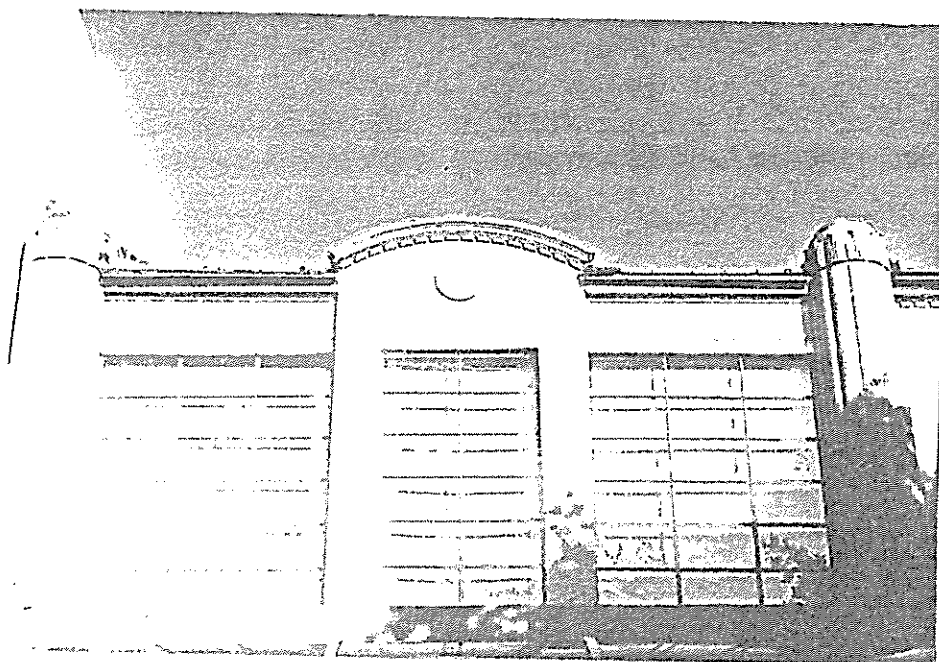
ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

Most of this two story commercial building has been remodeled, but a portion of the upper story retains a curious French Moderne design. Below a moderately pitched roof composed to suggest a hipped configuration, the upper north bay is framed by reeded engaged columns with dome-like capitals. Multi-paned sash fills the entire bay, the central portion being framed by plain stucco pilasters which rise to an arched parapet flush with the edge of the roof. Dentils and a plain medallion decorate the parapet-cum-dormer. The remainder of the stucco sheathed facade is substantially altered.





CONTINUATION SHEET

NR: 5D
UTM: 11 366720 3769700

ADDRESS: 1056 Westwood Blvd.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-020-010
PRESENT OWNER: Westwood Village Dev. Co.
1010 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: French

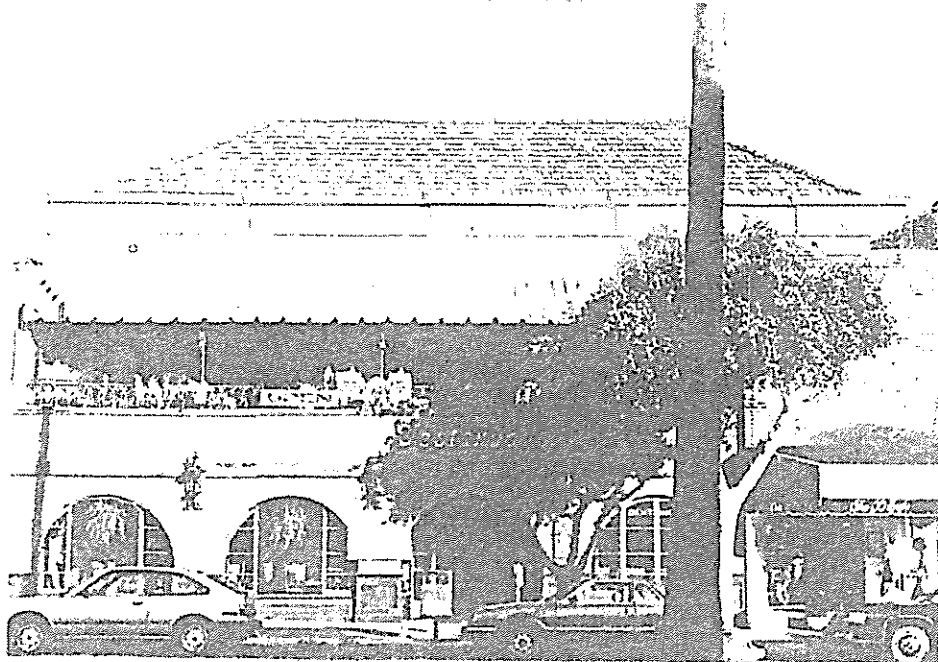
CONSTRUCTION DATE: 1936

ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

A moderately pitched, hipped roof surmounts this two story, stucco over brick commercial building, indicating a French flair to the original design. The roofline is banded by a frieze, in which panels of plain medallions and reeding alternate, suggesting a Moderne influence as well. Apparently the remainder of the facade has been substantially changed and now contains a balcony over a four bay street level arcade. A mural on the rear of the building, visible from Glendon through a parking lot, is well-known in Westwood.



CONTINUATION SHEET

NR: 5D
UTM: 11 366700 3769620

ADDRESS: 1100 Westwood Blvd.
COMMON NAME: Millers Outpost
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-022-004
PRESENT OWNER: Paramount Securities
1081 Westwood, #231
Los Angeles CA 90024
ARCHITECTURAL STYLE: Mediterranean
CONSTRUCTION DATE: 1934
ARCHITECT: Allen G. Siple
BUILDER: Unknown
DESCRIPTION:

Located at the southeast corner of Westwood and Kinross, this is a one story, reinforced concrete commercial building. Its original Mediterranean styling can be deduced from the red clay tile roof, just visible above an elevated parapet used for signage. An angled corner bay and the configuration of the roof above it suggest that this building, like all the others on this irregularly shaped block, may have acknowledged the corner with a cut off, tower-like construction. Little else remains of the original design, except the bay divisions, which have been sided or re-glazed over the years.



CONTINUATION SHEET

NR: 5D
UTM: 11 366740 3769560

ADDRESS: 1130-34 Westwood Blvd.
COMMON NAME: Unknown
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-022-007
PRESENT OWNER: Michael & Elliot Lewis Trust
1081 Westwood #231
Los Angeles CA 90024

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1929

ARCHITECT: H.E. Weaver

BUILDER: Unknown

DESCRIPTION:

A four bay arcaded recessed balcony on the upper story of this two story Mediterranean commercial building lingers from its 1929 design. Simply detailed with impost moldings, the arcade establishes a rhythm that carries the eye to the similarly positioned loggia on the building adjacent to the south. A fifth bay on the north contains a window which has been enclosed. The street level has also been substantially altered. Built of stucco and sheathed with brick, the building is capped by an overhanging gable roof which was originally tiled.



CONTINUATION SHEET

NR: 5D
UTM: 11 366760 3769560

ADDRESS: 1136-40 Westwood Blvd.

COMMON NAME: Rezzo Building

HISTORIC NAME: Rezzo Building

PARCEL NUMBER: 4363-022-008

PRESENT OWNER: Thomas & Rose L. Rezzo
7001 Shoshone
Van Nuys CA 91406

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: 1939

ARCHITECT: Roland E. Coate

BUILDER: Unknown

DESCRIPTION:

An elegant Mediterranean Revival design, still partially intact, distinguished this two story commercial and residential building. Its upper facade is entirely spanned by a five-bay loggia, punctuated by Tuscan columns. Equally spaced French doors open onto the space. A low-pitched clay tile roof overhangs the balcony, and its eaves are detailed with brackets. Most of the street level portion of the stucco-finished facade has been altered. However, the entry leading to the second floor is still flanked by a rusticated pilaster with a bracketed capital.



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

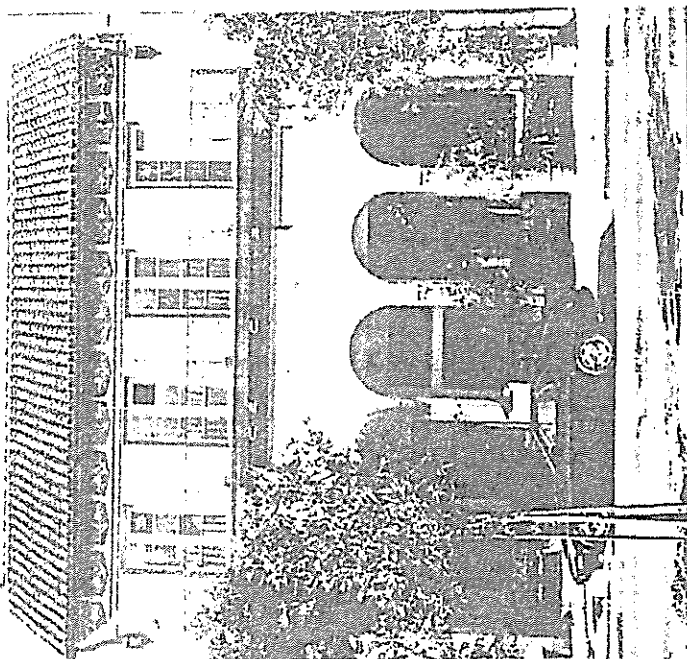
IDENTIFICATION

1. Common name: Alices Restaurant
2. Historic name: Kelly Music Co.
3. Street or rural address: 1043 Westwood Blvd.
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-018-015
5. Present Owner: Hero Restaurant Address: 1043 Westwood Blvd.
City Los Angeles Zip 90024 Ownership is: Public _____ Private X
6. Present Use: Restaurant Original use: Music store

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

An Italian Renaissance design dignifies this two story commercial building. Its brick construction is sheathed with stucco treated to give the impression of shallow rustication. A gabled red tile roof with exposed rafters overhangs the facade. Five bays, defined by an arcade, fill the generous height of the lower story. The arches are articulated with coffered intrados and are supported by free-standing piers, with engaged Composite columns. Above a decorated frieze, an iron-railed balcony stretches across the four bays in the top floor. Each bay contains paired, full-size casements flanked by shutters. Another decorated frieze bands the upper edge of the facade. Recently restored, the building is altered only in the glazing of the recessed lower story openings.



8. Construction date: 1929
Estimated _____ Factual X
9. Architect Paul R. Williams
10. Builder Westwood Mtge & Inv.
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

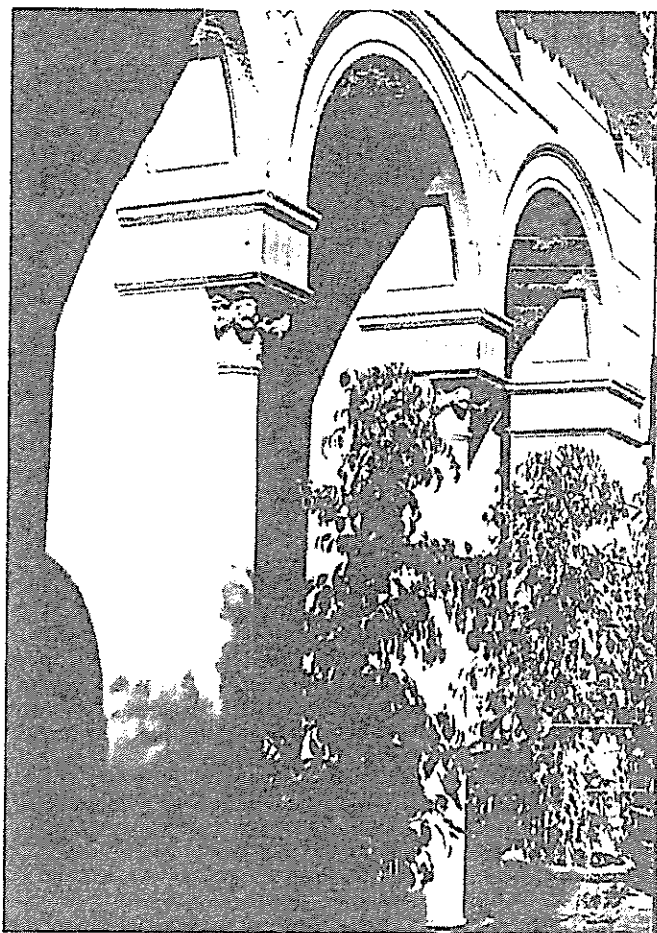
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Originally the Kelly Music Company, the two story Italian Renaissance retail establishment at 1043 Westwood Boulevard is the only example of Paul Revere Williams' work in Westwood Village. Williams designed the building in 1929 at a cost of \$28,000. Adjacent to Janss Investment Corporation itself, the small building attracted a great deal of attention in the architectural periodicals of the day. It was one of Williams' first commercial commissions, the black architect's reputation resting primarily on his elegant period revival residences in such prestigious suburbs as Hancock Park, Flintridge, and Beverly Hills. Subsequently, Williams designed Saks Fifth Avenue in Beverly Hills, the Los Angeles County Courthouse, and Perino's Restaurant, and has become known as one of the most prominent local architects of the 30s and 40s.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente Blvd.
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR3 _____ SHL _____ Loc _____
UTM: A 11 366680 B 769680
C _____ D _____

