

SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report Westwood Community Plan Area



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources



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Table of Contents

Project Overview	1
SurveyLA Methodology Summary	1
Project Team	3
Survey Area	3
Designated Resources	15
Community Plan Area Survey Methodology	17
Summary of Findings	19
Summary of Property Types	19
Summary of Contexts and Themes	21
For Further Reading	64
Appendices	
Appendix A: Individual Resources	
Appendix B: Non-Parcel Resources	
Appendix C: Historic Districts & Planning Districts	

Project Overview

This historic resources survey report (“Survey Report”) has been completed on behalf of the City of Los Angeles Department of City Planning’s Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the Westwood Community Plan Area (CPA). This project was undertaken from November 2013 to February 2015 by Historic Resources Group (HRG).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes, and property types; and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (“Master Report”) which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. The Master Report, Survey Report and Appendices are available on the Survey Findings page at SurveyLA.org. Additionally, survey data for this CPA is available at HistoricPlacesLA.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the Secretary of the Interior’s Professional Qualification Standards in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are taken of all evaluated resources.

Field Surveys do not include:

- Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California, or local registers).
- Community Redevelopment Area (CRA) surveys conducted within the last five years
- Potential Historic Preservation Overlay Zone (HPOZ) areas which have been surveyed in the last five years and are in the process of being designated.

SurveyLA Resources Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel, such as a residence. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Districts may include single or multiple parcels, depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, sites, objects, and other features located within historic districts. Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area that makes it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning features – such as height, massing, setbacks, and street trees – which warrant consideration in the local planning process.

Project Team

The Westwood CPA survey was conducted by Historic Resources Group. Personnel included Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Principal; Paul Travis, Principal; Heather Goers, Architectural Historian; Robby Aranguren, Planning Associate, and Christy Johnson McAvoy, Founding Principal. Additional assistance was provided by interns Emily Williams, Chris Taylor, Tim Rosenstein, and Lauren Postlmayr. Kari Fowler served as the project manager. Author and historian Jan Loomis served as a consultant on the project.

Survey Area

Description of the Survey Area

The identified survey area (“Survey Area”) corresponds with the boundary for the Westwood Community Plan Area (CPA). Located in western Los Angeles, the Survey Area is bounded generally by Sunset Boulevard to the north; Greenway Drive, Walden Drive, and Whittier Drive to the east; Santa Monica Boulevard to the south; and Veteran Avenue and Sepulveda Avenue to the west. The Survey Area borders the CPAs of Bel Air-Beverly Crest to the north, West Los Angeles to the south, and Brentwood-Pacific Palisades to the west; the area abuts the City of Beverly Hills to the east. (*See Survey Area Map below.*)

The CPA consists of a total of 5,315 parcels. Of these, approximately 5,172 parcels were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980, or resources that have been designated under federal, state, or local programs.¹

The topography of the Survey Area is highly varied. The northern portion of the Survey Area is dominated by the foothills of the Santa Monica Mountains, and streets in this area generally follow the contours of the landscape. The southern portion of the Survey Area, located south of Wilshire Boulevard, is largely characterized by flat or gently-sloping terrain which allows for a generally rectilinear street grid. The Survey Area is traversed by several major thoroughfares, including Beverly Glen Boulevard, Hilgard Avenue, Westwood Boulevard, and Veteran Avenue running north/south, and Wilshire Boulevard running east/west. The Survey Area is accessed from the west by the San Diego (405) Freeway at Sunset, Wilshire, and Santa Monica boulevards.

The Survey Area is comprised of low- to medium-density urban land uses, including residential, commercial, and institutional properties. A substantial portion of the land

¹ The *Designated Resources* map on page 16 depicts the designated resources within the CPA at the time of the survey.

within the CPA is dedicated to the University of California, Los Angeles (UCLA) campus; its establishment served as the impetus for development of the surrounding area. Commercial development is concentrated in the Westwood Village area immediately to the south of the UCLA campus, and along major automobile corridors, such as Westwood Boulevard and Santa Monica Boulevard. The majority of the Survey Area, however, is composed primarily of low-density single-family residential neighborhoods, with discrete concentrations of higher-density multi-family dwellings. Unique within the Survey Area, Wilshire Boulevard is lined with high-rise apartment and office buildings which cast long shadows over adjacent neighborhoods.

Open space within the CPA is limited; however, the three examples within the Survey Area represent important phases of development in the history of the area. The Pierce Brothers Westwood Village Memorial Park is the earliest extant example of development in the area and predates the establishment of Westwood. The Los Angeles Country Club located to their present location in 1911, a move which spurred some the earliest development in the surrounding area. Lastly, Holmby Park opened to the public in 1927 at the height of residential and commercial development in Westwood.

Development History

The land comprising the Survey Area was first settled in the 1820s, when the land in what is now the Westwood area of Los Angeles was granted to retiring Spanish soldier José Maximo Alanis. Alanis had been one of the Spanish soldiers who escorted the Rivera & Moncada expedition to found the pueblo of Los Angeles in 1781. The land grant consisted of a single league of approximately 4,400 acres and was bordered by the foothills of the Santa Monica Mountains to the north, the boundary of the present-day City of Beverly Hills to the east, present-day Pico Boulevard to the south, and present-day Sepulveda Boulevard to the west. Alanis received legal title to the land in 1843 from the Mexican governor of California after complaining about encroachment by the Sepulvedas on his property.² He dubbed the property the Rancho San Jose de Buenos Ayres – “*ranch of the beautiful breezes*” – grazing cattle and horses on the land until his death in 1851.

At the time of Alanis’s death, the rancho was valued at only \$600.³ It remained a working ranch through several changes in ownership. In 1884, the land was purchased by John Wolfskill, a rancher-turned-politician who acquired the property for ten dollars an acre. Three years later, during the height of the land boom, Wolfskill sold Rancho San Jose de Buenos Ayres to the Los Angeles and Santa Monica Land & Water Company for one hundred dollars an acre. In an effort to capitalize on the land boom, the Los Angeles and Santa Monica Land & Water Company planned to subdivide the ranch and create a

² Jan Loomis, *Westside Chronicles: Historic Stories of West Los Angeles* (Charleston, SC: History Press, 2012), 15.

³ Loomis, 21.

townsite called Sunset, whose boundaries included present-day Westwood. Eight hundred lots were platted for the town. Planned development included the construction of a railroad line, a hotel at the corner of present-day Wilshire and Beverly Glen boulevards, and a cemetery. In 1904, the cemetery was legally established as the Sunset Cemetery; the first recorded burial took place in 1905. The original cemetery grounds now comprise a portion of the Pierce Brothers Westwood Village Memorial Park; the site stands today as the only extant example of development from the Town of Sunset and is designated as a Los Angeles Historic-Cultural Monument.

The Town of Sunset failed when the Los Angeles and Santa Monica Land & Water Company went bankrupt. In 1891, the Rancho San Jose de Buenos Ayres was returned through foreclosure proceedings to John Wolfskill, who resumed farming the land until his death in 1913.⁴ Wolfskill sold off several smaller parcels of the ranch in the years before his death; one of these sales was to the Los Angeles Country Club, which purchased 300 acres from Wolfskill in 1902 to develop their new facilities. The country club opened at its current location in 1911.⁵ On the whole, however, the majority of the Wolfskill land remained intact. Upon his death, Wolfskill's ranch was the single most valuable property between Beverly Hills and the Pacific Ocean.⁶

The Wolfskill Ranch remained undeveloped for several years. John Wolfskill's heirs held out against prospective developers, believing that as high-end development pushed further westward their ranch land would become more valuable.⁷ Finally, the Wolfskill family was approached by Arthur Letts. The English-born Letts spent his early career working in mercantile establishments in England and Canada before settling in the United States. He relocated to Los Angeles in 1895 and assumed control of the bankrupted J. A. Williams dry goods store at 4th Street and Broadway, which he successfully transformed into the popular Broadway Department Store. Ultimately, Letts' wealth positioned him to be uniquely qualified to acquire the Wolfskill Ranch. The Wolfskill heirs were "difficult to approach and hard to please," according to Letts's biographer. "Besides, they wanted all cash." In 1919, Letts secured a deal for the land with a \$500,000 certified check and a promise to pay three times that amount on transfer of title.⁸

Arthur Letts stated that he would immediately set about improving the tract and made it clear that his plans included a substantial residential development.⁹ The tract boasted two existing paved thoroughfares, Wilshire and Santa Monica boulevards, as well as a third proposed route, Beverly Boulevard (now Sunset Boulevard). The tract also

⁴ Marc Wanamaker, *Images of America: Westwood* (Charleston, SC: Arcadia Publishing), 7.

⁵ Marina Dundjerski, *UCLA: The First Century* (Los Angeles: Third Millennium Publishing Limited, 2011), 272.

⁶ Jeffrey Hyland, *The Legendary Estates of Beverly Hills* (New York: Rizzoli, 2008), 157.

⁷ Hyland, 157.

