

# SurveyLA

Los Angeles Historic Resources Survey

## Historic Resources Survey Report Bel Air – Beverly Crest Community Plan Area



*Prepared for:*

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



*Prepared by:*

GPA Consulting, Inc.  
El Segundo, CA

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# 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 Bel Air–Beverly Crest Community Plan Area (CPA). This project was undertaken from October 2012 to September 2013 by GPA Consulting, Inc. (GPA).

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 searchable 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 or duplex. 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 Bel Air–Beverly Crest survey team included the following personnel from GPA: Teresa Grimes, Principal Architectural Historian; Laura O’Neill, Senior Architectural Historian; Elysha Paluszek, Architectural Historian II; and Amanda Yoder, Architectural Historian I. Teresa Grimes served as the project manager.

Reconnaissance survey work was conducted by senior staff from GPA, Historic Resources Group (HRG), and Leslie Heumann, Consultant. The aforementioned staff included Teresa Grimes from GPA; Christy Johnson McAvoy, Christine Lazaretto, and Kari Michelle Fowler from HRG; and Leslie Heumann.

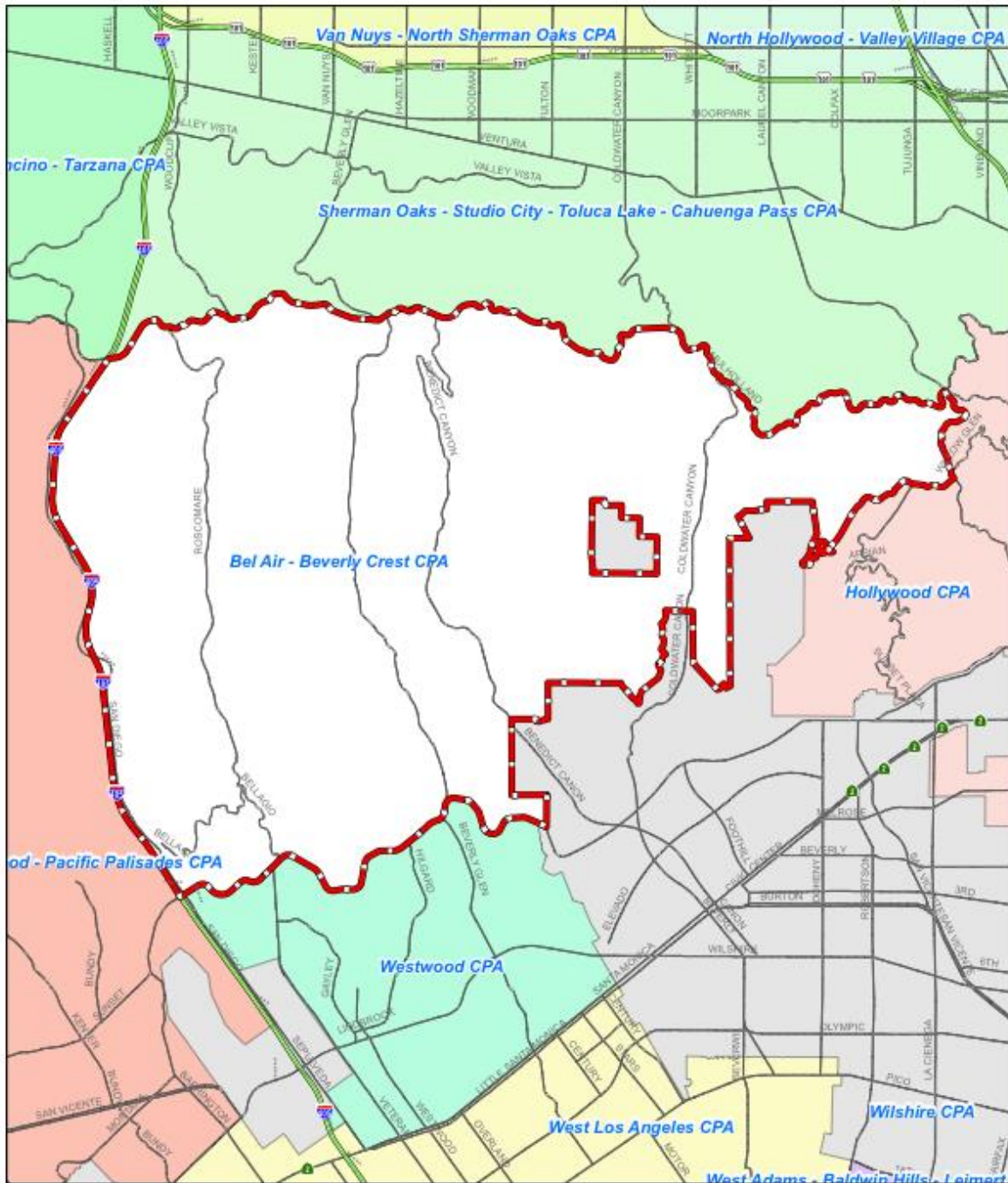
## **Survey Area**

### ***Description of the Survey Area***

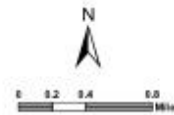
The identified survey area for Bel Air–Beverly Crest corresponds with the boundary for the Bel Air-Beverly Crest Community Plan Area (“CPA”). Located approximately 18 miles west of downtown Los Angeles along the southern slopes of the Santa Monica Mountains, the Survey Area is irregularly shaped. It is enclosed generally by Mulholland Drive on the north; the San Diego (I-405) Freeway on the west; Sunset Boulevard and the City of Beverly Hills on the south, and Laurel Canyon Boulevard and Wonderland Drive on the east. Adjacent CPAs include Sherman Oaks-Studio City-Toluca Lake on the north, Brentwood-Pacific Palisades on the west, Westwood on the south, and Hollywood on the east. Located within the overall boundary of the CPA, but not included in the CPA is County of Los Angeles land. This land is specifically located in Franklin Canyon and is part of the Santa Monica Mountains National Recreation Area.

The Survey Area encompasses several neighborhoods, some of which have historically and physically distinct identities and appearances. These include the prestigious communities of Bel Air, the northern portion of Holmby Hills, the “Beverly Hills Post Office” area, and Beverly Crest. The somewhat Bohemian enclave of Beverly Glen also lies within the Survey Area. Other residential neighborhoods associated with canyon and hillside locations include Laurel Canyon, Laurel Hills, Lookout Mountain, Wonderland Park, Coldwater Canyon, Franklin Canyon, Benedict Canyon, Casiano Estates, Glenridge, Roscomare Valley, Bel Air Crest, and Summitridge.