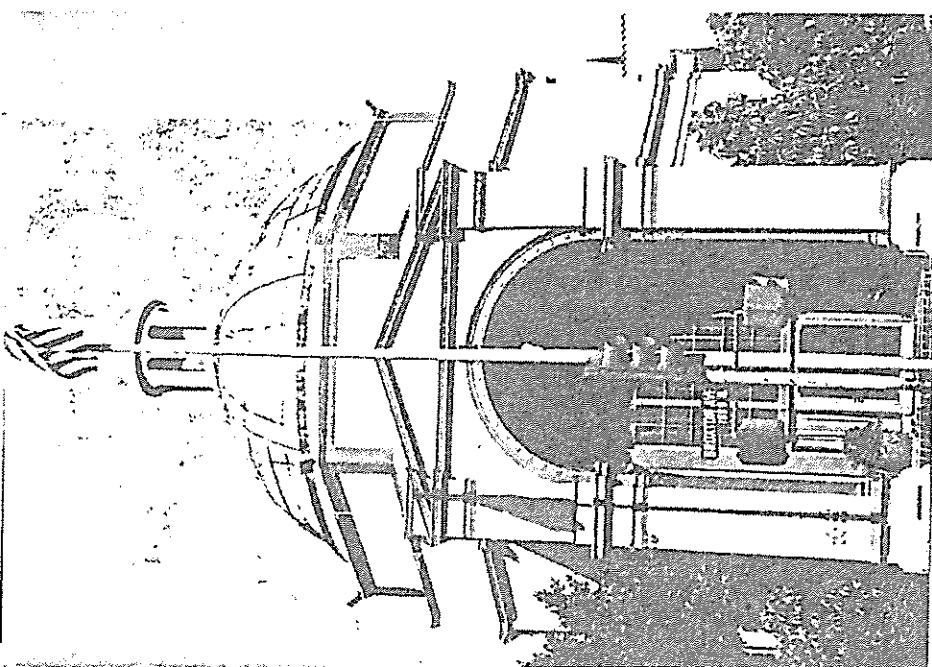
IDENTIFICATION

- 1. Common name: Glendale Federal Savings
- 2. Historic name: Janss Investment Company Building
- 3. Street or rural address: 1045-99 Westwood Blvd.
City Los Angeles Zip 90024 County Los Angeles
- 4. Parcel number: 4363-018-014
- 5. Present Owner: Paramount Securities Address: 1081 Westwood Blvd. #231
City Los Angeles Zip 90024 Ownership is: Public _____ Private X
- 6. Present Use: Bank/offices Original use: Real estate offices

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival with Classical Revival influences
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Occupying the most prominent site in Westwood, a triangle of land formed by the meeting of Westwood Boulevard and Broxton Avenue, the Janss Investment building is designed in an appropriately impressive neo-Classical mode. A domed rotunda faces the intersection. String-courses accent its octagonal shape, and the base of the dome is paneled. Colorful tile of Moorish inspiration covers the dome to which a lantern has recently been added. A monumental entry fills a pedimented bay which projects from the rotunda. Framed by piers and pilasters which rise to an immense, keystone arch, the entry is recessed and features a monumental, round-headed window over the doorway. An intricately patterned molding enhances the deep intrados. Circular niches containing helmeted warrior busts are placed high up on the (see continuation sheet)



- 8. Construction date: 1929
Estimated _____ Factual X
- 9. Architect Allison & Allison
- 10. Builder P.J. Walker Co.
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Located two blocks north of the entrance to the Village on a triangular-shaped lot, the domed structure has always been the area's most prominent landmark. Constructed at a cost of \$150,000, the domed edifice used only the finest materials and craftsman. The interior was decorated with murals by the A.T. Heinsbergen Company. From it, the Janss Company supervised the development of the Village and the surrounding residential neighborhoods. Janss was a full service development company, capable of providing capital, engineering, design, and construction. A significant proportion of Village property was developed under its direct control. Both symbolically and physically the structure was the center of Village life. It continues to be so today. By virtue of its age, its association with the area's developer, its association with a firm of prominent local architects, and (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Los Angeles County Tax Assessor
 City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
 Organization Gruen Associates
 Address: 6330 San Vicente Bl.
 City Los Angeles Zip 90048
 Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

See attached.

CONTINUATION SHEET: 1045-99 Westwood Boulevard

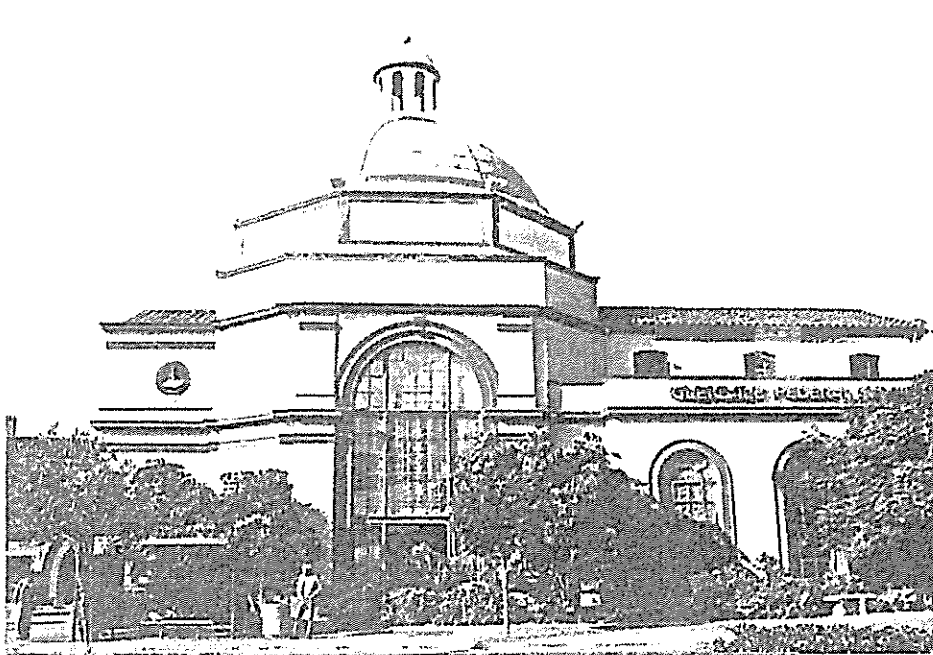
7b: Description:

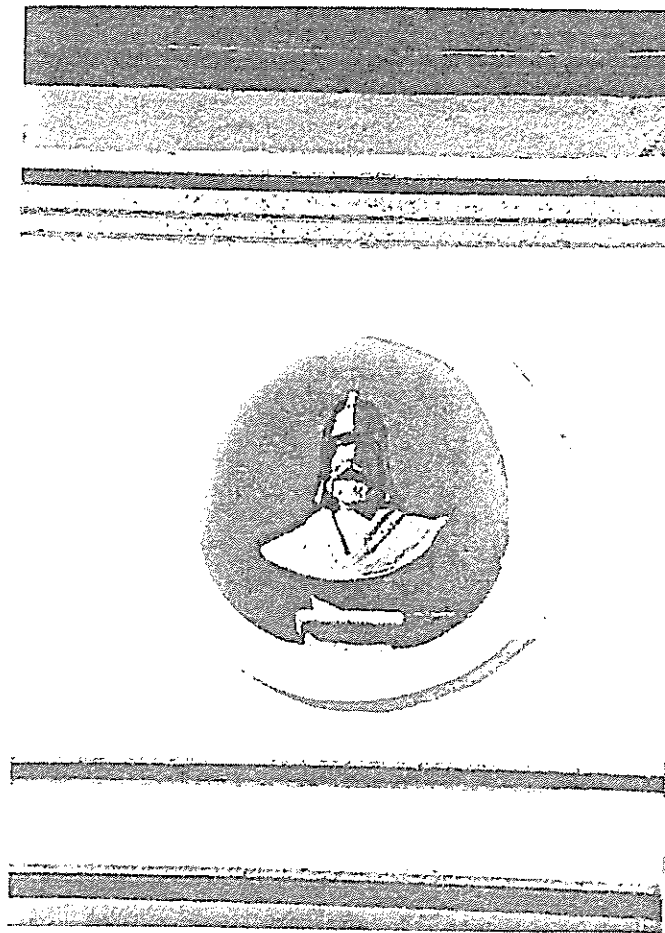
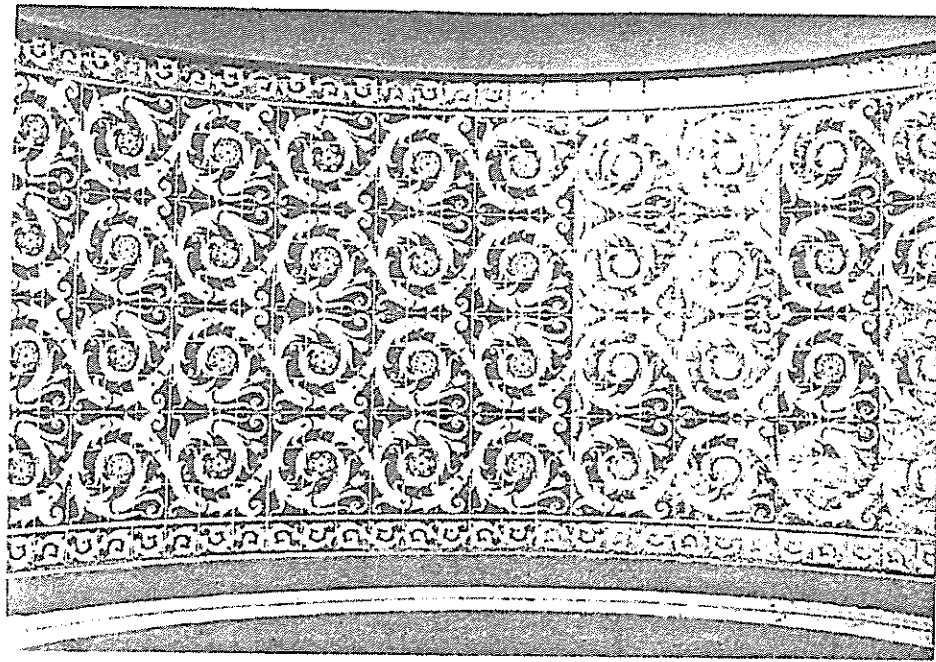
side elevations of the entry bay. Monumental arched windows, with keystones fill each side of the rotunda; three smaller arched openings also pierce the ground floor elevations of a two story rectangular wing in the rear. The upper story of this wing is set back, contains segmental windows in its bays, and is capped by a gabled tile roof. An irregularly shaped, two story commercial building is linked to the rear of the Janss Building. Sheathed in stucco and topped by a pinnacle accented tile roof, the building adheres to a more conventional Mediterranean style. A plaster ornament embellishes its upper facade. It has been altered on its ground floor, and its windows have been reglazed. In excellent condition, the Janss Building has been a well-seen and much-loved landmark in Westwood since its construction. The principal spaces and facades are virtually intact.

19. Significance:

its architectural design, the Janss Building is a significant asset to the community.