⁸ Gross, 121.

⁹ "Arthur Letts Buys the Wolfskill Ranch for Two Millions Cash," *Los Angeles Times*, April 15, 1919. See also "Momentous Wolfskill Ranch Transaction," *Los Angeles Times*, April 16, 1919, and "Big Deal Stirs Business Men," *Los Angeles Times*, April 16, 1919.

claimed a Pacific Electric Railway line, an established natural gas main, and electricity and telephone connections. The only utility that remained to be installed was water; in that regard, the new development was seen as a solution to the problem of “aqueduct surplus” from Owens Valley.¹⁰

While Letts planned to develop the land as a residential subdivision, he also envisioned additional improvements for the area, which were conceived in part due to the influence of University of California regent Edward Dickson:

Amid reports that part of the land was to be subdivided, Dickson paid Letts a visit to discuss his idea. “My thought was that if enough acreage could be secured for our future campus needs, we would locate our new University in the very center of this virgin area,” Dickson said. “The owner could then build up about it an ideal college town – complete with a business section, student housing, and restricted residential area.”¹¹

Letts was enthusiastic about Dickson’s idea, but died of pneumonia in May 1923 shortly after their meeting.¹² While Arthur Letts did not live to see his plans for the tract materialize, his initial vision would ultimately define the character of the area and guide the course of future development. In the last years of his life Arthur Letts had transferred the Wolfskill acreage to the Janss Investment Corporation, a real estate development firm which was co-owned by Letts’s son-in-law, Harold Janss, and his brother Edwin.¹³

The Janss Investment Corporation was already well-known as one of the largest and most successful developers of residential real estate in Southern California. A.H. Wilkins, former sales manager for Janss, later recalled that the brothers purchased the land in parcels from Letts, starting at Pico and working north.¹⁴ Development activity commenced in 1922 with the opening of the Westwood unit, the first subdivision of the Letts tract. Initial development was confined to the “flats” in the southern area of the tract, which allowed the company to maximize their profit margin through the sale of large numbers of lots. By 1924, development had expanded northward; early subdivisions located north of Santa Monica Boulevard included the Prosperity Unit and the Country Club Unit. (Over time, the Country Club Unit became known by its current name, Comstock Hills.) The tracts flanked Beverly Glen Boulevard, which was still under construction at the time. Although development consisted largely of single-family

¹⁰ “Momentous Wolfskill Ranch Transaction,” *Los Angeles Times*, April 16, 1919.

¹¹ Dundjerski, 273.

¹² Dundjerski, 273.

¹³ Gross, 121. Michael Gross gives the date of the transfer as 1920; although most historical accounts claim that Letts sold all of the Wolfskill property south of Wilshire Boulevard to the Janss interests in 1922 and the remainder of the property soon after, Gross notes that deed records indicate that Letts retained a stake in the land, while letting the Janss family oversee its development. See also Gross, 123.

¹⁴ “Down Memory Lane in Westwood: Pioneer A. H. Wilkins Recalls Dynamic History of ‘Village’,” *West Los Angeles Citizen*, January 10, 1963.

residences, provisions had been made for income properties to be located along the new thoroughfare, which was touted by Janss for its proximity to other major east-west corridors as well as the newly-opened Fox Film Studio to the south in present-day Century City.

The most significant impetus for development in the area arrived in March 1925, when it was announced that the University of California would establish its new Southern Branch campus in Westwood.¹⁵ The University's commitment to build in Westwood was a hard-won success for the Janss brothers, who had campaigned vigorously on behalf of their fledgling community. Recognizing the demand for associated development that would occur if the University moved to Westwood, Harold and Edwin Janss agreed to sell the land for the campus at a drastically reduced rate in exchange for developing the surrounding area. Although the Janss brothers' loss on the sale of the land figured in the millions of dollars, their gamble paid off. Within four days of the announcement, Janss had sold roughly 275 lots totaling \$1 million – what the company had previously been making per month for the last year.¹⁶

The new university campus was to be located in the northern portion of the Letts tract, bounded by Beverly (now Sunset) Boulevard to the north, Hilgard Avenue to the east, and Gayley and Veteran avenues to the west. The University regents hired George W. Kelham to serve as the campus architect, and appointed David Allison of the local firm of Allison & Allison as executive architect. Kelham and Allison collaborated on a master plan for the campus, taking into consideration the site's natural topography, as well as planning for future expansion. Noted landscape architect Ralph Cornell was also hired to plan the campus landscape.

The first feature to be constructed was the Arroyo Bridge which traversed a deep ravine, thereby providing access to the future campus site from the east.¹⁷ Construction on the initial campus buildings commenced in 1927. The first phase of development consisted of four buildings oriented around a central quadrangle, and included the College Library (now Powell Library), Royce Hall, the Chemistry Building (now Haines Hall), and the Physics Building (later called Kinsey Hall, and now known as the Humanities Building.) The buildings were designed in the Romanesque Revival style, which would remain the predominant architectural style for the campus until the late 1940s.

In May 1928, with campus construction underway, the Janss Investment Corporation announced the development of a planned commercial district, Westwood Village, which would be located immediately to the south of the new campus.¹⁸ The Janss brothers

¹⁵ For a detailed discussion of the selection process and the choice of Westwood as the site of the Southern Branch campus, see Dundjerski, 34-42. See also Gross, 123-124.

¹⁶ "Investment Reserve of City Proved: Westwood Lot Sales Are \$1,000,000 After Site for University is Chosen," *Los Angeles Times*, March 25, 1925.

¹⁷ The Arroyo Bridge is still extant underground, as the area was later infilled to create Dickson Court.

¹⁸ "Business Village Planned," *Los Angeles Times*, May 6, 1928.

envisioned a business district that would be accessible to students while also serving as a destination shopping center, thereby capitalizing on the growing population of the newly-developed surrounding suburbs. Before construction commenced, the Janss Investment Corporation spent three years conducting a detailed survey of newly-constructed commercial centers across the country. The Jansses also hired noted urban planner Harland Bartholomew and his former employee L. Deming Tilton to assist them in the planning of Westwood Village. The company implemented design guidelines to establish some measure of control over development in which they did not retain ownership, as well as to ensure that the identity of Westwood Village remained one of a cohesive, unified complex. Guidelines established for building exteriors allowed architects to work within a loosely defined range of Mediterranean styles which would complement the Italian and Romanesque architecture of the adjacent university campus.¹⁹ Architects of the period were well-versed in these historicist styles, and Westwood Village stood out for its association with several leading practitioners, including Allison & Allison; Gordon Kaufmann; Morgan, Walls & Clements; Parkinson and Parkinson; S. Charles Lee; and Paul Revere Williams.

The first commercial establishments in Westwood Village opened in September 1929 to coincide with the official opening of the University of California's Southern Branch campus (now known as the University of California, Los Angeles). The Janss Investment Corporation constructed the first two buildings, the Janss Building (1929, Allison & Allison) and the Holmby Building (1929, Gordon Kaufmann), in order to set the tone for the design of the Village. Another early building on Le Conte Avenue, the Masonic Affiliates Club (now the Geffen Playhouse), was designed in 1929 by architects Morgan, Walls & Clements in a complementary Mediterranean Revival style.

Initial development in Westwood Village had been primarily concentrated in those blocks along Westwood Boulevard and Le Conte and Weyburn avenues closest to the adjacent campus. However, in subsequent years, construction activity expanded south along Westwood Boulevard, and then eastward and westward to the surrounding streets, as the Village gained in popularity as a regional commercial district. By the end of the 1930s, Westwood Village included outposts of nearly every major department store chain – a fact actively promoted by the Janss brothers – as well as smaller boutiques and recreational operations.

The presence of the University in Westwood remained the driving force of the Janss Investment Corporation's development efforts throughout the second half of the 1920s. With commercial development activity concentrated in Westwood Village, the land to the east and west of the campus was poised to become especially desirable for residential development. A strip of land along Hilgard Avenue, which delineated the campus' eastern boundary, was set aside for the development of a Sorority Row. In the

¹⁹ According to historian Jan Loomis, the Janss Company's design guidelines for Westwood Village were unique among the developments on the Westside in that they included design guidance as well as requirements for setbacks and investment levels. Other Westside developments – Brentwood, Santa Monica, Pacific Palisades – did not include these elements.

late 1920s and early 1930s, some two dozen sorority houses would be constructed in these two blocks overlooking the campus, many of them designed by noted local architects. The land further east was subdivided beginning in 1925 and dubbed “Westwood Hills.” This extent includes the area that would become the present-day community of Holmby Westwood. These areas were particularly popular with middle- and upper-class homebuyers due to their proximity to the University campus as well as other affluent neighborhoods such as Holmby Hills and Bel-Air.