Survey Area Map



# Bel Air - Beverly Crest Survey Area



Comprising some 9,900 acres, the CPA consists of a total of 18,475 parcels. Of these, 17,249 were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980 or resources designated under federal, state, or local programs. There are no designated or proposed HPOZs or historic districts in the CPA.<sup>1</sup>

The topography of the Survey Area is characterized by the hills and canyons of the Santa Monica Mountains. Streets generally follow the contours of the topography, resulting in a non-gridded street plan. This meandering pattern has been deliberately embraced by some of the engineers and landscape architects, including Mark Daniels, who laid out the streets and subdivisions. Because of the steepness of the terrain, large swaths of land remain undeveloped. The terrain also leaves the area susceptible to fires, most devastatingly the Bel-Air Fire of 1961, which claimed hundreds of homes. The Survey Area contains two reservoirs, Stone Canyon and Franklin Canyon, which was developed by the City of Los Angeles in 1912 to store water from Owens Valley to be carried to Los Angeles via the newly completed aqueduct. Residential development dominates the Survey Area and is predominantly single-family homes, many of which in the western portions of the CPA are sited on estate-sized properties. A limited number of multi-family enclaves occur on upper Roscomare Road and near the intersection of Sepulveda Boulevard and Moraga Drive. Neighborhood commercial centers are located on upper Roscomare Road, and at Beverly Glen Circle, with mixed office and retail at Sepulveda Boulevard and Moraga Drive. Commercial activity also occurs at two locations in Beverly Glen Canyon. There are no industrial zones within the Survey Area, although the Moraga Vineyards, located at the west edge of the CPA, recall an earlier, agricultural era.

The western portion of the Survey Area, extending to the boundary of Beverly Hills, is traversed by Sunset Boulevard. Originally known as Beverly Boulevard and renamed in 1934, Sunset was extended all the way to the Pacific in 1926, providing the impetus for numerous subdivisions along its path. Mulholland Drive is the only east-west street that links the survey area end-to-end. It is intersected by virtually all of the major canyons that access the mid-San Fernando Valley: Beverly Glen, Benedict Canyon, Coldwater Canyon, and Laurel Canyon. North-south thoroughfares include Sepulveda Boulevard and Roscomare Road as well as the I-405. From the outset, these streets catered solely to automobile and occasional bus traffic; the Survey Area was not directly served by any of the streetcars of the Pacific Electric System.