The firm of Allison and Allison were specialists in institutional construction. It was therefore a natural choice for the Janss Investment Company to commission them to design the most important structure in Westwood Village, the Janss headquarters, which the company which to elevate from mere sales office to community center. The selection of this firm further cemented the relationship between the University and the Village, for Allison and Allison were responsible for the design of UCLA's Royce Hall. They later went on to construct the Physics-Biology Building (1928-29) Kerckhoff Hall (1930), the Women's Gymnasium (1932), and the Administration Building (1937). Outside the Westwood area, Allison and Allison were responsible for the Friday Morning Club (1923-24), and the Women's Athletic Club (1924) as well as several churches and a sizeable number of elementary and secondary schools through the state.





CONTINUATION SHEET

7b. Description:

arches, which once framed awnings, are blank. Below them, the windows and doors have experienced some re-glazing. A similar scheme was employed on the longer Lindbrook elevation, but is now somewhat altered by the entrance to the Egyptian Theatre. Small roof overhangs, punctuated by brackets, cap each wing. Its prominence due to a felicitous combination of site and architecture, the Ralph's building is in good condition.

19. Significance:

original Bullock's Westwood (at Westwood and Weyburn). All stores were self-service by the time of the Westwood opening. The store's opening was an event, even though few buildings existed in the planned community, and UCLA had only been open a few months. The new supermarket served as a model for a cluster of brick structures, many with courtyards, that were subsequently built along Lindbrook and Glendon. The area today retains the highest concentration of brick structures in the Village. The building was designed to be responsive to both pedestrian and motorist. The southern anchor of the shopping district, it retains much of its integrity (although the Lindbrook facade has been altered) and its association with the history of the area as one of the first half dozen buildings erected in the area.



Westwood Village
Specific Plan

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HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR³ _____ SHL _____ Loc _____
UTM: A 11 366780 B 3769540
C _____ D _____

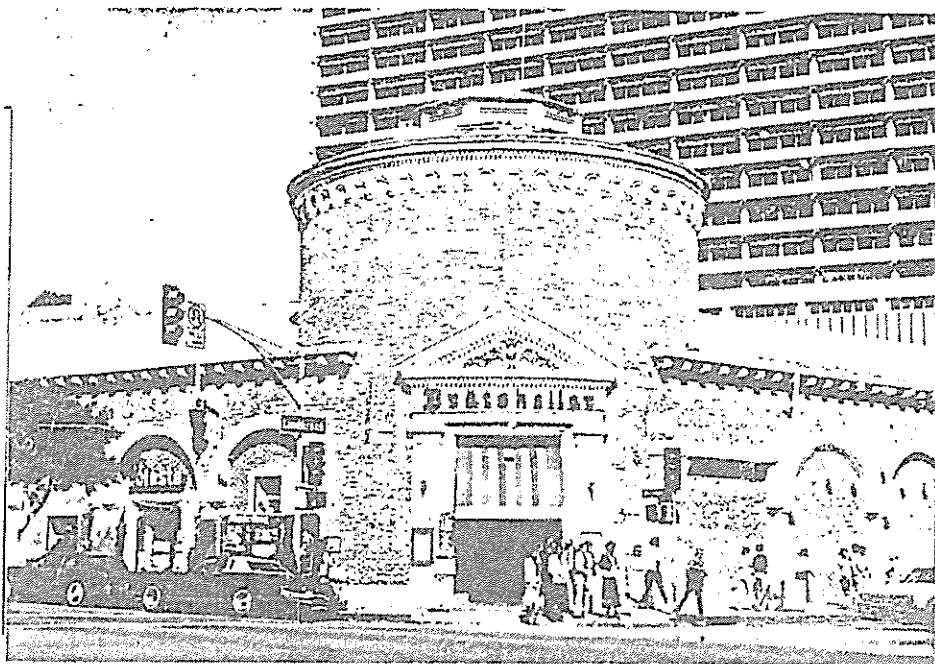
IDENTIFICATION

1. Common name: Bratskeller/Egyptian Theatre
2. Historic name: Ralphs Market
3. Street or rural address: 1142-54 Westwood Blvd.
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-022-009
5. Present Owner: Jax Beverly Hills Inc. Address: 307 N. Beverly Dr.
City Beverly Hills Zip 90210 Ownership is: Public _____ Private X
6. Present Use: Restaurant/Theatre Original use: Market

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A stout cylindrical tower dominates the design of the historic Ralph's supermarket building, located on the northeast corner of Westwood and Lindbrook. Of brick construction, the Mediterranean style structure was originally stuccoed. Now its white cast stone ornament stands out against light brown brick walls. The tower, surmounted by a shallow cupola for ventilation, is ringed by ornate arched corbelling and a denticulated cornice. At the base of the tower, facing the corner, the entry has a classical surround consisting of pilasters topped by a full entablature and a denticulated pediment. One story wings extend from the tower along both Westwood and Weyburn. A five bay arcade articulates the bay divisions on the Westwood elevation. It is composed of stout Tuscan columns from which molded arches spring. The (see continuation sheet)



8. Construction date: 1929
Estimated _____ Factual X
9. Architect Russell Collins
10. Builder S.N. Benjamin
11. Approx. property size (in feet)
Frontage 48 Depth 60
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

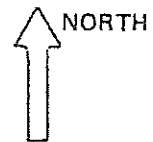
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

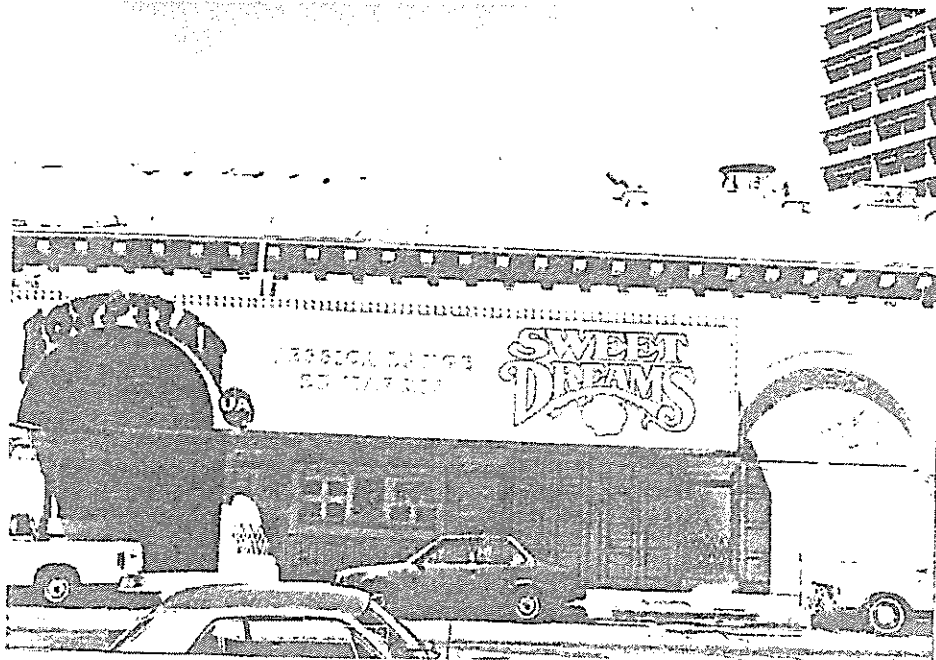
Located in close proximity to the main southern entrance to the Village, the brick building with its cylindrical tower at the north-east corner of Westwood and Lindbrook is a focal point for all entering the area. Originally a Ralph's supermarket, the structure, deemed a necessity by planners determined to provide for every needs, faced a landscaped park. Its prominent location and elegant design were the brainchild of Russell Collins, an architect about whom little is known. Collin's plan conformed to the architectural guidelines of the Village, which specified Mediterranean architecture. Ralph's was known for its ornate branches: buildings in Hollywood and on Wilshire were designed in a similar style. Contractor S.N. Benjamin was the builder of all sixteen branches. He was also the contractor of the (see continuation sheet)

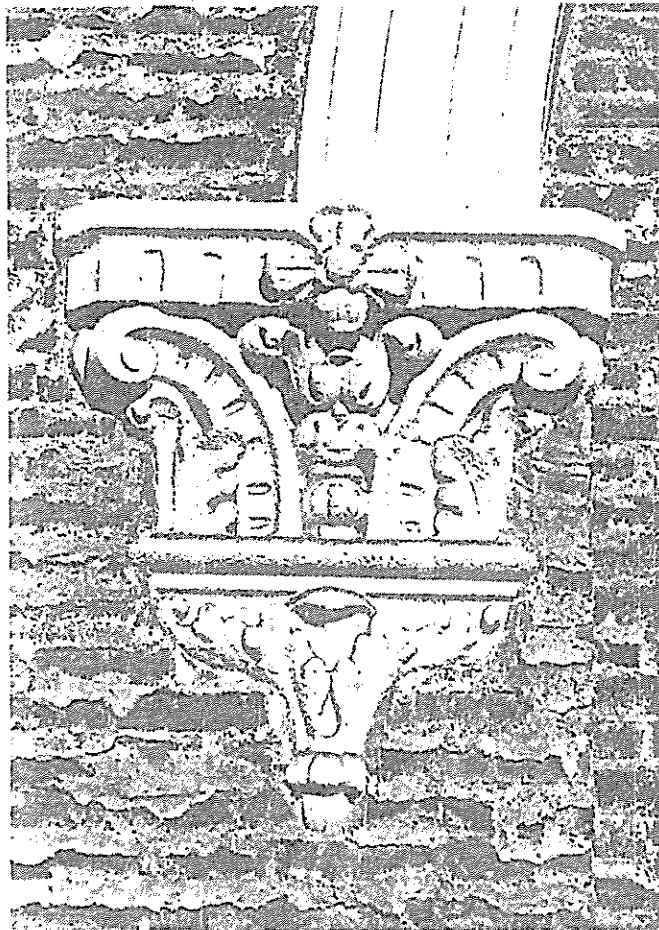
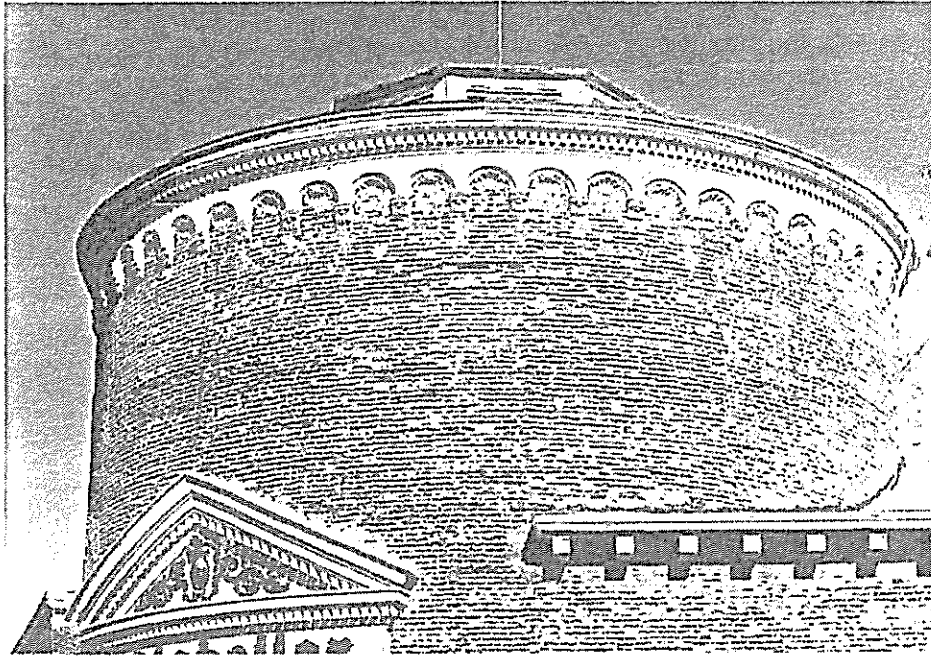
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente Bl.
City Los Angeles Zip 90048
Phone: (213) 937-4270