Additionally, several members of the Letts and Janss families chose to construct their own homes near each other in Little Holmby on land overlooking the Los Angeles Country Club, which lent added caché to the neighborhood. Of the five homes originally constructed for the Janss and Letts families, three residences remain today; perhaps the most well-known estate is the residence constructed for Arthur Letts, Jr. at 10236 Charing Cross. Designed by Arthur Kelly and completed in 1927, the home was later purchased by Hugh Hefner in 1971 and is now best known as the Playboy Mansion. Additional extant examples include the Florence Letts Quinn residence, known as “Owlwood,” which was constructed for Arthur Letts’s widow by Robert D. Farquhar in 1932. Owlwood was later home to such residents as producer Joseph Schenck, oil magnate William Keck, actors Tony Curtis and Janet Leigh, and Sonny and Cher. Also extant is the Emma Janss residence, which was designed for Edwin and Harold Janss’ mother in 1932; she lived here until her death in 1944.

The Janss Investment Company constructed a number of model homes in Holmby Westwood to establish a standard of quality, taste, and style for the neighborhood. The company adapted the Spanish Colonial Revival style for residential construction in the Westwood area in an effort to create a cohesive aesthetic which would complement the Italian and Romanesque architecture of the nearby University campus. Through the late 1920s, residences constructed in Holmby Westwood were almost universally designed in the Spanish Colonial or Mediterranean Revival styles. Among the prominent architects who designed residences in Holmby Westwood were Paul Revere Williams, Allen Ruoff, Percy Parke Lewis, H. Roy Kelley, Eric Black, Wallace Neff, John Byers, William Gage, Allen Siple, and Leland Bryant.

As the community of Holmby Westwood began to grow, it acquired a reputation as an elite residential enclave. Many early residents were involved in the film industry, and the presence of these Hollywood stars played a critical role in establishing the area’s reputation as one of distinction and glamour, a trend which continues to this day.²⁰ Some of the most well-known residents of Holmby Westwood and the surrounding area included Bing Crosby, Henry Mancini, Marlene Dietrich, William Powell, Jean Harlow, Humphrey Bogart and Lauren Bacall.

²⁰ According to Jan Loomis, the Janss deed restrictions reflected no particular prejudice against the movie industry, unlike Alphonzo Bell’s well-known antipathy to having stars and industry executive living in his nearby development of Bel-Air. Bell’s opposition to movie folk, along with the proximity of Fox Film Studio, surely contributed to people in the entertainment industry moving to Westwood and Holmby Hills in such great numbers early on.

To the west of the UCLA campus, a similar strip of land along Gayley Avenue, the western boundary of the campus, was dedicated to the development of a Fraternity Row. The land further west was subdivided in 1928, although newspaper articles indicate that lots in the area had been offered for sale as early as 1927. Although for a time the area was billed as “The Streets of Old Monterey,” with advertisements promising “the Romance of Early California Days,” the area eventually became known as University Crest – the name given by Janss to the units of subdivision within the larger tracts.

Development activity within University Crest commenced in 1929, the same year the UCLA campus officially opened. However, the area experienced its greatest growth in the late 1930s. Homes constructed within the district were typically one or two stories in height and exhibited a range of Period Revival styles which were popular at the time, including American Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, Tudor Revival, and French Norman Revival. When construction activity resumed after World War II, new residences reflected the changing architectural tastes of the postwar era and exhibited styles such as Minimal Traditional and Mid-Century Modern, as well as assorted variations of the Ranch style. Many homes within the district are credited to noted local architects, including J. R. Davidson, H. Roy Kelley, Wallace Neff, Rudolph Schindler, Allen Siple, and Rolf Sklarek.

While much of the residential development in Westwood consisted of single-family homes, the Janss brothers recognized that multi-family housing would become an important component of the Westwood community. From the start, provisions for the development of income properties were included in the master plan for Westwood and Westwood Village, and the Janss Investment Company heavily promoted those tracts of land which they had set aside for multi-family residential development. The Janss rules for design of multi-family dwellings insisted that they blend harmoniously with surrounding single family homes: “No monolithic blocks of flats allowed.”²¹ An area to the southwest of the campus, bounded generally by Veteran and Gayley Avenues, was set aside for the construction of apartment houses. Today, a uniquely intact collection of apartment buildings dating from the 1930s through the 1950s remains extant in the vicinity of Midvale and Kelton avenues and reflects the original character of the area.

Construction efforts continued in earnest from the late 1920s through the early 1940s; in addition to residential development, building activity also included the expansion of community services to accommodate the needs of the growing community. Two elementary schools were constructed during this period, the Warner Avenue School and the Fairburn Avenue School. Several new churches were also introduced, some of which featured the work of noted Southern California architects, such as the Westwood United Methodist Church (Gordon Kaufmann, 1929) and the St. Albans Episcopal Church,

²¹ Jan Loomis.

which began with a small chapel designed by Reginald Johnson in 1931 and later expanded to include a larger church building designed by Percy Parke Lewis in 1940.

Although World War II brought a halt to construction activity in Westwood, the years following the war brought both change and growth to the area. While most of the residential units in the area were completed by the late 1940s, a surge in commercial and institutional development occurred in response to the postwar population boom. The postwar boom was keenly felt in Westwood as many returning servicemen opted to attend UCLA on the GI Bill. Population in the area exploded, and the continued challenges of parking, circulation, and congestion were brought into sharp relief. In 1948, architect Welton Becket was appointed supervising architect to oversee the expansion of the UCLA campus over the next two decades.

Community services were also expanded in response to the growing population. A fire station for Engine Company No. 71 was constructed in 1948 by the noted architectural firm Austin, Field, Fry & Criz. Other public and private institutions constructed during this period included a number of churches and synagogues, such as the Westwood Hills Christian Church (1949), the Westwood Presbyterian Church (1952), the Sinai Temple (1960), and perhaps most notably, the Los Angeles Mormon Temple (1956). Designed by architect Edward O. Anderson, the temple was the first Mormon temple to be built in California, and the first temple explicitly designed for automobile accessibility.

In the 1950s, Edwin and Harold Janss both retired from the Janss Investment Corporation and divided their remaining company assets; Harold Janss assumed control of Westwood Village, although he subsequently began to divest himself of his remaining interests in the area. In 1954 the Janss Investment Company headquarters was sold to the Bank of America for nearly one million dollars.²² That same year Edwin Janss transferred his remaining Westwood Village properties to George Gregson, a Janss executive who had married Edwin Janss's daughter, Patricia.

In 1955, George Gregson sold the Westwood Village holdings to hotelier and real estate developer Arnold Kirkeby for \$6,500,000. The purchase, which was noted by the *Los Angeles Times* as "one of the largest real estate deals in Los Angeles in some time," included twenty buildings with fifty stores, an office structure, a garage, and fourteen parking lots.²³ The twenty buildings purchased by Kirkeby represented some of the Village's most prominent commercial operations, with tenants including Sears, Fedway Department Stores, Desmond's, A&P, Safeway, J.J. Newberry, J.C. Penney, and Barker Brothers.

The mid-century years following Kirkeby's acquisition of Westwood Village were characterized by significant change as the area evolved away from its identity as a planned development born of a singular, cohesive vision. An early example of this shift

²² "Bank Buys Westwood Landmark," *Los Angeles Times*, December 29, 1954.

²³ "Westwood Area Sold at \$6,500,000," *Los Angeles Times*, July 12, 1955.

was the construction of the new Bullock's Westwood store, designed by Welton Becket and Associates. Completed in 1951, the new Bullock's reflected the more up-to-date Mid-Century Modern style and exhibited a much larger scale than previous Westwood Village buildings. For the first time, individual developers were able to construct higher-density projects, and the opening of the Westwood real estate market sparked a building campaign that continued throughout the 1970s.

Development was also aided by the Los Angeles City Council's adoption of a citywide height district map in 1958. The new map left strip commercial zoning intact, but added an assortment of variances which, in some locations, now permitted high-rise construction up to 13 times the buildable area of the site.²⁴ Much of the construction activity during this period was concentrated along Wilshire Boulevard, where high-rise commercial towers and apartment buildings represented the work of several well-known architects. Commercial developments now exhibited the more modern Corporate International style, and included the Occidental Petroleum Building (1961, Claud Beelman); Linde Medical Plaza (1962, Paul Revere Williams); Wilshire West Plaza (1969, Charles Luckman Associates); and the Tishman Building (1971, Welton Becket). Residential high-rises reflected the popular Mid-Century Modern style and included the Wilshire Manor Apartments (1951, Martin Stern), the Wilshire Terrace (1958, Victor Gruen), the Marie Antoinette Towers (1962, Weber & Nicholson), the Wilshire Ardmore (1963, Robert Charles Lesser), and the Holmby Wilshire (1963, Don Drazan).