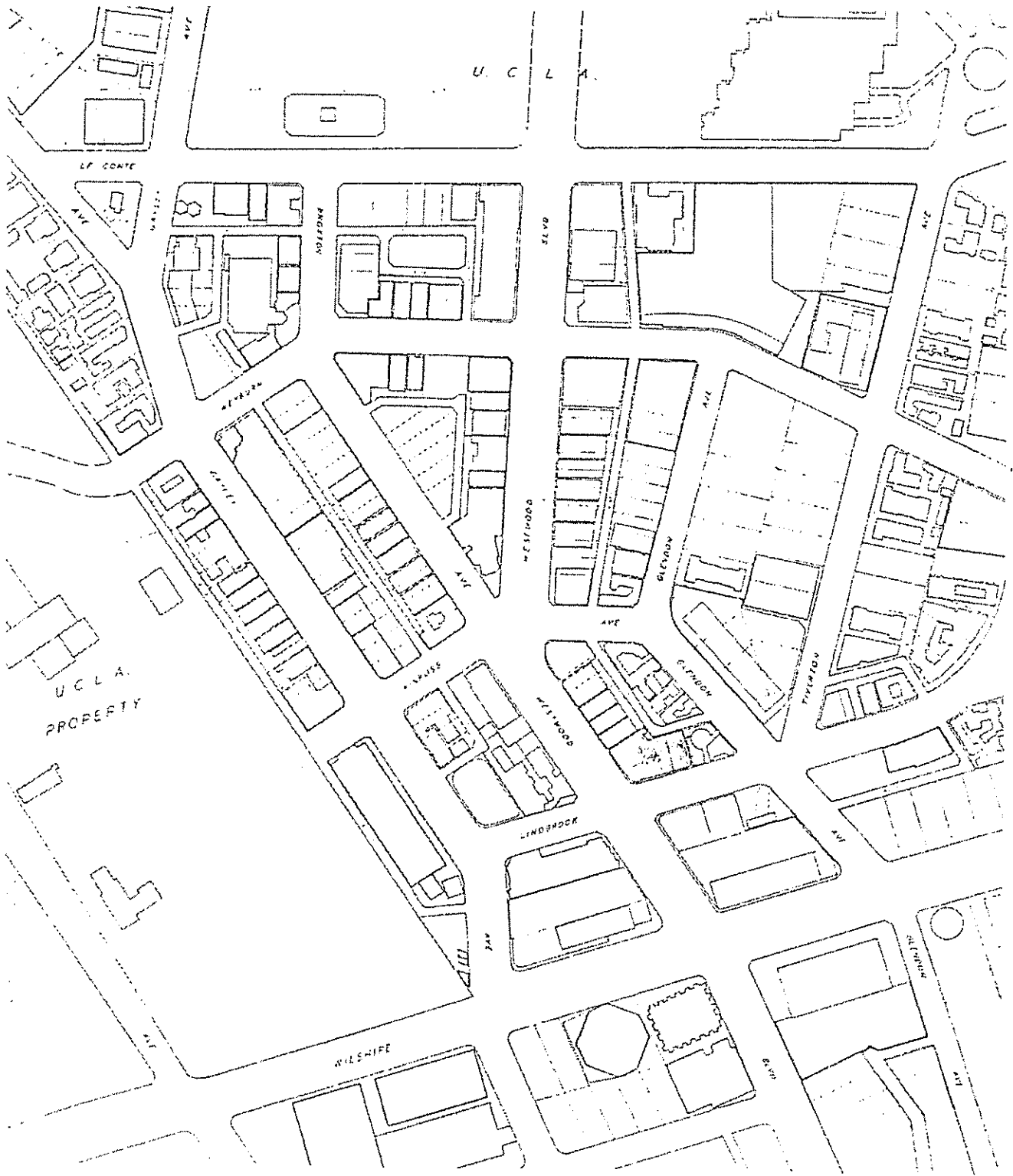
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.







Westwood Village
Specific Plan

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HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR⁴ _____ SHL _____ Loc _____
UTM: A 11 366800 B 3769900
C _____ D _____

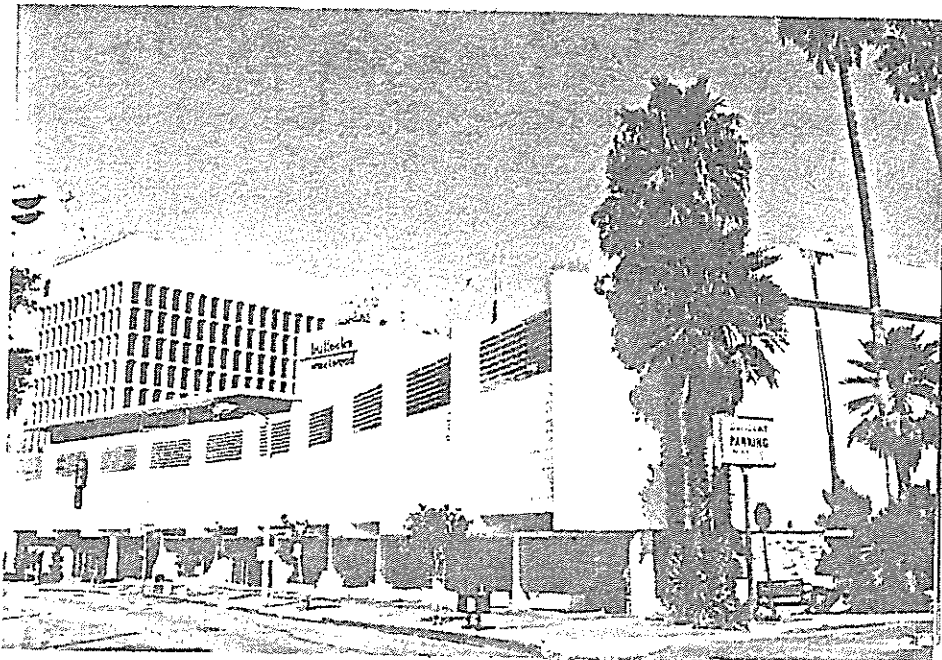
IDENTIFICATION

1. Common name: Bullocks Department Store
2. Historic name: Bullocks Department Store
3. Street or rural address: 10861 Weyburn Ave.
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: 4363-019-008
5. Present Owner: Federated Stores/Bullocks Div Address: P.O. Box 5501
City Los Angeles Zip 90055 Ownership is: Public _____ Private X
6. Present Use: Department Store Original use: _____

DESCRIPTION

- 7a. Architectural style: Post-war Modern
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Bullock's Westwood is representative of the post-World War II style developed by Welton Becket and others for suburban department stores. It accommodates a slightly sloped site and the need for parking by partial excavation and by varying the floor plan of each level. Approximately Y-shaped in overall plan, the reinforced concrete building presents a shallowly concave principal facade to Weyburn Avenue. It is dominated by a ^{tile} sheathed second story, punctuated by L-shaped piers. The windows and entries on the street level are recessed beneath these panels, which seem to hover over the street. Walls of rock frame these lower story openings. The upper story reads as a glazed penthouse, with a horizontal slab roof. Clustered palms provide a suitably suburban and tropical vertical accent to the store. It is unaltered on the exterior, and in good condition.



8. Construction date: 1951
Estimated _____ Factual X
9. Architect Welton Becket
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up
Residential Industrial _____ Commercial Other: _____
16. Threats to site: None known _____ Private development Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

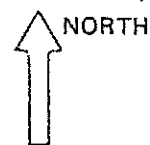
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

It was no coincidence that the elegant Bullock's Department Store was one of the first major retail establishments in Westwood Village. John G. Bullock, the store's founder, had been given his start in the retail business by Arthur Letts, founder of the Broadway and owner of the land on which the Village was located. The Janss Corporation, Letts' executors, developed the property after his death. Bullock, a very progressive retailer, pioneered the idea of quality suburban branch stores by creating Bullock's Wilshire in 1928. A year later, the same architects, John and Donald Parkinson, were commissioned to design a new branch in Westwood. The original store at the corner of Westwood and Weyburn went through several remodellings in an attempt to keep up with retailing innovations before the corporation decided a (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor
Gebhard & Winter, Architecture in L.A.,
A Compleat Guide
22. Date form prepared 11/27/85
By (name) Johnson Heumann for
Organization Gruen Associates
Address: 6330 San Vicente Bl.
City Los Angeles Zip 90048
Phone: (213) 937-4270

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.

19. Significance:

new facility was needed. The site chosen was half a block from the old store, and the architectural firm, Welton Becket, was considered as prestigious and innovative in 1950 as the Parkinsons had been twenty years before. The result was the current Bullock's Westwood, a large modern complex with plenty of that increasingly important component, parking. Becket had designed other flagship branches for Bullock's, including Bullock's Pasadena in 1947, which was said to "extend the Streamline Moderne into the post-war era." Welton Becket enlarged upon this concept in the prize-winning design for Westwood by creating interior spaces which flowed freely into one another on several different levels. The firm went on to design other Bullock's stores as the chain grew, as well as UCLA's Schoenberg Hall (1955), the Capitol Records Tower (1954), and the Los Angeles Music Center Complex (1964). Although not of the same vintage as most significant structures in the Village, the store provides a definite sense of place and time, and has been an important part of Village life for over thirty-five years. Associates with a noted architectural firm and major retailing establishment, it has become a prominent feature at the northern edge of the Village where the campus meets the business district.



Westwood Village
Specific Plan

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR SP SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

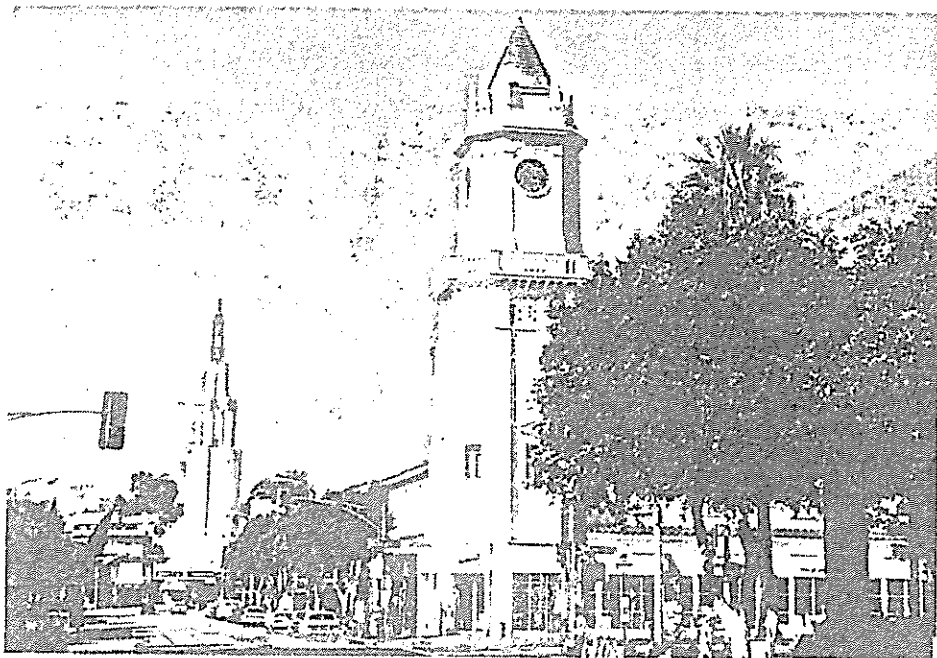
IDENTIFICATION

1. Common name: 10900 block of Weyburn Avenue
2. Historic name: _____
3. Street or rural address: Multiple
City Los Angeles Zip 90024 County Los Angeles
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Sandwiched between some of the major landmarks of Westwood Village, the 10900 block of Weyburn Avenue contains seven buildings, most of more modest impact, of which five retain some architectural interest. Like other blocks developed during Westwood's second growth phase in the late 30s and 40s, these one and two story commercial buildings are influenced by Moderne and Revival styles. Characterized by common wall construction, the block has recognizable boundaries, determined by the age and quality of buildings and natural divisions such as alleys, parking lots, and streets. A pedestrian environment is fostered by the scale of the buildings, continuity of the streetscape, and presence of street trees.



8. Construction date: 1936-1949
Estimated _____ Factual X
9. Architect _____
See continuation sheets
10. Builder _____
See continuation sheets
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
Residential ___ Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

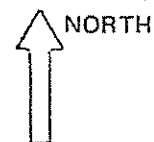
The five modest establishments in the 10900 block of Weyburn are typical of those built in the late 1920s on the interior lots of east-west streets. While they do not retain a high degree of architectural integrity, they continue to be representative of the scale of development from 1935-40. They illustrate the increasing role of the Moderne style in the Village, and the use of Classical Revival design elements as decoration. 10935 was built in 1938 by the Janss Company at the same time as the adjacent Bruin Theatre. It is one of noted architect Gordon Kaufmann's most modest commissions (see 1055, 1061 Broxton Avenue and 915 Westwood Boulevard for other Westwood designs and citations). Built at a cost of \$34,000, far in excess of the minimum cost requirements stipulated by the deed restrictions, the structure (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Los Angeles County Tax Assessor
City of L.A. Building Permits
Southwest Builder & Contractor

22. Date form prepared 11/27/85
 By (name) Johnson Heumann for
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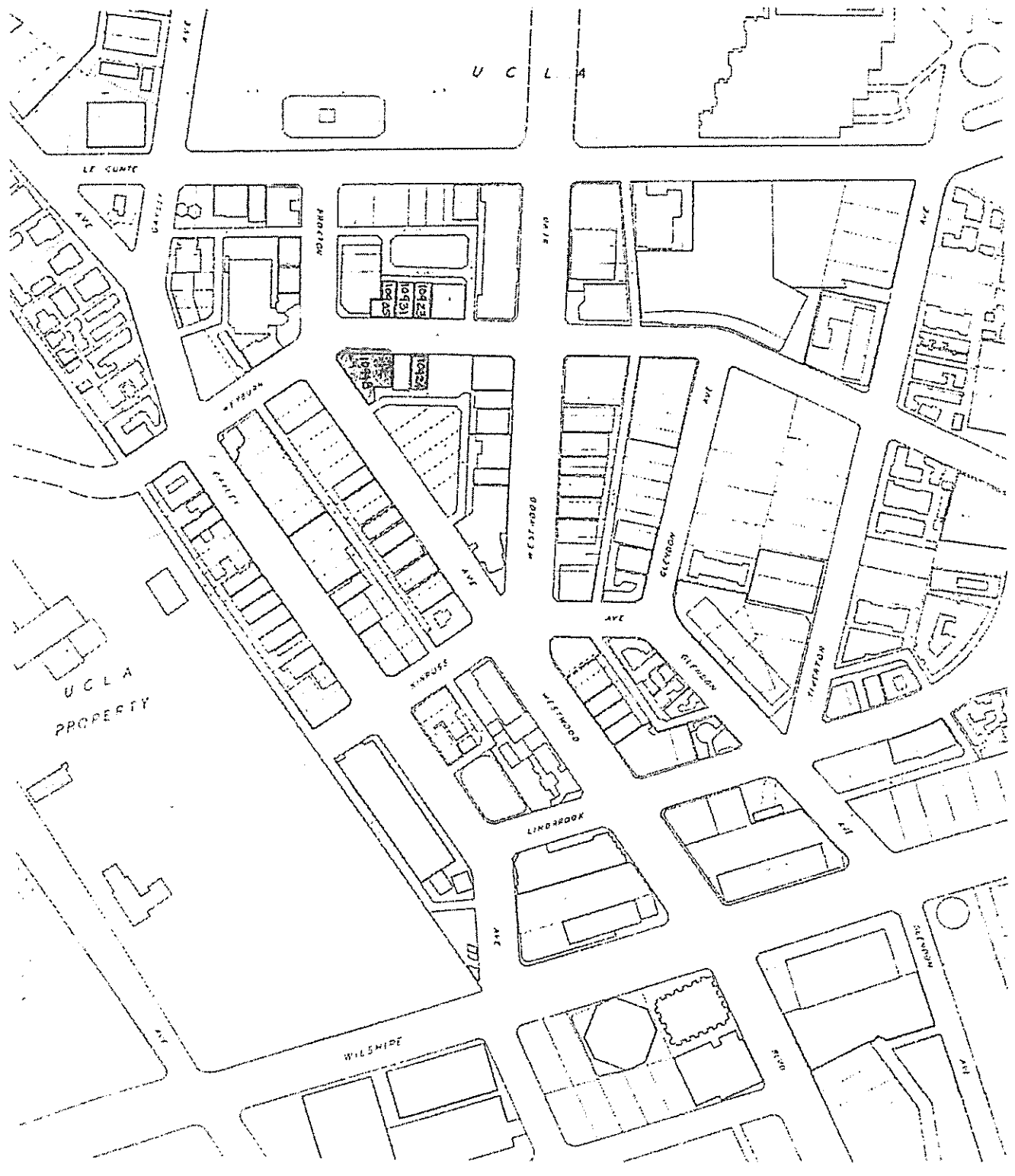
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached.

CONTINUATION SHEET: 10900 block of Weyburn Avenue

was originally used as a hardware store. Preceding the hardware store on the block were 10923 (1935), 10931 (1936), 10948, and the retail clothing establishment at 10924 designed in 1937 by Allen G. Siple. Like Kaufmann, Siple designed other structures in the Village (1100 Westwood Boulevard, 1057 Gayley).



Westwood Village
Specific Plan

CONTINUATION SHEET

NR: 5D
UTM: 11 366620 3769860

ADDRESS: 10923 Weyburn Ave.

COMMON NAME: Lamonicas NY Pizza

HISTORIC NAME: Unknown

PARCEL NUMBER: 4363-018-011

PRESENT OWNER: Ed Summer
P.O. Box 241547
Los Angeles, CA

ARCHITECTURAL STYLE: French

CONSTRUCTION DATE: 1949

ARCHITECT: Maynard Lyndon

BUILDER: Unknown

DESCRIPTION:

This two story reinforced concrete commercial building retains its integrity on the second floor. It features a continuous band of industrial sash across the facade, outlined by a reeded surround. These Moderne influenced elements are juxtaposed against a roof of vaguely French inspiration. A shingled low hip, it is wrapped by a diamond-patterned frieze and crested with a diamond molding between pinnacles. The street level frontage, as well as the signage zone between stores has been substantially altered. The building is in fairly good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366620 3769840

ADDRESS: 10924 Weyburn Ave.
COMMON NAME: The Wilger Company
HISTORIC NAME: Myer Siegal & Co.
PARCEL NUMBER: 4363-018-018
PRESENT OWNER: Charles Wilger
10924 Weyburn Avenue
Los Angeles, CA 90024

ARCHITECTURAL STYLE: Neo-Mediterranean

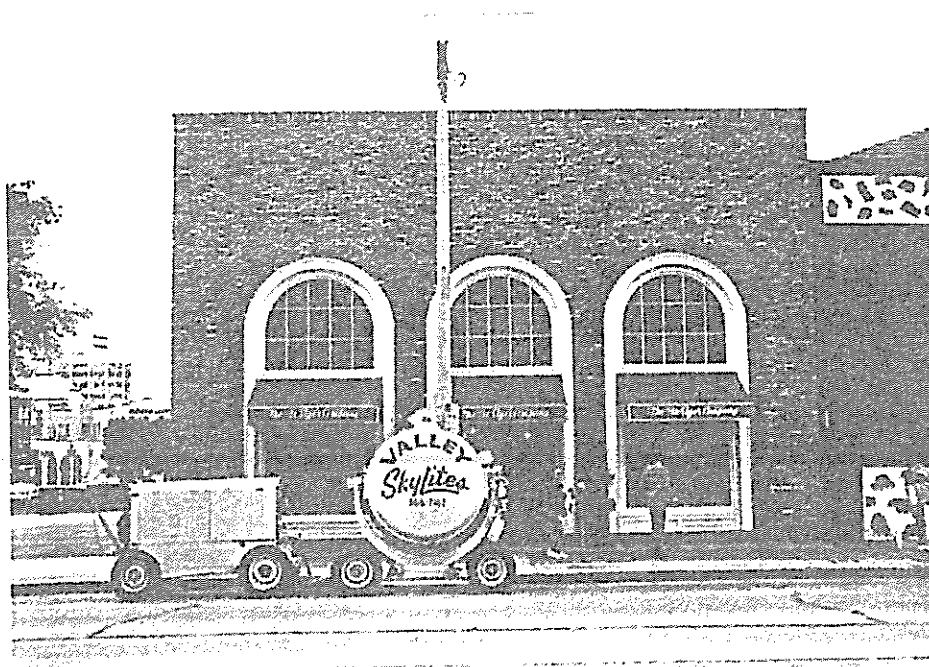
CONSTRUCTION DATE: 1937

ARCHITECT: Allen G. Siple

BUILDER: Unknown

DESCRIPTION:

This one story commercial building, located on the site of the exclusive Myer Siegal women's specialty shop, is compatible with the older Mediterranean designs used in Westwood. Either a substantial remodel of the store, built in 1937, or a new construction, it is now a one story, flat-roofed brick structure. The tall volume is illuminated by three large arched apertures. Unornamented, the building is in good condition.



CONTINUATION SHEET

NR: 5D
UTM: 11 366600 3769860

ADDRESS: 10931 Weyburn Ave.

COMMON NAME: Chapman Building

HISTORIC NAME: Chapman Building

PARCEL NUMBER: 4363-018-010

PRESENT OWNER: Lyons Newhall Inc.
14159 Riverside Dr.
Sherman Oaks CA 91423

ARCHITECTURAL STYLE: Mediterranean with Classical Revival influences

CONSTRUCTION DATE: 1936

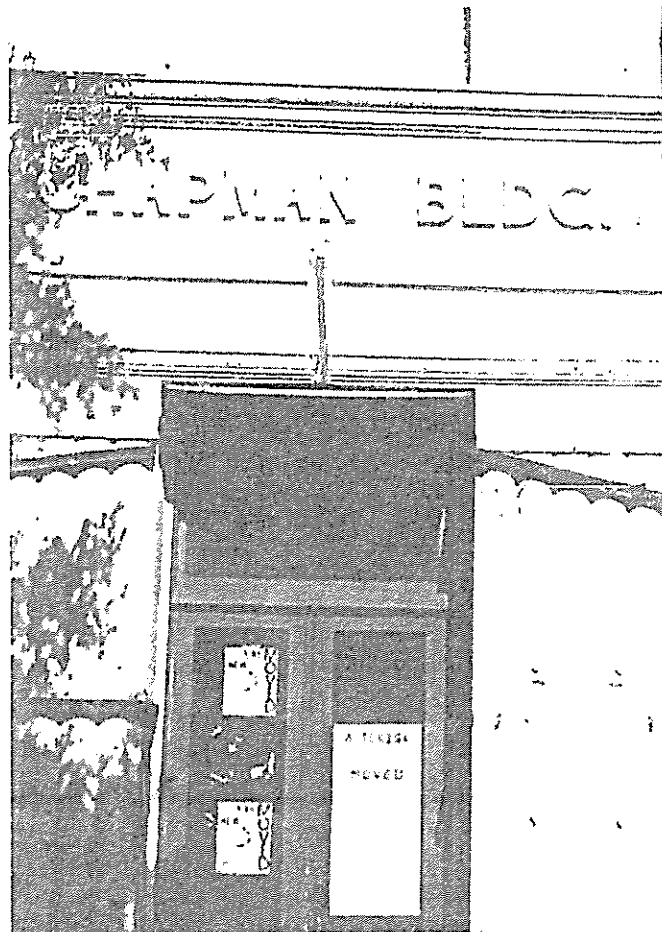
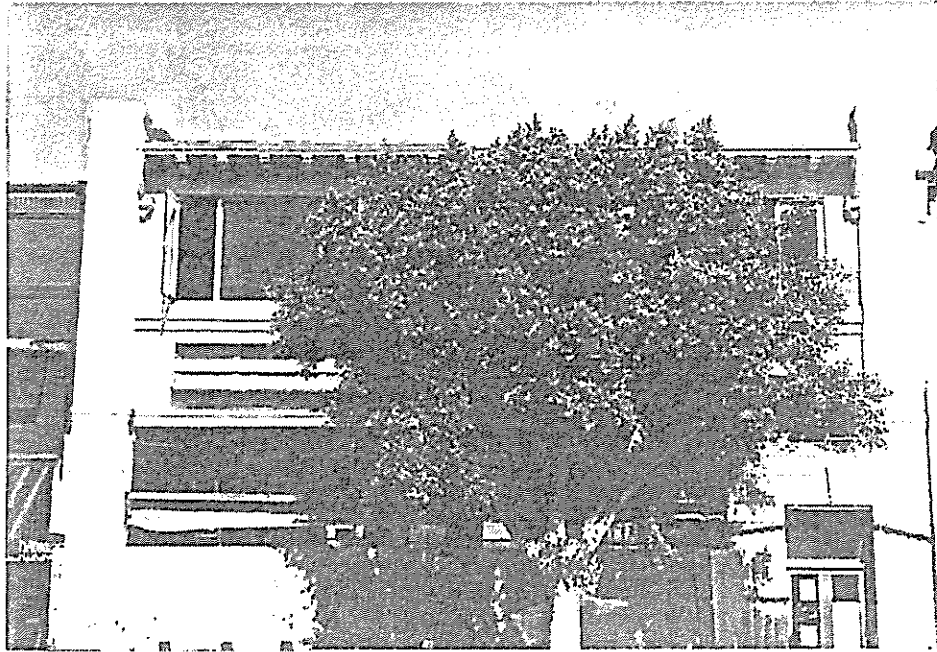
ARCHITECT: Arthur Halves

BUILDER: Unknown

DESCRIPTION:

The Chapman Building is representative of the "Mediterranean Moderne" which was one of the favored styles in Westwood in the late 1930s. Reeded piers, broken by a simplified entablature between stories frame the facade of the concrete structure. Although the street level storefronts have been altered, the entry, at the east end, is intact. It is recessed behind reeded piers, and raised letters in the frieze identify the building. A double door and transom provide access to the upper story. Large windows illuminate the offices and are shaded by the bracketed overhang of a gabled roof. The building is currently under renovation.