In 1961, Arnold Kirkeby and several other property owners sold more than half of the Westwood Village commercial district to the newly-formed Westwood Village Development Company, which was headed by real estate investor Manuel Borenstein and attorneys Harvey and Bernard Silbert. Although the investors commissioned Victor Gruen and Associates to prepare a long-range development plan for Westwood Village which included additional buildings and increased parking facilities, many of the proposed developments met with mixed reactions from residents. However, Borenstein was instrumental in bringing a variety of mainstream, foreign, and independent movie chains to Westwood Village, and by the 1970s the area had evolved into a regional entertainment zone and nightlife destination. The "movie theater era" brought renewed growth to Westwood Village, but commercial rents peaked in the 1980s and many of the area's oldest establishments, such as Sears, J.C. Penney, and J.J. Newberry were forced to close. The advent of big-box stores and on-line retailers also hastened the demise of many of the Village's smaller, independent establishments. In 1989, the City of Los Angeles adopted the Westwood Village Specific Plan, which continues to guide commercial development within the area.

²⁴ "High Rise Puts Stamp on Area," *Los Angeles Times*, May 7, 1961.

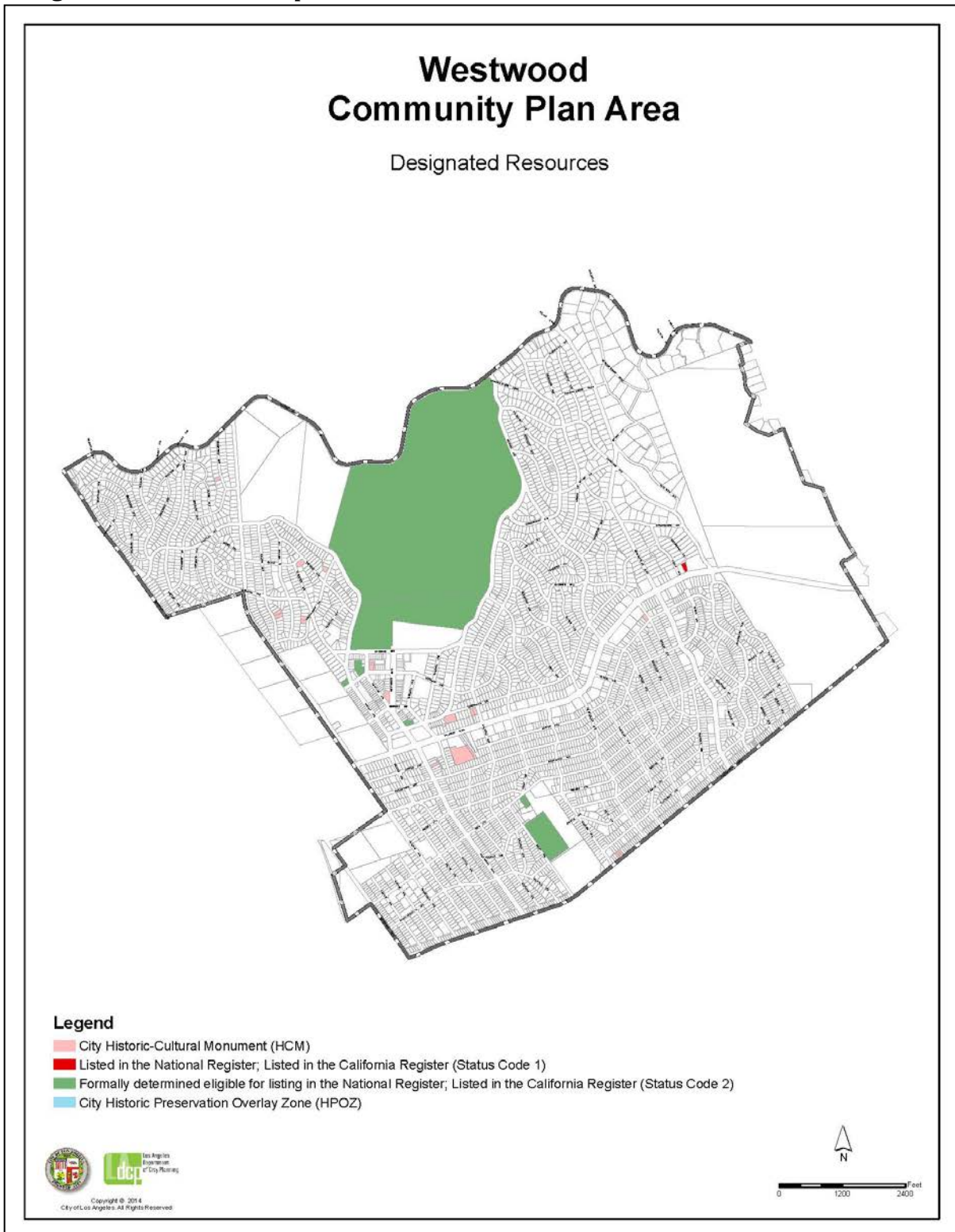
Designated Resources

The following map depicts the location of designated resources within the Westwood CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs).

Among the designed resources are Westwood Village Memorial Park (1905); Janss Investment Company Building (Allison & Allison, 1930); Strathmore Apartments, (Richard Neutra, 1937); Gayley Terrace apartment building (Laurence B. Clapp, 1940); Sheets (L'Horizon) Apartments (John Lautner, 1949); Fox Bruin Theater (S. Charles Lee, 1937); Fox Village Theater (Percy Parke Lewis, 1931); Crest Theater (Arthur W. Hawes, 1940); and Ralph Waldo Emerson Junior High School (Richard Neutra, 1937). In addition, a portion of the UCLA campus was previously identified as eligible for listing in the National Register as a historic district. The Westwood CPA does not contain any HPOZs.

Information on designated resource within the area can be found at historicplacesla.org or zimas.lacity.org

Designated Resources Map.



Community Plan Area Survey Methodology

The field survey was conducted using the methodology established by the Office of Historic Resources for SurveyLA, which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).²⁵

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of two qualified survey professionals, both of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

Once the Reconnaissance Phase was completed, the Documentation Phase began. During this phase, field work was conducted by teams of two. Properties that were identified during the previous phase, along with those that had significant associative qualities identified in pre-loaded data in FiGSS, were documented and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned. All field work was conducted from the public right-of-way. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

The Survey Area presented some challenges for the field survey teams. Many properties could not be completely evaluated due to limited visibility from the public right-of-way. A number of residences are obscured from view, in full or in part, by privacy walls, fences and dense shrubbery. A handful of properties are located on private streets and therefore are not accessible. To address these issues, an extensive amount of research was conducted prior to fieldwork to assist surveyors in identifying potentially significant properties. Sources including building permits, Sanborn maps, historic photos, and historic and contemporary aerial images.²⁶

²⁵ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

²⁶ All documented properties were evaluated to the extent possible based upon visibility from the public right-of-way and follow-up research. However, architectural descriptions and integrity assessments could not always be completed. In such instances, all discernible information was recorded and notations were added indicating that the property was not fully visible from the public right-of-way. If possible, the evaluation was completed based upon the available information. However, in some

Additionally, a number of properties in the Survey Area may be significant for historic associations, most notably as the former residence of a significance person. Again, to address this issue, extensive research was conducted on individual properties to identify specific addresses and the period of residency of the significant person. Sources included City directories, genealogical records, voter registration records, census records, and historical newspapers and periodicals.

Research utilized the collections of the Los Angeles Public Library; University of Southern California (USC); University of California, Los Angeles (UCLA); Huntington Library; Historical Los Angeles Times; the Online Archive of California; and the Pacific Coast Architecture Database, among others.



Some residences are difficult to see from the public right-of-way.

instances the evaluation could not be completed, and a status code of 'QQQ' was assigned, indicating that additional research or access to the property would be needed to complete the evaluation, per SurveyLA methodology.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The Westwood CPA contains a diverse range of extant property types, representing a number of periods of development. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

Residential Properties

The survey identified three historic districts as excellent examples of automobile-era residential planning development; two of these districts were also evaluated as intact collections of Period Revival architecture. Three multi-family residential districts were identified, including the two blocks comprising UCLA's sorority row. A number of apartment houses and courtyard apartments were identified individually as excellent examples of their type and/or style, including seven UCLA fraternity houses. A number of high-rise apartment towers were identified along the stretch of Wilshire Boulevard often referred to as "Condo Row." Several single-family residences were identified for their association with important persons, including people in the entertainment industry, people associated with the University of California, as well as three built for prominent members of Janss and Letts families, the founders of Westwood. Finally, a number of residential properties were identified for their architectural merit representing a variety of styles, including American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Streamline Moderne, Mid-Century Modern and Brutalism.

Commercial Properties

This survey identified a neighborhood commercial planning district in Westwood Village. In addition to the planning district, over a dozen properties were identified individually as excellent examples of early commercial development associated with the original development of Westwood by the Janss Corporation, and about half of these were also evaluated for their architectural merit. Outside of the Westwood Village area, another dozen or so properties were identified as examples of low-scale early commercial development. The survey also identified one early hotel building, one mixed-use street commercial building a mid-century department store, a four high-rise office towers. Lastly, numerous commercial properties were identified for their architectural merit representing a range of styles, including American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Mid-Century Modern and Corporate International.