CONTINUATION SHEET: 10931 Weyburn Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366580 3769860

ADDRESS: 10935 Weyburn Ave.
COMMON NAME: Hamburger Hamlet
HISTORIC NAME: Unknown
PARCEL NUMBER: 4363-018-009
PRESENT OWNER: Westwood Village Dev. Co.
1010 Westwood Blvd.
Los Angeles CA 90024

ARCHITECTURAL STYLE: Classical Revival with Moderne influences

CONSTRUCTION DATE: 1938

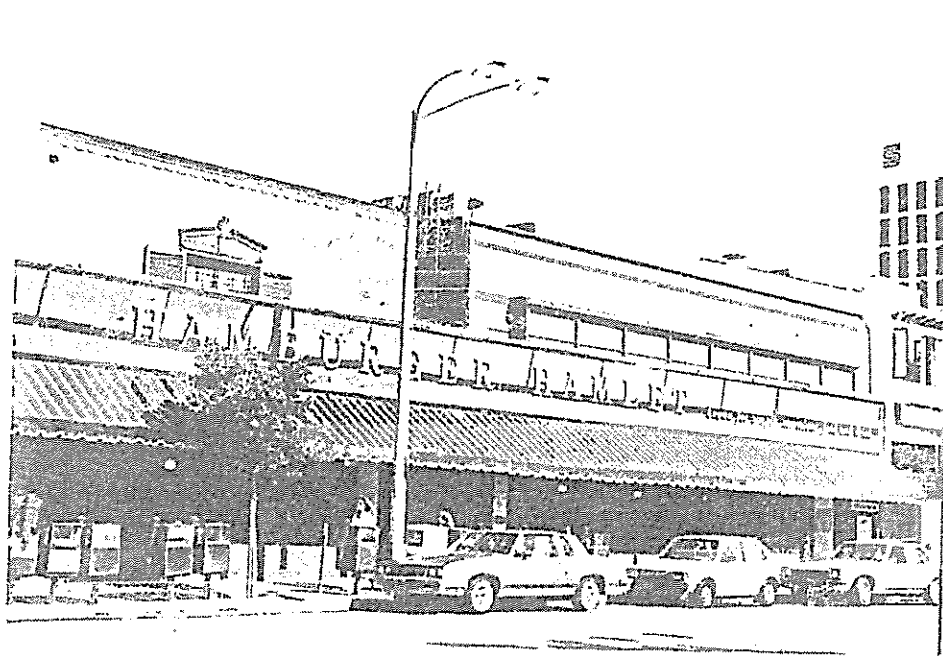
ARCHITECT: Gordon B. Kaufman

BUILDER: Unknown

DESCRIPTION:

Like most commercial buildings in Westwood, the Hamburger Hamlet is altered on its ground story. The two part second floor, however, preserves much of its original "Mediterranean Moderne" design. In the west section, the stuccoed facade features a single window, adorned with shutters and capped with broken pediment. An acanthus leaf above a triglyph-like ornament, and a molding of Greek fretwork decorate the pediment. The cornice of the flat roof is simply marked with a scalloped molding. In contrast to the west wing, the east wing is Moderne in inspiration. A band of eight windows (now enclosed) beneath a streamlined, beaded canopy, stretches across much of this wing. Another scalloped molding, this time reversed and butted against a fluted molding bands the east cornice. An L-shaped concrete building which abuts the Bruin Theatre, the Hamlet is in fairly good condition.

CONTINUATION SHEET: 10935 Weyburn Avenue



CONTINUATION SHEET

NR: 5D
UTM: 11 366560 3769860

ADDRESS: 10948 Weyburn Ave.

COMMON NAME: Stans Donuts

HISTORIC NAME: Unknown

PARCEL NUMBER: Unknown

PRESENT OWNER: Unknown
Unknown
Unknown CA Ukn

ARCHITECTURAL STYLE: Mediterranean

CONSTRUCTION DATE: Unknown

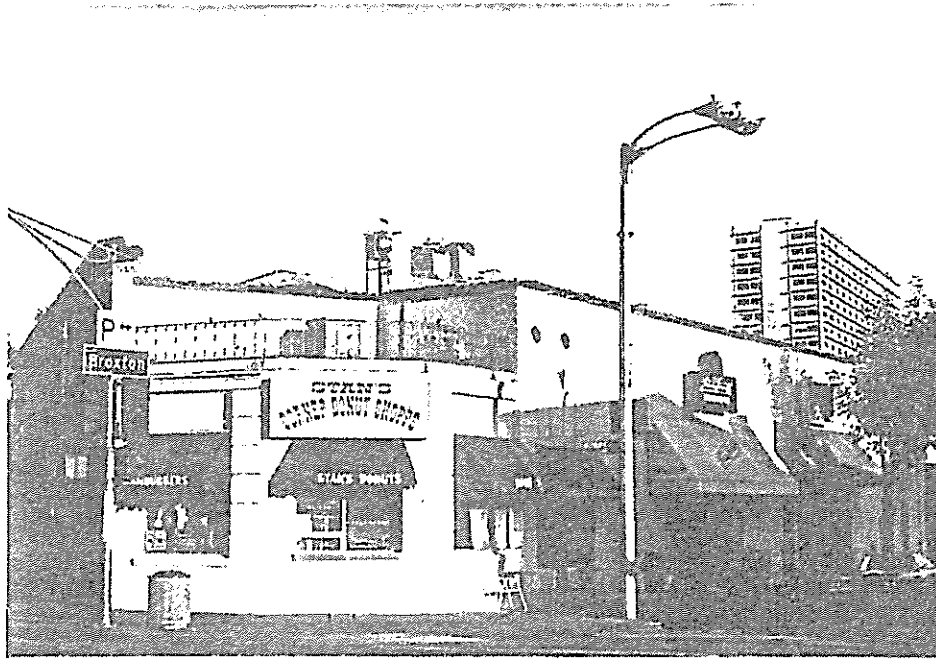
ARCHITECT: Unknown

BUILDER: Unknown

DESCRIPTION:

This wedge-shaped building of Mediterranean-influenced design is located at the intersection of Weyburn and Broxton. Apparently built in increments, it is one story and built of reinforced concrete and brick. A mission tile hipped roof tops the west (Broxton) facade while a parapet edged with tile caps the north (Weyburn) elevation. An angled bay with a simulated rusticated facade acknowledges the corner. Ornamental ironwork surmounts the bay. Altered storefronts face each street. Despite its many changes, the building does suggest the themes which were historically identified with Westwood Village.

CONTINUATION SHEET: 10948 Weyburn Avenue



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June 6, 1976. Part 7, page 4.
March 16, 1977. Part 4, page 1.
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"Westwood."

Criteria For Evaluation

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

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

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

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past

50 years *shall not be considered eligible* for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

Sec. 22.120. Creation and Designation of the Board.

The Board of Cultural Affairs Commissioners shall establish an advisory board to be known as the Cultural Heritage Board.

Sec. 22.121. Composition of the Board.

The Cultural Heritage Board shall be composed of five qualified persons, learned in the historic, cultural and architectural traditions of the community, to be selected and appointed by the Cultural Affairs Commission, subject to the approval of the City Council by majority vote.

Sec. 22.122. Appointment, Resignation, Compensation.

The members of said Cultural Heritage Board shall be paid \$10.00 per meeting attended, not to exceed four meetings per calendar month; and shall serve for a period of one year. They may be reappointed in the same manner as set forth hereinabove for their appointment.

Sec. 22.123. Exemption from Civil Service Provisions.

The members of the Cultural Heritage Board shall be exempt from all civil service provisions.

Sec. 22.124. Advisory Capacity.

The Cultural Heritage Board shall serve in an advisory capacity to the Cultural Affairs Commission. In addition, the Cultural Heritage Board shall perform those duties and obligations imposed upon it by Section 12.20.3 of the Los Angeles Municipal Code.

Sec. 22.125. Inspection and Investigation.

The Cultural Heritage Board shall inspect and investigate any site, building or structure in the City of Los Angeles which it has reason to believe is or will in the near future be an historical or cultural monument.

Sec. 22.126. List of Potential Sites.

The Cultural Heritage Board shall compile and maintain a current list of all such sites, buildings or structures which have been determined to be historical or cultural monuments. Such list shall contain a brief description of the site, building or structure, and the reasons for its inclusion in the list.

Prior to any modification of this list, the Cultural Heritage Board shall solicit opinions and information regarding any sites for inclusion or deletion from such list from the office of the Council District in which the site is located and from any department or bureau of the City whose operations may be affected by the designation of such site on the list. No modification to the list of historical or cultural monuments shall be effective unless and until such modification has been adopted by the City Council by a majority vote.

The City Council may, on its own initiative, propose sites for inclusion or deletion from such list. The Cultural Heritage Board after reviewing and investigating any such Council-initiated amendment to the list, and after soliciting opinions and information regarding such potential site, shall approve or disapprove the proposed inclusion or deletion and submit a report upon such action to the City Council. In the event the Cultural Heritage Board does not approve such Council proposed change to the list, the City Council may nonetheless adopt such change by a vote of two-thirds of the entire Council.

Sec. 22.127. Publication List.

The Cultural Heritage Board shall publish and transmit to all interested parties, the list referred to in Section 22.126, and shall disseminate any public information concerning the list or any site, building or structure contained therein, consistent with City Council policies and procedures.

(continued)

Sec. 22.128. Preservation of Monuments

The Cultural Heritage Board shall take all steps necessary to preserve such monuments not in conflict with the public health, safety and general welfare powers and duties of the City of Los Angeles, or its several boards, officers or departments. Such steps may include assistance in the creation of civic efforts committees; assistance in the establishment of a private fund for the acquisition or restoration of such monuments; and recommendation that such monuments be acquired by a governmental agency where private acquisition is not feasible. All such actions, prior to becoming effective, shall be first submitted to and approved by the Cultural Affairs Commission.

Sec. 22.129. Recommendation.

The Cultural Heritage Board shall make any recommendation to the Cultural Affairs Commission in connection with the exercise of its said powers and duties which it determines is necessary, prompt or carry out the spirit and intent of this article.

Sec. 22.130. Definition of "Monument"

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

Sec. 22.131. Notice and Appeal.

The Cultural Heritage Board shall transmit to and maintain with the Departments of Building and Safety, Recreation and Parks, Board of Public Works and the Board of Education, current copies of the list of historical and cultural monuments. The Cultural Heritage Board shall also notify the owner of each building, structure or site in writing of the fact that his property is included in the list, and shall give such person written notice of any further action which it takes with respect to such property. For purposes of this section, the owner of such property shall be deemed to be the person appearing as the owner of such property on the last equalized assessment roll of the County of Los Angeles and appearing as the owner of such property on the ownership roll of the County of Los Angeles and the County Assessor indicate ownership in different persons, those persons appearing on each of such lists shall be notified. Such notice shall be mailed to the address shown on the said assessment roll or the City Clerk's records, as applicable, as soon as practicable after the property is included in the list or the Cultural Heritage Board takes any further action regarding it. The owner may appeal any such action taken by the Cultural Heritage Board to the Cultural Affairs Commission.

Sec. 22.132. Hearings Required.

No permit for the demolition, substantial alteration or removal of any building, structure or site contained in said list shall be issued, and no such site, building or structure shall be demolished, substantially altered or removed by the City without first referring the matter to the Cultural Heritage Board, except where the Superintendent of Building or the City Engineer determines that demolition, removal or substantial alteration of any such building, structure or site is immediately necessary in the interest of the public health, safety or general welfare.

Sec. 22.133. Time for Objection by the Board.

Where any matters subject to Section 22.132 of this code are referred to the Cultural Heritage Board, it shall have 15 days from the date of such notification within which to object to the proposed demolition, major alteration or removal. If no such objection is filed with the appropriate department or board within the said 15 days, all such objections shall be deemed to have been waived. If the Cultural Heritage Board objects to the proposed demolition, major alteration or removal, it shall file its objection with the appropriate department or board. The filing of such objection shall suspend the issuance of such permit, the demolition or other alteration of such building or structure or the removal of such site for a period of not less than 30 nor more than 180 days, during which time the Cultural Heritage Board shall take such steps within the scope of its powers and duties as it determines are necessary for the preservation of the site, building or structure to be demolished, altered or removed. No such action shall be taken by the Cultural Heritage Board, however, until the same has been first submitted

(continued)

to and approved by the Board of Cultural Affairs Commissioner. At the end of the first 90 days, the Cultural Heritage Board shall report its progress to the Cultural Affairs Commissioner which may, upon review of the progress report, withhold and cancel the objection to the proposed demolition, major alteration or removal. If the Commissioner determines, upon the basis of said progress report, to withhold and cancel any such objection, it shall promptly notify the Department or Board concerned of its action. Upon receipt of such notification, the permit may be issued and the building, structure or site may be demolished, altered or removed, as the case may be. If at the end of the first 90 days of the aforesaid 180 day period it is found that the preservation of the site, building or structure cannot be fully accomplished within the 180 day period, and the Cultural Heritage Board determines that such preservation can be satisfactorily completed within an additional period not to exceed 90 days, the Cultural Heritage Board may recommend to the Cultural Affairs Commissioner that a request for extension be made to the appropriate Department or Board. Such recommendation shall set forth the reasons therefor and the progress to date of the steps taken to preserve the monument. The Cultural Affairs Commissioner may accept such recommendation for good cause shown, and if it appears that preservation may be completed within the time requested, and upon approval of the City Council, may request the appropriate Department or Board to grant an extension of time not to exceed 90 days for the purpose of completing the same. The Department or Board to which such a request is made shall grant such extension, except where it determines that granting such an extension is not in the best interest of the public health, safety or general welfare. No such request for extension shall be made after the expiration of the original 180 day suspension period.

Sec. 22.134. In Right to Acquire Property.

The Cultural Heritage Board shall have no power or right to acquire any property for or on behalf of itself or the City of Los Angeles, nor shall it acquire or hold any money for itself or on behalf of the City.

Sec. 22.135. Rules and Regulations of the Board.

The Cultural Heritage Board may adopt such rules and regulations as are necessary to carry out the purpose and intent of this article.

Sec. 22.136. Cooperation with the Board.

All Boards, Commissions, Departments and Officers of the City shall cooperate with the Cultural Heritage Board in carrying out the spirit and intent of this article.

PER ORDINANCE 153,891
DATE: JULY 1, 1980

ORDINANCE NO. 152422

An Ordinance amending Article 2 of Chapter 1 of the Los Angeles Municipal Code to provide for the creation of Historic Preservation Overlay Zones.

THE PEOPLE OF THE CITY OF
LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Article 2 of Chapter 1 of the Los Angeles Municipal Code is hereby amended by adding Section 12.20.3 to read as follows:

SECTION 12.20.3 - "HP" HISTORIC PRESERVATION OVERLAY ZONE

The following regulations shall apply in a HP Historic Preservation Overlay Zone:

A. PURPOSE

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of structures, natural features, sites and areas within the City of Los Angeles having historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of this Section is to:

1. Protect and enhance the use of structures, features, sites, and areas that are reminders of the City's history or which are unique and irreplaceable assets to the City and its neighborhoods or which are worthy examples of past architectural styles;
2. Develop and maintain the appropriate settings and environment to preserve the aforementioned structures, natural features, sites and areas;
3. Enhance property values, stabilize neighborhoods and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;
4. Foster public appreciation of the beauty of the City and the accomplishments of its past as reflected through its structures, natural features, sites and areas;
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history.

B. DEFINITION

For the purpose of this Section, the following words and phrases are defined:

1. "ALTERATION" is any exterior change or modification of a structure, natural feature or site within a Historic Preservation Overlay Zone.
2. "ARCHITECTURAL" is anything pertaining to the science, art or profession of designing and constructing buildings.
3. "ASSOCIATION" is any Historic Preservation Association as established by this Section.

(over)

4. "CERTIFICATE OF APPROPRIATENESS" is an approved certificate issued for the change in occupancy, construction, demolition, alteration, removal, or relocation of any publicly or privately owned structure, natural feature or site within a Historic Preservation Overlay Zone.
5. "CHANGE IN OCCUPANCY" is a change in the use of a building or land as approved by the Department of Building and Safety through the issuance of a Certificate of Occupancy.
6. "CULTURAL" is anything pertaining to the concepts, skills, habits, arts, instruments or institutions of a given people at a given point in time.
7. "HISTORIC" is any structure, natural feature, or site which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of the City, State or Nation.
8. "LANDMARK" is any structure, natural feature or site designated as a Cultural or Historic Monument by the Cultural Heritage Board.
9. "NATURAL FEATURE" is any significant tree, plant life, geographical or geological site or feature.
10. "OWNER" is any person, association, partnership, firm, corporation or public entity appearing as the holder of title on any property as shown on the records of the City Clerk or on the last assessment role of the County of Los Angeles, as applicable.
11. "PRESERVATION ZONE" is any area of the City of Los Angeles containing structures, natural features or sites having historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this section.
12. "RENTER" is any person in a Preservation Zone who has rented or leased a dwelling unit or other structure within the district for a continuous time period of at least three (3) years.

USE

Whenever the City Council shall establish, add land to, eliminate land from or repeal in its entirety a Preservation Zone, the provisions of this Section shall not be construed as an intent to abrogate any other provision of this Code. When it appears that there is a conflict therewith, the most restrictive requirements of this Code shall apply.

D. HISTORIC PRESERVATION ASSOCIATION

1. Establishment and Composition - There is hereby established within each Preservation Zone a Historic Preservation Association. Each Association shall have, as part of its name, words linking it to its area of administration and distinguishing it from other similar associations. An Association shall be composed of five (5) members. At least three (3) members shall be renters or owners who reside in the Preservation Zone.
2. Term of Membership - Members of the Association shall serve for a term of five (5) years, except that initial appointments of members shall be staggered as provided in subsection 3 below.

ORDINANCE NO. 152422

3. Appointment of Members - To the maximum extent practicable, members shall be appointed as follows:
- (a) One (1) member having extensive real estate experience shall be appointed by the Mayor. The initial appointee shall serve a one-year term.
 - (b) One (1) member having extensive construction industry experience shall be appointed by the City Council. The initial appointee shall serve a two-year term.
 - (c) Two (2) members, one (1) member being an architect licensed by the State of California, shall be appointed by the Cultural Heritage Board with the concurrence of the Municipal Arts Commission. In the event that neither appointment under (a) nor (b) above is of a renter or owner residing in the Preservation Zone, then both of such appointees shall be renters or owners residing in the Preservation Zone.
 - (d) In the event only one appointment under (a) or (b) above is of a renter or owner residing in the Preservation Zone, then at least one of such appointees shall be a renter or owner residing in the Preservation Zone. The initial architect appointee shall serve a three-year term. The other initial appointee shall serve a four-year term.
 - (e) One (1) member at large selected by a majority vote of the previously listed four (4) members. Such member shall be a renter or owner residing in the Preservation Zone unless at least three of the other four members are renters or owners residing in the Preservation Zone. The initial appointee shall serve a five-year term.

All members shall have demonstrated a knowledge of, and interest in, the culture, structures, sites and features of the area encompassed by the Preservation Zone.

4. Vacancies - In the event of a vacancy occurring during the term of a member of the Association, the same body or official who appointed such member shall make an interim appointment of a person to fill out the unexpired term of such member. Where such member is required to have specified qualifications, such vacancy shall be filled for the unexpired term of such member by interim appointment of a person having such qualifications.
5. Expiration of Term - Upon expiration of a term for any member of the Association, the appointment for the next succeeding term shall be made by the same body or official which made the previous appointment.
6. Organization - Each Association shall hold regular meetings and establish such rules as it may deem necessary to properly exercise its function. The Association shall elect a Chairperson and Vice-Chairperson who shall serve for a one (1) year period. The Association shall designate a Secretary and Treasurer who shall serve at the Association's pleasure. Three (3) members shall constitute a quorum. Decisions shall be determined by majority vote of the Association. Public minutes and records shall be kept of all meetings and proceedings showing the attendance, resolutions, findings, determinations and decisions, including the vote of each member. To the extent possible, the staffs of the Department of City Planning and Municipal Arts Department may assist the Association in performing its duties and functions.

7. Power and Duties - When considering any matter under its jurisdiction, the Association shall have the following power and duties:

- (a) To evaluate any proposed changes of the Preservation Zone it administers and make recommendations thereon to the Planning Commission, Cultural Heritage Board and City Council.
- (b) To evaluate any architectural/historical survey undertaken within the Preservation Zone it administers and make recommendations thereon to the Planning Commission, Cultural Heritage Board and City Council.
- (c) To study, review and evaluate any proposals for the designation of Landmarks within the Preservation Zone it administers and make recommendations thereon to the Cultural Heritage Board.
- (d) To evaluate all applications for a Certificate of Appropriateness within its Preservation Zone and make recommendations thereon to the Planning Commission, Cultural Heritage Board or City Council on appeal.
- (e) To encourage understanding of and participation in historic preservation by residents, private business, private organizations and governmental agencies.
- (f) In pursuit of the purposes of this Section, to render guidance and advice to any owner or occupant on a proposed change in occupancy, construction, demolition, alteration, removal or relocation of any Landmark or any structure, natural feature or site within the Preservation Zone it administers.
- (g) To tour the Preservation Zone it represents on a regular basis to promote the purposes of this Section and to report to appropriate City agencies matters which may require enforcement action.
- (h) In cooperation with the Cultural Heritage Board, to adopt criteria for the timely and comprehensive updating of the Architectural/Historical Survey for the Preservation Zone it administers.
- (i) To make recommendations to the City Council concerning the transfer of development rights, facade easements, covenants, and the imposition of other restrictions for the purposes of historic preservation.
- (j) To make recommendations to the City Council concerning the utilization of grants and budget appropriations to promote historic preservation.
- (k) To employ staff or hire such consultants as may be required in the performance of its duties using available Association funds.
- (l) To accept donations from outside sources to be utilized for historic preservation efforts.

E. PROCEDURE FOR ESTABLISHMENT, CHANGE OR REPEAL OF A PRESERVATION ZONE

1. ARCHITECTURAL/HISTORICAL SURVEY

Proceedings to establish, change boundaries of, or repeal a Preservation Zone may be initiated by the City Council, Planning Commission or Cultural

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Heritage Board or by the filing of an application by any owner of property located, or renter residing, within the boundaries of said proposed or existing Preservation Zone. Such application shall be filed in the public office of the Department of City Planning upon a form prescribed for that purpose. Upon receipt of such application, a copy will be sent to the Cultural Heritage Board for evaluation. As a part of the evaluation of an application for establishment or change of boundaries of a Preservation Zone, the Cultural Heritage Board shall cause to be prepared an architectural/historical survey of the involved area identifying all significant and non-significant structures and all significant natural features or sites. For purposes of the architectural/historical survey, no structure, natural feature or site, unless of exceptional importance, shall be considered historic unless it is at least 40 years of age.

The Cultural Heritage Board shall consider and comment upon the appropriateness of the boundaries of the proposed or existing Preservation Zone.