Institutional Properties

The survey identified two LAUSD elementary school campuses dating from the post-1933 Long Beach Earthquake period of school construction. A number of religious properties were identified as excellent architecture or for their ethnic/cultural association, including churches, temples, and two religious campuses. Two properties were identified as excellent examples of cultural landscapes: the Los Angeles Country Club and Holmby Park. Other identified institutional property types include three Department of Water and Power buildings, two fire stations, and a Masonic social club. Among the various institutional properties that were identified, many were evaluated for their architectural merit. Represented styles include Spanish Colonial Revival, Mediterranean Revival, Late Gothic Revival, Romanesque Revival, Expressionist and Late Modern.

Industrial Properties

No industrial properties were identified in this Survey Area.

Other Properties

The survey also identified a handful of unique or unusual property types, including an early painted wall sign, a mid-century neon sign, and an original Westwood Village streetlight.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Westwood CPA. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a complete list of individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix A.

For a complete list of non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix B.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix C. This appendix also includes Planning Districts, which do not meet eligibility standards and criteria for listing but may warrant special consideration for local planning purposes.

Context: Residential Development & Suburbanization, 1850-1980

Theme: Automobile Suburbanization, 1908-1937

Sub-Theme: Suburban Planning & Development, 1908-1937

This Context/Theme was used to evaluate three historic districts in Westwood as excellent examples of residential suburban planning and development from the early automobile era.

The Holmby Westwood Residential Historic District is located just below Sunset Boulevard, between the campus of UCLA on the west and the Los Angeles Country Club on the east. The district contains 1,044 properties and is almost exclusively single-family residential in its development, save for an elementary school, a fire station, a temple, and a church. Original residences date from the late 1920s through the 1950s, with approximately half of residences from this period exhibiting the American Colonial Revival or Spanish Colonial Revival style. Other represented styles include Tudor Revival, Monterey Revival, Mediterranean Revival, French Norman Revival, and Neoclassical; as well as more modern styles, such as Minimal Traditional, Ranch, and Mid-Century Modern. Neighborhood features include curvilinear streets which follow the area's natural topography, concrete curbs and sidewalks, landscaped parkways with mature street trees, and period streetlights. This historic district was also identified as a cohesive collection of predominantly Period Revival residential architecture.²⁷



District: Holmby Westwood Residential Historic District

Description: Context view



District: Holmby Westwood Residential Historic District

Description: Context view

²⁷ Concurrent with SurveyLA, Holmby Westwood was also evaluated for designation as a Historic Preservation Overlay Zone (HPOZ). Unlike SurveyLA, which only identifies “Contributors” and “Non-Contributors” to a historic district, HPOZs also include “Altered Contributors.” Consistent with the survey methodology for HPOZs, properties in Holmby Westwood were evaluated as Contributors, Altered Contributors, or Non-Contributors.



Address: 10754 W. Weyburn Avenue
Date: 1935



Address: 485 S. Loring Avenue
Date: 1938



Address: 321 S. Conway Avenue
Date: 1930



Address: 420 S. Loring Avenue
Date: 1941



Address: 435 S. Loring Avenue
Date: 1933



Address: 265 S. Beverly Glen Boulevard
Date: 1949

The Comstock Hills Residential Historic District is an early-20th century residential subdivision located just west of the Los Angeles Country Club, between Wilshire and Santa Monica boulevards. The district contains 307 properties, developed exclusively with one- and two-story single-family residences. Original residences were constructed primarily from the mid-1920s through the 1950s and designed in a variety of Period Revival styles, as well as the Mid-Century Modern, Minimal Traditional, and Ranch

styles. District features include sloping hillside lots, curvilinear streets, landscaped parkways and mature street trees, concrete curbs and sidewalks, and period streetlights. This historic district was identified as an excellent example of residential suburban planning and development from the early automobile era in Westwood.



District: Comstock Hills Residential Historic District
Description: Context view



District: Comstock Hills Residential Historic District
Description: Context view



Address: 10348 W. Eastborne Avenue
Date: 1936



Address: 1541 S. Club View Drive
Date: 1929



Address: 10316 W. Wilkins Avenue
Date: 1935



Address: 1630 S. Warnall Avenue
Date: 1927



Address: 1711 S. Ensley Avenue
Date: 1926



Address: 1551 S. Ensley Avenue
Date: 1927

The University Crest Residential Historic District was identified as an excellent example of residential suburban planning and development from the early automobile era, and as a cohesive collection of Period Revival residential architecture. The district occupies the rolling hills just west of the UCLA campus, between Sunset Boulevard and Montana Avenue. Composed of 432 properties, development in the district is exclusively residential, containing one- and two-story single-family residences. Original residences were constructed primarily from the 1930s throughout the 1950s and were designed in a variety of Period Revival styles, as well as the Minimal Traditional, Mid-Century Modern, and Ranch styles. District features include hilly topography, curvilinear streets, landscaped parkways with mature street trees, uniform setbacks, concrete sidewalks and curbs, and period streetlights.



District: University Crest Residential Historic District
Description: Context view



District: University Crest Residential Historic District
Description: Context view



Address: 11135 W. Cashmere Street
Date: 1931



Address: 292 S. Glenroy Avenue
Date: 1936



Address: 234 S. Tavistock Avenue
Date: 1930



Address: 219 S. Tilden Avenue
Date: 1935



Address: 243 S. Tilden Avenue
Date: 1936



Address: 201 S. Bronwood Avenue
Date: 1936

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Multi-Family Residential District, 1910-1980

This Context/Theme was used to evaluate three historic districts in Westwood as excellent examples of multi-family residential planning and development.

The UCLA Sorority Row Historic District was identified as an excellent and unique example of multi-family residential development associated with UCLA. The district occupies two blocks on the east side of Hilgard Avenue between Westholme and Le Conte avenues, along the campus' eastern border. Composed of 23 properties, development in the district is almost exclusively multi-family residential. Original buildings were constructed primarily from the late 1920s through the mid-1930s and were predominantly designed in a Period Revival style, including American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, and Monterey Revival. Also included are two institutional properties associated with UCLA, the Hilgard Club and the Newman Club. District features include uniform setbacks, hillslope lots, landscaped parkways with mature street trees, concrete curbs and sidewalks, and period streetlights.



District: UCLA Sorority Row Historic District
Description: Context view



District: UCLA Sorority Row Historic District
Description: Context view



Address: 632 S. Hilgard Avenue
Name: Alpha Epsilon Phi Sorority House
Date: 1936



Address: 808 S. Hilgard Avenue
Name: Alpha Delta Pi Sorority House
Date: 1928



Address: 700 S. Hilgard Avenue
Name: Pi Beta Phi Sorority House
Date: 1929



Address: 616 S. Hilgard Avenue
Name: Gamma Phi Beta Sorority House
Date: 1929



Address: 714 S. Hilgard Avenue
Name: Alpha Phi Sorority House
Date: 1929



Address: 736 S. Hilgard Avenue
Name: Kappa Alpha Theta Sorority House
Date: 1930

The Devon-Ashton Apartment Historic District was identified as a highly cohesive collection of courtyard apartment buildings dating primarily from the 1930s and 1940s. Located just southeast of the intersection of Wilshire and Beverly Glen boulevards, the district contains 53 properties. The district is developed with low-density apartment

houses and courtyard apartments. Original buildings were constructed primarily during the late 1930s and early 1940s and were largely designed in the Minimal Traditional, Mid-Century Modern, and American Colonial Revival styles. District features include landscaped parkways, concrete sidewalks, uniform setbacks, and period streetlights.



District: Devon-Ashton Apartment Historic District
Description: Context view



District: Devon-Ashton Apartment Historic District
Description: Context view



Address: 1270 S. Devon Avenue
Date: 1941



Address: 1288 S. Devon Avenue
Date: 1939



Address: 1252 S. Devon Avenue
Date: 1947



Address: 10354 W. Ashton Avenue
Date: 1947



Address: 10370 W. Ashton Avenue
Date: 1940



Address: 1276 S. Devon Avenue
Date: 1941

The Midvale-Kelton Apartment Historic District was identified as a highly cohesive neighborhood of multi-family residential development. The district contains 38 properties, and is composed of Midvale and Kelton avenues between Levering Avenue on the north and Strathmore Avenue on the south. Development in the district is exclusively multi-family residential, including both apartment houses and courtyard apartment complexes ranging two to four stories in height. Original buildings were constructed primarily in the late 1940s and early 1950s and were designed primarily in the American Colonial Revival, Minimal Traditional, and Mid-Century Modern styles. District features include mature street trees, uniform setbacks, concrete sidewalks and curbs, and landscape parkways.