2. Finding of Significance

The architectural/historical survey shall also include a factual statement, supporting or opposing a finding that structures, natural features and sites, within the involved area or the area as a whole are significant. To be significant such structures, natural features or sites within the involved area or the area as a whole shall meet one or more of the following criteria:

- (a) has substantial value as part of the development, heritage or cultural characteristics of, or is associated with the life of a person important in the history of, the City, State or Nation; or
- (b) is associated with an event that has made a substantial contribution to the broad patterns of our history;
- (c) is constructed in a distinctive architectural style characteristic of an era of history;
- (d) embodies those distinguishing characteristics of an architectural type or engineering specimen;
- (e) is the work of an architect or designer who has substantially influenced the development of the City;
- (f) contains elements of design, detail, materials or craftsmanship which represent an important innovation;
- (g) is part of or related to a square, park or other distinctive area and should be developed or preserved according to a plan based on a historic, cultural, architectural or aesthetic motif;
- (h) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or City.
- (i) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

3. Cultural Heritage Board Determination

The Cultural Heritage Board shall approve or conditionally approve the establishment of or change in boundaries of a Preservation Zone only (1) upon a majority vote and (2) a written finding that structures, natural features, and sites within the involved area or the area as a whole meet one or more of criteria (a) through (i), inclusive, hereinabove.

In the event that the Cultural Heritage Board cannot reasonably complete the architectural/historical survey within the 45 day time period, the Board shall notify the Planning Commission in writing and the time period may be extended for a specified further time period. In the event that the Cultural Heritage Board does not respond within the aforementioned time period, said board will be deemed to have forfeited all jurisdiction in the matter.

4. Planning Commission Determination

Upon approval, conditional approval or failure to act by the Cultural Heritage Board within the aforementioned time, the application if any; architectural/historical survey; comments, if any, regarding the proposed Preservation Zone boundary's appropriateness; and any file related thereto shall be transmitted to the Planning Commission for action. The Planning Commission shall proceed to approve, approve with changes or disapprove the application as filed.

The Planning Commission in its deliberations shall carefully consider the survey and factual statement, if any, of the Cultural Heritage Board.

5. City Council Determination

The processing of an application for, or the initiation of, the establishment, change in boundaries or repeal of a Preservation Zone and its accompanying architectural/historical survey shall conform with all requirements of Section 12.32-C,D and E of this Code.

6. Exception

Notwithstanding any other provisions of this Code, in the event that the Cultural Heritage Board has requested and received an extension of time from the Planning Commission in order to complete an architectural/historical survey, the mandatory time limit of 75 days for Planning Commission action under Section 12.32-D,1 of this Code shall be suspended and extended to incorporate such time extension.

F. CERTIFICATE OF APPROPRIATENESS

1. Prohibition

No person shall change in occupancy, construct, alter, demolish, relocate or remove any structure, natural feature or site within or from a Preservation Zone unless a Certificate of Appropriateness shall have been approved by the Planning Commission for such action pursuant to this Section. No Certificate of Appropriateness shall be approved unless the plans for said changes in occupancy, construction, demolition, alteration, relocation, or removal conform with the provisions of this section. Any approval or denial shall include written findings in support thereof.

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2. Procedures for Obtaining A Certificate of Appropriateness

Excepting demolition of a structure, any plans for a change in occupancy, construction, alteration, relocation or removal of a structure, natural feature or site, or any combination thereof, within a Preservation Zone shall first be submitted, in conjunction with an application, to the public counter of the Department of City Planning upon a form provided for that purpose. Upon receipt of such application, copies of the application and plans shall be sent by the Department of City Planning to the Cultural Heritage Board and the Association for that Preservation Zone for evaluation. Within thirty (30) days of the receipt of such application, the Cultural Heritage Board and Association shall submit to the Planning Commission for final determination their respective recommendations that said Commission approve, conditionally approve or disapprove the certificate. In the event that the Cultural Heritage Board or Association does not submit their recommendations within the subject time period, said board or association will be deemed to have forfeited all jurisdiction in the matter, and the Planning Commission shall proceed to approve conditionally approve or disapprove said certificate as filed. No Certificate of Appropriateness shall be approved, conditionally approved, disapproved or issued until the appeal period, as set forth in Subsection G, has expired or until any appeal has been resolved.

3. Standards for Issuance of Certificate of Appropriateness

(a) in making a determination on any Certificate of Appropriateness, the Planning Commission shall not approve any such certificate unless it finds the plans consistent with the following:

- (1) the Purpose statement of this Section (12.20.3-A),
- (2) the protection and preservation of those structures, natural features or sites specified as complying with one or more of the criteria set forth in subsections E-2 (a) through (i) hereof and set forth in the architectural/historical survey.

(b) Such determination may include, but not be limited to, a consideration of the following factors:

- (1) Architectural design
- (2) Color and texture of surface materials
- (3) Construction materials
- (4) Development density
- (5) Grading and site development
- (6) Height and bulk of buildings
- (7) Landscaping
- (8) Land use including accessory uses

(9) Lot area and dimensions

(10) Lot coverage

(11) Off-and on-street parking

(12) Orientation of buildings

(13) Public areas

(14) Signs

(15) Landscaping

(16) Street furniture

(17) Light fixtures

(18) Walls

(19) Fences

(20) Steps

(21) Yards and setbacks

4. Demolition

- (a) Any person proposing to demolish any structure within a Preservation Zone shall apply for a Certificate of Appropriateness. However, no certificate of appropriateness shall be required with respect to any structure within a Preservation Zone which has not been designated as having significance in the current architectural/historical survey and whose demolition is being undertaken with the prior written approval of the Association.
- (b) Upon receipt of an application for a Certificate of Appropriateness for demolition, the Planning Commission shall as soon as possible make a determination, supported by written findings, whether one or more of the following criteria are met:
- (1) The structure is of such interest or quality that it would reasonably meet national, state or local criteria for designation as an historic or architectural landmark.
 - (2) The structure is of such unusual or uncommon design texture or materials that it could not be reproduced or be reproduced only with great difficulty and expense.
 - (3) Retention of the structure would aid substantially in preserving and protecting a structure which meets criteria (1) or (2) hereinabove.

Where the Planning Commission determines that one or more of these criteria are met, no Certificate of Appropriateness shall be issued and the application shall be denied.

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(c) Upon a determination by the Planning Commission that one or more of the criteria in subsection (b) are not met with respect to a structure, to complete its application the applicant shall file with the Planning Department a recent certification of the fair market value of the subject land and improvements by the Bureau of Right of Way and Land. For purposes of this Section, fair market value shall be the value of the land and improvements as certified by the Bureau of Right of Way and Land.

(d) No Certificate of Appropriateness for such demolition shall be approved by the Planning Commission unless it finds that the applicant has, for a time period prescribed in the schedule below, made a good faith effort to sell or otherwise dispose of such structure at or below fair market value to any public or private person or agency which gives a reasonable assurance of its willingness to preserve and restore such structure and the land pertaining thereto. The time periods in the schedule below shall commence with the date of the filing of the certification of fair market value to subsection (a) above.

In accordance with Section 12.20.3-H of this Code, the time schedule for efforts to sell shall be as follows:

- (1) One (1) month when the fair market value is less than twenty-five thousand dollars (\$25,000).
- (2) Two (2) months when the fair market value is twenty-five thousand dollars (\$25,000) or more but less than fifty-thousand dollars (\$50,000).
- (3) Three (3) months when the fair market value is fifty-thousand dollars (\$50,000) or more but less than seventy-five thousand dollars (\$75,000).
- (4) Four (4) months when the fair market value is seventy-five thousand dollars (\$75,000) or more but less than one hundred thousand dollars (\$100,000).
- (5) Five (5) months when the fair market value is more than one hundred thousand dollars (\$100,000).

5. Notice and Public Hearing - in making its recommendation to approve, conditionally approve, or disapprove any Certificate of Appropriateness, the Association shall hold a public hearing and shall notify all property owners and occupants within 300 feet of the property involved at least five (5) days prior to the date of the hearing. A copy of the final determination of such proceedings shall be mailed to the applicant and other interested parties.

6. Notwithstanding any provision of this Section, nothing herein shall be construed as superseding or overriding the Cultural Heritage Board's authority as provided in Section 22.136 and 22.137 of the Los Angeles Administrative Code.

G. APPEALS

For any application for a Certificate of Appropriateness as defined in this section, the action of the Planning Commission shall be deemed to be final unless appealed.

No Certificate of Appropriateness shall be deemed approved nor issued until the time period for appeal has expired. An action of the Planning Commission may be appealed to the City Council by the applicant, member of the Cultural Heritage Board, member of the Association or any interested owner or renter residing within the Preservation Zone. Such appeal shall be filed at the public counter of the Planning Department within twenty (20) days of the date of mailing the notification of approval, conditional approval or disapproval to the applicant and set forth specifically where the petitioner believes the Planning Commission findings and decision to be in error. Such appeal shall be filed in triplicate and the Planning Department shall forward a copy thereof to the Association and the Cultural Heritage Board. On appeal the City Council may grant or deny the appeal, conditionally grant the appeal, or refer the matter to the Planning Commission for further consideration. No action shall be taken by the Council on any approval, conditional approval or disapproval unless an appeal therefrom is filed within the specified time.

H. EXCEPTIONS

The provisions of Subsection F hereof shall not apply to the following conditions:

- (a) Where the structure, natural feature or site within the Preservation Zone is being restored to its original appearance and such restoration is being undertaken with prior written approval of the Association.
- (b) Where a structure, natural feature or site within a Preservation Zone has been damaged by fire, earthquake or other act of God to the extent that it cannot be repaired or restored with reasonable diligence, and where demolition of such structure, natural feature or site is being undertaken with prior written approval of the Association.
- (c) Where emergency or hazardous conditions exist as determined by the Department of Building and Safety; and, said emergency or hazardous conditions must be corrected in the interest of the public health, safety and welfare.
- (d) Where ordinary maintenance or repair work is undertaken in respect to any structure, natural feature or site, and such work does not require the issuance of a building permit.
- (e) Where a proposed Public Works Improvement to be carried out, in whole or in part, within a Preservation Zone is submitted to the Cultural Heritage Board for a determination whether there exist historic, architectural or cultural properties within the Preservation Zone of "potential environmental impact" that meet the criteria for an evaluation of eligibility for inclusion in the National Register of Historic Places, pursuant to Title 36 of the Code of Federal Regulations.

I. PUBLICLY OWNED PROPERTY

The provisions of this Section shall apply to any structure, natural feature or site within a Preservation Zone which is owned or leased by a public entity to the extent permitted by law.

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J. ENFORCEMENT

The Department of Building and Safety shall make all inspections of any property which are necessary for the enforcement of this Section. Any person violating or failing to comply with the provisions of this Section shall be subject to the provisions of Section 11.00(m) of this Code.

K. INJUNCTIVE RELIEF

Where it appears that the owner, occupant or person in charge of a structure, natural feature, site or area within a Preservation Zone threatens, permits, is about to do or is doing any work or activity in violation of this Section, the City Attorney may forthwith apply to an appropriate court for a temporary restraining order, preliminary or permanent injunction, or such other or further relief as appears appropriate.

L. TERMINATION

Any Certificate of Appropriateness which has been approved under the provisions of this Section shall expire twenty-four (24) months from the date of issuance if the work authorized is not commenced within this time period. Further, such Certificate will expire if the work authorized is not completed within five (5) years of the date of issuance.

M. FEE CHART

The fee chart contained in Subsection 1 of Section 19.01 of the Los Angeles Municipal Code is hereby amended by adding the following types of applications and fees thereto:

FILING FEE

Type of Application	Flat Fee	For First Block or Portion Thereof	For Each Additional Block or Portion Thereof	Appeal To	Each Appeal
<u>Historic Preservation Zone</u>		\$680.00	\$450.00	City Council	One-half filing fee
<u>Certificate of Appropriateness</u>	\$200.00	None	None	City Council	One-half filing fee

N. SEVERABILITY

If any provision of the Section or the application thereof to any person or circumstances is held invalid, the remainder of this Section and the application of such provision to other persons or circumstances shall not be affected thereby, and to this end the provisions of this Section are hereby declared severable.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of May 9, 1979:

REX E. LAYTON, City Clerk

By: Edward W. Ashdown, Deputy

Approved May 15, 1979

Tom Bradley, Mayor

File No. 72-4167

7/6/79/rb