District: Midvale-Kelton Apartment Historic District
Description: Context view



District: Midvale-Kelton Apartment Historic District
Description: Context view



Address: 645 S. Midvale Avenue
Date: 1949



Address: 618 S. Midvale Avenue
Date: 1950



Address: 651 S. Midvale Avenue
Date: 1950



Address: 670 S. Kelton Avenue
Date: 1951



Address: 605 S. Midvale Avenue
Date: 1951



Address: 644 S. Midvale Avenue
Date: 1940

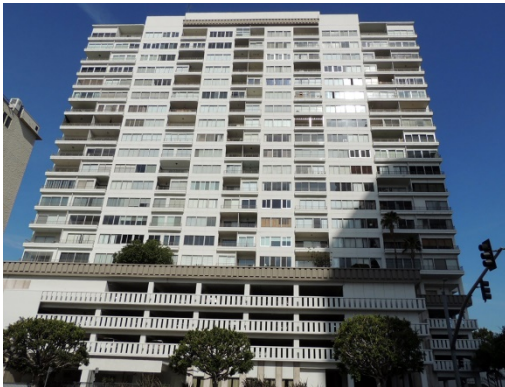
Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Apartment Houses, 1910-1980

This Context/Theme was used to evaluate significant examples of mid-century high-rise apartment towers in Westwood. Seven examples were identified along a stretch of Wilshire Boulevard known as “Condo Row.” Development of high-rise apartment towers in this area was likely aided by the Los Angeles City Council’s adoption of a citywide height district map in 1958 which permitted high-rise construction up to 13 times the buildable area of the site in some locations. In addition to their evaluation as examples of the type, several properties were also surveyed as Mid-Century Modern residential architecture designed by important Los Angeles architects.



Address: 10501 Wilshire Boulevard
Name: Wilshire Ardmore
Architect: Robert Charles Lesser
Date: 1963



Address: 969 S. Hilgard Avenue
Name: Park Westwood Towers
Architect: Victor Gruen
Date: 1961



Address: 10401 Wilshire Boulevard
Name: Wilshire Manor
Architect: Martin Stern, Jr.
Date: 1951



Address: 10433 Wilshire Boulevard
Name: Holmby Wilshire
Architect: Donald Drazan
Date: 1963



Address: 10375 Wilshire Boulevard
Name: Wilshire Terrace
Architect: Victor Gruen
Date: 1958



Address: 10301 Wilshire Boulevard
Name: The Comstock
Architect: Victor Gruen
Date: 1962



Address: 10787 Wilshire Boulevard
Name: Marie Antoinette Tower
Architect: Weber & Nicholson
Date: 1962

Context: Commercial Development, 1850-1980

Theme: Neighborhood Commercial Development, 1875-1960

Sub-Theme: Neighborhood Commercial Centers, 1875-1960

Sub-Theme: Early Neighborhood Commercial Development, 1880-1930

These Context/Themes were used to evaluate significant examples of early neighborhood commercial development in Westwood.

The Westwood Village Commercial Planning District was identified as an important example of early-20th century neighborhood commercial planning and development. Westwood Village is a planned commercial district located at the southern entrance to the campus of UCLA. Developed by the Janss Investment Company beginning in 1929, the Janss brothers envisioned a business district that would serve the student population and adjacent neighborhoods, but would also become a shopping destination for the growing population of western Los Angeles. Guidelines established for building exteriors allowed architects to work within a loosely defined range of Mediterranean styles which would complement the Italian and Romanesque architecture of the adjacent university campus. Today, Westwood Village retains a number of its original buildings, several of which are designated Historic-Cultural Monuments. While the area as a whole does not retain sufficient integrity or cohesion to qualify as a historic district, over a dozen properties were identified individually as excellent examples of early commercial development associated with the original vision of Westwood by the Janss Corporation. About half of these were also evaluated for their architectural merit.²⁸



Address: 901 S. Westwood Boulevard
Name: Westwood Holmby Building
Architect: Gordon B. Kaufmann
Date: 1929



Address: 901 S. Westwood Boulevard
Name: Westwood Holmby Building
Architect: Gordon B. Kaufmann
Date: 1929

²⁸ Westwood Village is currently regulated by the Westwood Village Specific Plan, originally adopted in 1989, with the most recent amendments effective October 2, 2004. The Specific Plan identifies a number of properties as “locally significant cultural resources” or “National Register eligible cultural resources,” based upon the criteria for Los Angeles Historic Preservation Overlay Zones. While not officially designated, these properties are subject to review by the Westwood Community Design Review Board. The findings of SurveyLA are intended to inform future planning decisions as they related to the existing Specific Plan as well as the updated Community Plan.



Address: 1001 S. Broxton Avenue
Name: El Paseo
Architect: Norstrom & Anderson
Date: 1931



Address: 1001 S. Broxton Avenue
Name: El Paseo
Architect: Norstrom & Anderson
Date: 1931



Address: 1139 S. Glendon Avenue
Name: La Ronda de las Estrellas
Architect: Conway & Wilson
Date: 1933



Address: 1139 S. Glendon Avenue
Name: La Ronda de las Estrellas
Architect: Conway & Wilson
Date: 1933



Address: 1091 S. Broxton Avenue
Name: University Professional Building
Date: 1929



Address: 1091 S. Broxton Avenue
Name: University Professional Building
Date: 1929



Address: 1101 S. Glendon Avenue
Name: El Encanto Tea Room
Architect: Howard H. Wells
Date: 1931



Address: 1101 S. Glendon Avenue
Name: El Encanto Tea Room
Architect: Howard H. Wells
Date: 1931

Outside of Westwood Village, the survey identified over a dozen additional low-scale buildings as excellent examples of early neighborhood commercial development. Most of these are located along Westwood Boulevard, south of Wilshire.



Address: 1510-1518 Westwood Boulevard
Date: 1931



Address: 1740-1748 Westwood Boulevard
Date: 1948



Address: 1340 Westwood Boulevard
Date: 1934



Address: 1313 Westwood Boulevard
Date: 1940



Address: 1457 Westwood Boulevard
Date: 1940



Address: 1351 Westwood Boulevard
Date: 1933

Context: Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Wall Mounted and Façade Signs, 19850-1980

This Context/Theme was used to evaluate two significant examples of commercial signage, both located in Westwood Village. A painted wall sign for “Jurgensen’s Grocery” references a past tenant in a 1930s building. The neon “Bel-Air Camera” sign, currently affixed to a side façade of their current building, was the original storefront sign on their 1957 founding location.



Address: 1071 S. Glendon Avenue
Name: Jurgensen’s Grocery Wall Sign
Date: Unknown



Address: 10925 Kinross Avenue
Name: Bel-Air Camera
Date: 1957

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Sub-Theme: Post-1933 Long Beach Earthquake, 1933-1945

This Context/Theme was used to evaluate two intact examples of LAUSD public elementary schools in Westwood. Fairburn Avenue School and Warner Avenue School both date from the post-1933 Long Beach Earthquake period of school construction, and retain 1930s school buildings dating to their original establishment.



Address: 615 S. Holmby Elementary School
Name: Warner Avenue Elementary School
Date: Est. 1935



Address: 1403 Fairburn Avenue
Name: Fairburn Avenue Elementary School
Date: Est. 1935

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Religion & Spirituality, 1850-1980

Theme: Religious Property Types, 1850-1980

This Context/Theme was used to evaluate significant examples of religious properties in Westwood. Among the identified examples is the religious campus of St. Paul the Apostle Catholic Parish, which includes the original chapel, the main church building, a rectory, and a school. St. Paul the Apostle was also evaluated as an intact collection of Spanish Colonial Revival institutional architecture. Additional examples of religious properties, including churches and temples, were evaluated for their architectural merit.



Address: 10750 Ohio Avenue
Name: St. Paul the Apostle, Original Chapel
Architect: Newton & Murray
Date: 1932



Address: 10750 Ohio Avenue
Name: St. Paul the Apostle, Main Church
Architect: Chaix & Johnson
Date: 1958



Address: 10750 Ohio Avenue
Name: St. Paul the Apostle, Rectory
Date: Est. 1940



Address: 10750 Ohio Avenue
Name: St. Paul the Apostle, School
Date: 1935

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Fire Stations, 1900-1980

Sub-Theme: Post World War II Fire Stations, 1947-1960

This Context/Theme was used to evaluate two significant examples of Los Angeles fire stations in Westwood. Fire Station No. 37 is a rare example of a pre-war fire station still in operation. Engine Company No. 71 was also evaluated for its architectural merit as an institutional example of Mid-Century Modernism.



Address: 107 S. Beverly Glen Boulevard
Name: Engine Company No. 71
Architect: Austin, Field, Fry & Criz
Date: 1948



Address: 1090 S. Veteran Avenue
Name: Fire Station No. 37
Date: 1942

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Water and Power, 1916-1980

Sub-Theme: Distributing and Receiving Stations, 1916-1980

Sub-Theme: Office and Administration Buildings, 1916-1980

These Context/Themes were used to evaluate significant examples of Department of Water and Power buildings in Westwood. Examples include a rare 1930s distribution headquarters building, a 1950s distributing station, and a 1960s office building. The office building was also evaluated as an excellent example of Mid-Century Modern commercial architecture.



Address: 1394 Sepulveda Boulevard
Name: L.A. Department of Water and Power Offices
Architect: W.W. Gossy
Date: 1968



Address: 1394 Sepulveda Boulevard
Name: L.A. Department of Water and Power Offices
Architect: W.W. Gossy
Date: 1968



Address: 1400 Sepulveda Boulevard
Name: L.A. Department of Water and Power Distribution Headquarters
Date: 1932



Address: 1400 Sepulveda Boulevard
Name: L.A. Department of Water and Power Distribution Headquarters
Date: 1932



Address: 880 S. Comstock Avenue
Name: L.A. Department of Water and Power
Distributing Station No. 46
Date: 1955

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Public Works, 1900-1980

Sub-Theme: Street Lights and the Bureau of Street Lighting, 1900-1980

This Context/Theme was used to evaluate what appears to be the only extant example of the ornamental streetlights that were installed throughout Westwood Village in the late 1920s. Designed specifically for Westwood, these streetlights (called “lightoliers” during this period) displayed blue and gold tiles on the base, referencing the colors of UCLA. Situated prominently on Westwood Boulevard, just off the sidewalk, this remnant streetlight appears to have been moved to its current location.



Location: Westwood Boulevard and Kinross Avenue

Name: Westwood Village Streetlight

Date: Est. 1930



Location: Westwood Boulevard and Kinross Avenue

Name: Westwood Village Streetlight

Date: Est. 1930

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Campus Planning and Design, 1876-1980

This Context/Theme was used to evaluate the campus of the University of California, Los Angeles (UCLA). The Westwood campus was first established with the construction of the Arroyo Bridge (1927), the Janss Steps (1929), and the first four buildings: Royce Hall (1929), the Chemistry Building (now Haines Hall, 1929), the Physics-Biology Building (later Kinsey Hall, now the Humanities Building, 1929), and the College Library (now Powell Library, 1930). Oriented around a central “quad,” these buildings were designed in the Romanesque Revival style. This would remain the campus’ predominant architectural style until 1948, when architect Welton Becket was appointed supervising architect to oversee the expansion of the campus.

Throughout its history, UCLA has attracted significant architects, architectural firms, landscape architects, engineers, and designers who have contributed to the campus. Among those whose work is represented today are George W. Kelham; Reginald D. Johnson; Douglas McLelland; Allison & Allison; Ralph D. Cornell; Paul Williams; Austin, Field & Fry; Gordon B. Kaufmann; Marsh, Smith & Powell; John C. Austin; Welton Becket; A. Quincy Jones; Honnold, Reibsamen & Rex; Neutra & Alexander; Jones & Emmons; Maynard Lyndon; William Pereira; Charles Luckman; Smith & Williams; Neptune & Thomas; Frank O. Gehry; I.M. Pei; Richard Meier; and Cesar Pelli. The campus now spans some 419 acres, and contains over 160 buildings in various architectural styles as well as sculpture gardens, fountains, and museums.²⁹



Address: 405 Hilgard Avenue
Name: University of California, Los Angeles
Date: 1927-present



Address: 405 Hilgard Avenue
Name: University of California, Los Angeles
Date: 1927-present

²⁹ A portion of the UCLA campus was previously identified as eligible for listing in the National Register as a historic district and is listed in the California Register of Historical Resources.

Context: Cultural Landscapes, 1875-1980

Sub-Context: Designed Landscapes, 1875-1980

Theme: Monumental Civic Improvements, 1916-1940

Theme: Private Recreational Facilities, 1880-1980

These Context/Themes were used to evaluate two significant examples of designed cultural landscapes in Westwood.

Holmby Park is a public park located at the intersection of Beverly Glen Boulevard and Comstock Avenue in the Holmby Westwood neighborhood. The land for Holmby Park was ceded to the City of Los Angeles by the Janss Development Company in 1926, for the development of an 8.5-acre community park. Designed by renowned landscape architect Frederick Law Olmsted, Jr., park features include a lawn bowling club building with two bowling greens, maintenance and restroom buildings, a stucco and wood pergola, expansive lawns, water features constructed of river rock, decorative plantings, and a variety of mature trees. The park also contains a golf course named for Armand Hammer, former head of Occidental Petroleum, who arranged annual funding to help maintain the golf course in perpetuity.

The Los Angeles Country Club is a private golf course and country club located on the border of Westwood and Beverly Hills. While not accessible from the public right-of-way, the Los Angeles Country Club was identified as an excellent example of early-20th century landscape design. Originally established by the Los Angeles Golf Club in 1897, the Los Angeles Country Club move to its current location in 1911. The courses were designed in 1921 by golf course architects Herbert Fowler and George C. Thomas, Jr., with modifications by William P. Bell in 1928.



Address: 601 Club View Dr.
Name: Holmby Park
Date: 1927



Address: 601 Club View Dr.
Name: Holmby Park
Date: 1927



Address: 10101 Wilshire Boulevard
Name: Los Angeles Country Club
Date: 1911



Address: 10101 Wilshire Boulevard
Name: Los Angeles Country Club
Date: 1911

Context: Architecture & Engineering, 1850-1980

Theme: American Colonial Revival, 1895-1960

Sub-Theme: American Colonial Revival, Early, 1895-1940

Sub-Theme: American Colonial Revival, Late, 1940-1960

This Context/Theme was used to evaluate significant examples of American Colonial Revival architecture in Westwood. Examples were both residential and commercial, and include two UCLA fraternity houses. Some examples are also the work of noted architects, including Kemper Nomland and Percy Parke Lewis.



Address: 1033 S. Gayley Avenue
Name: Westwood Professional Building
Architect: William D. Coffee
Date: 1938



Address: 649 S. Gayley Avenue
Name: Delta Tau Delta Fraternity House
Architect: G.G. McAllister
Date: 1939



Address: 655 S. Gayley Avenue
Name: Sigma Alpha Epsilon Fraternity House
Architect: Kemper Nomland
Date: 1940



Address: 1015 S. Gayley Avenue
Architect: Percy Parke Lewis
Date: 1947

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

This Context/Theme was used to evaluate significant examples of Spanish Colonial Revival architecture in Westwood. Residential, commercial and institutional examples were identified, including a number of the original buildings of Westwood Village developed by the Janss Corporation. Outside of Westwood Village, residential examples included both single-family houses and courtyard apartments, including several UCLA fraternity and sorority houses. Noted architects with identified examples in Westwood include Wallace Neff, Milton J. Black, Howard H. Wells, Witmer & Watson, Gordon B. Kaufmann, and Percy Parke Lewis.



Address: 10801 W. Lindbrook Drive
Architect: C.S. Arganbright
Date: 1932



Address: 620 S. Landfair Avenue
Name: Delta Sigma Phi Fraternity House
Architect: Milton J. Black
Date: 1930



Address: 581 S. Gayley Avenue
Name: Beta Theta Pi Fraternity House
Architect: Howard H. Wells
Date: 1930



Address: 629 S. Gayley Avenue
Name: Theta Xi Fraternity House
Architect: Witmer & Watson
Date: 1929



Address: 10497 Wilshire Boulevard
Name: Westwood United Methodist Church, Helms Hall
Architect: Gordon B. Kaufmann
Date: 1929



Address: 1022 S. Tiverton Avenue
Name: Tiverton Apartments
Architect: Percy Parke Lewis
Date: 1929

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952

Sub-Theme: Mediterranean Revival, 1887-1952

This Context/Theme was used to evaluate significant examples of Mediterranean Revival architecture in Westwood. Residential, commercial, and institutional examples were identified, including multiple UCLA fraternity and sorority houses and, most notably, the original buildings of Westwood Village developed by the Janss Corporation. Among the properties identified in Westwood Village is the Masonic Affiliates Club, built in 1929 by master architectural firm Morgan, Walls & Clements. The club was converted to a theater in 1975. After renovations by UCLA, it reopened as the Geffen Playhouse in 1995. The Masonic Affiliates Club was also evaluated as an excellent example of early institutional development in Westwood.



Address: 10874 W Le Conte Avenue
Name: Masonic Affiliate Club (now Geffen Playhouse)
Architect: Morgan, Walls & Clements
Date: 1929



Address: 10874 W Le Conte Avenue
Name: Masonic Affiliate Club (now Geffen Playhouse)
Architect: Morgan, Walls & Clements
Date: 1929



Address: 10938 W. Strathmore Drive
Name: Phi Kappa Sigma Fraternity House
Architect: Weber & Spaulding
Date: 1930



Address: 1016 S. Tiverton Avenue
Architect: Brokaw and Tuffs
Date: 1929

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952

Sub-Theme: Romanesque Revival, 1910-1940

This Context/Theme was used to evaluate St. Albans Episcopal Church as an excellent examples of Romanesque Revival institutional architecture in Westwood. St. Albans church includes a 1931 chapel designed by Reginald D. Johnson, and 1940 main church by Percy Parke Lewis which includes a narthex window by noted stained glass artisans Judson Studios.



Address: 580 S. Hilgard Avenue
Name: St. Albans Episcopal Church
Architect: Reginald D. Johnson; Percy Parke Lewis
Date: 1931; 1940



Address: 580 S. Hilgard Avenue
Name: St. Albans Episcopal Church
Architect: Reginald D. Johnson; Percy Parke Lewis
Date: 1931; 1940

Context: Architecture & Engineering, 1850-1980

Theme: Period Revival, 1919-1940

Sub-Theme: Late Gothic Revival, 1919-1939

This Context/Theme was used to evaluate significant examples of Late Gothic Revival architecture in Westwood. Several institutional examples were identified, including Westwood Hills Christian Church, Westwood Presbyterian Church, and Westwood United Methodist Church.



Address: 10497 Wilshire Boulevard
Name: Westwood United Methodist Church
Architect: Harold E. Wagoner
Date: 1951



Address: 10808 W. Le Conte Avenue
Name: Westwood Hills Christian Church
Date: 1949



Address: 10822 Wilshire Boulevard
Name: Westwood Presbyterian Church
Date: 1952

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Streamline Moderne, 1934-1945

This Context/Theme was used to evaluate significant examples of Streamline Moderne architecture. Two properties in Westwood were identified as excellent examples of this style, both of which were multi-family residences.



Address: 1001 Malcolm Avenue
Architect: Allen Ruoff
Date: 1935



Address: 929 S. Gayley Avenue
Architect: William E. Foster
Date: 1947

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

This Context/Theme was used to evaluate significant examples of Mid-Century Modern architecture in Westwood. The survey identified approximately a dozen individual examples, most of which were single-family residences. One notable exception is the Bullock's Westwood building in Westwood Village. Constructed in 1950, Bullock's Westwood was designed by Welton Becket & Associates, one of Los Angeles' premier architectural firms at the time. Today, the building is occupied by a Target store on the ground floor (accessed via Weyburn on the building's south side), and a Ralphs supermarket on the second floor (accessed via Le Conte on the north side). Bullock's Westwood was also evaluated as an excellent example of a mid-century regional department store.



Address: 10860 Le Conte Avenue
Name: Bullock's Westwood
Architect: Welton Becket & Assoc.
Date: 1950



Address: 10860 Le Conte Avenue
Name: Bullock's Westwood
Architect: Welton Becket & Assoc.
Date: 1950



Address: 1356 S. Comstock Avenue
Architect: Morris D. Verger
Date: 1953



Address: 10338 W. Wilkins Avenue
Date: 1952



Address: 1001 S. Westholme Avenue
Architect: Richard K. Fleming (for Buff & Hensmen)
Date: 1966



Address: 10525 W. Garwood Place
Name: Greenberg House
Architect: Richard Neutra
Date: 1949



Address: 10345 W. Strathmore Drive
Name: Maslon House
Architect: Thornton Abell
Date: 1969



Address: 624 S. Holmby Avenue
Name: McHenry House
Architect: Harwell Hamilton Harris
Date: 1940



Address: 10975 Santa Monica Boulevard
Architect: Smith & Williams
Date: 1958



Address: 651 S. Warner Avenue
Name: Van Cleef House
Architect: Richard Neutra
Date: 1942

In addition to the above examples, this Context/Theme was also used to evaluate more Expressionistic examples of the Mid-Century Modern style in Westwood. Two examples were identified, the Sinai Temple by noted architect Sidney Eisenshtat, and the University Lutheran Church by Wilkes & Steinbrueck. Sinai Temple was also evaluated for its religious affiliation as the oldest and largest Conservative Jewish congregation in the Greater Los Angeles area.



Address: 10400 Wilshire Boulevard
Name: Sinai Temple
Architect: Sidney Eisenshtat
Date: 1960



Address: 10915 Strathmore Drive
Name: University Lutheran Chapel
Architect: Wilkes & Steinbrueck
Date: 1965

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Corporate International, 1946-1976

This Context/Theme was used to evaluate significant examples of Corporate International architecture in Westwood. The survey identified four examples of Corporate International high-rise office buildings, all of which are located on Wilshire Boulevard. Each of these examples was designed by a noted architect of the period, including Paul Williams, Welton Becket, Claud Beelman, and Charles Luckman.



Address: 10921 Wilshire Boulevard
Name: Linde Medical Plaza
Architect: Paul R. Williams
Date: 1961



Address: 10889 Wilshire Boulevard
Name: Occidental Petroleum Building
Architect: Claud Beelman
Date: 1961



Address: 10950 Wilshire Boulevard
Name: Tishman Building
Architect: Welton Becket
Date: 1971



Address: 10880 Wilshire Boulevard
Name: Wilshire West Plaza
Architect: Charles Luckman Assoc.
Date: 1969

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Late Modernism, 1966-1980

Sub-Theme: Late Modernism, 1966-1980

This Context/Theme was used to evaluate significant examples of Late Modern architecture in Westwood. Identified examples are primarily commercial and institutional, including office buildings and religious buildings. Several noted architects are representing among identified examples, including A. Quincy Jones, Edward O. Anderson, Krisel-Shapiro & Associates, and Welton Becket.



Address: 1101 S. Gayley Avenue
Name: Gayley Center
Architect: Krisel-Shapiro & Assoc.
Date: 1979



Address: 10995 W. Le Conte Avenue
Name: UCLA Extension
Architect: A. Quincy Jones
Date: 1971



Address: 10512 Wilshire Boulevard
Name: Sephardic Temple Tifereth Israel
Architect: Brent, Goldman, Robbins & Brown
Date: 1970



Address: 1460 S. Westwood Boulevard
Name: Home Savings of America
Architect: Frank Homolka & Assoc.
Date: 1972



Address: 595 S. Mapleton Drive
Name: Sydney and Audrey Irmas Residence
Architect: Gilman, Gilman & Young
Date: 1976



Address: 924 S. Westwood Boulevard
Name: Security Pacific National Bank Tower and Plaza
Architect: Welton Becket & Assoc.
Date: 1973

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Late Modernism, 1966-1980

Sub-Theme: Brutalism, 1966-1980

This Context/Theme was used to evaluate two significant examples of Brutalist architecture in Westwood. Both identified examples are high-rise residence halls associated with UCLA, and both display the typical exposed concrete exterior.



Address: 930 S. Hilgard Avenue
Name: La Mancha Student Resident Hall
Architect: Bodrell, Joer'dan, Smith & Assoc.
Date: 1969



Address: 500 Landfair Avenue
Name: Hardman-Hansen Hall
Architect: Christopher R. Wojciechowski
Date: 1972

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980

This Context/Theme was used to evaluate residences of important persons in the entertainment industry. Identified examples include the former residences of film composer and arranger Henry Mancini; pioneering motion picture director, producer and screenwriter Allan Dwan; and acting legends Humphrey Bogart and Lauren Bacall. Bogart and Bacall resided in this residence together until his death in 1957. As evidenced by the field photographs, these residences are not always visible from the public right of way; however, they have been noted in the survey for their historic association.



Address: 232 S. Mapleton Drive
Name: Bogart-Bacall Residence
Architect: Roland Coate
Period of Significance: 1949-1957



Address: 219 S. Mapleton Drive
Name: Henry Mancini Residence
Architect: Allen Ruoff
Period of Significance: 1967-?



Address: 355 S. Mapleton Drive
Name: Allan Dwan Residence
Architect: Robert Finkelhor
Period of Significance: 1938-?

Context: Other Context, 1850-1980

Theme: Events or Series of Events, 1850-1980

In Westwood, this Context/Theme was used to evaluate the three remaining residences of the former Janss-Letts family compound that surrounded the northwest corner of the Los Angeles Country Club. The Janss and Letts families were founders and early residents of Holmby Hills and Westwood. Together they constructed five showcase residences on neighboring sites in order to highlight the architectural character and prestige of the neighborhood. Research indicates that three of the five residences are still extant: the former home of Arthur Letts, Jr., son of Broadway department store founder Arthur Letts; "Owlwood," the former residence of Florence Letts Quinn, wife of Arthur Letts; and the former home of Emma Janss, mother of Westwood developers Edwin and Harold Janss. As evidenced by the field photographs, these residences are not visible from the public right of way. However, they have been noted in the survey for their important historic association. In particular, the Arthur Letts, Jr. estate has been well documented in its current role as the Playboy Mansion.



Address: 10236 W. Charing Cross Road
Name: Arthur Letts Jr. Residence
Architect: Arthur R. Kelly
Period of Significance: 1927-1953



Address: 141 S. Carolwood Drive
Name: Florence Letts Quinn Residence
Architect: Robert D. Farquhar
Period of Significance: 1932-1944



Address: 10224 W. Charing Cross Road
Name: Emma Janss Residence
Date: 1932-1944

For Further Reading

The following is a list of general sources on the history and development of Westwood. This list is not comprehensive but is being provided for informational purposes.

Dundjerski, Marina. *UCLA: The First Century*. Los Angeles: Third Millennium Publishing Limited, 2011.

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