Although overwhelmingly residential in development, the Survey Area is also home to several non-residential properties of note. The lush greenways of the Bel-Air Country Club occupy a sloping property above Sunset Boulevard. Nearby, the Spanish Colonial Revival home of the Marymount High School (Los Angeles Historic-Cultural Monument #254) also

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<sup>1</sup> For the location of designated resources within the Bel-Air-Beverly Crest CPA at the time of the survey, refer to the *Designated Resources* map on page 12 or [historicplacesla.org](http://historicplacesla.org).

overlooks Sunset. Another private secondary school, Harvard-Westlake, has established its campus in the hills. Nestled into a hollow along Stone Canyon Drive, the low-scaled buildings of the Bel Air Hotel are set amongst lavish gardens. The privately owned Frederick R. Weisman Art Foundation and the Hannah Carter Japanese Garden are located along residential streets.

### ***Development History***

The original occupants of the area were the Tongva, Native Americans who became known as Gabrielenos after the establishment of Mission San Gabriel in 1771. Most of the Survey Area was part of Rancho Las Aguas, which also included present-day Beverly Hills. Ethnicity in the Survey Area subsequent to the Rancho era has been and continues to be predominantly Anglo. Over the years the Survey Area, in common with many parts of the west side of Los Angeles, has become home to a substantial Jewish population; the Stephen S. Wise Temple, the Leo Baeck Temple, and the American Jewish University in the northwestern portion of the CPA are three of many Jewish institutions on the west side.

Most of the Survey Area was annexed to the City of Los Angeles as part of three annexations: Westgate, on June 14, 1916, Laurel Canyon, on May 16, 1923, and Beverly Glen, on October 26, 1925. Few, if any, historic resources in the Survey Area pre-date annexation. The most intense periods of development occurred during the 1920s and the post-war boom of the 1950s and 1960s. Development of most of the CPA was a direct result of subdivision activity. The 1920s in Los Angeles witnessed an unprecedented volume in the filing of new plat maps and the region's population jumped accordingly. Many of the subdividers in the Bel Air-Beverly Crest CPA aimed their real estate ambitions squarely at the upper middle and upper classes, none more so than Alphonzo Bell.

A southern California native and a renowned tennis player, Alphonzo Edward Bell (1875-1947) made a fortune in the oil industry and focused his attention on high-end real estate development. He and his wife, Minnewa, had purchased the Danzinger ranch in what is today Bel Air in the early 1920s. Beginning in 1922, Bell developed more than 23,000 acres west of downtown Los Angeles, including Bel Air and parts of Pacific Palisades and Westwood, for wealthy buyers. The most prominent of his enterprises was Bel Air, located along then Beverly Boulevard. The first Bel Air Allotment opened in 1922, comprising 128 lots on 1,700 acres of undeveloped hillsides in the Santa Monica Mountains. Bell worked with landscape architect Mark Daniels and Aurele Vermeulen and engineer Wilkie Woodward to lay out the upscale suburb and installed water and sewage pipes and underground power and telephone lines. Thousands of trees were planted along the winding streets laid out to enhance the topography and capitalize on mountain, city, and even sea views. Easements on each lot were used to create a network of bridle paths. The prestigious firm, the Frank Meline Company, was retained to market the new "community



of Gentlemen’s Estates.”<sup>2</sup> An advertising campaign touted the new development: “What Montecito is to Santa Barbara . . . what Tuxedo is to the city of New York . . . BEL-AIR will be to Los Angeles, meeting the ideal conception of what the exclusive suburban home should afford.”<sup>3</sup> A design committee was established to ensure “architectural harmony,” and was staffed with pre-eminent architects such as Roland E. Coate and Gordon Kaufmann. Mediterranean architecture was encouraged but not required. A minimum \$10,000 investment was mandated for new home construction. The subdivision was restricted “for the protection of its residents” and Bell, a notorious moralist, initially refused to sell to any members of the motion picture community. Architectural committee chairman, architect Carleton Winslow, Sr., designed elaborate gates at the east and west entries to the tract. To stimulate interest in Bel Air and provide an appropriate social and recreational setting for its residents, Bell founded the Bel Air Country Club in 1924. He served as its president until 1929 and remained its chief financial backer until 1940, when ownership was assumed by the members.

Over the next years, several additional tracts were opened on the adjoining lands, until Bel Air reached its present west and east boundaries, generally Sepulveda Boulevard on the west and Beverly Glen on the east, in 1952. The Bel Air Association was founded in 1942 to further the interests of the community. In 1945, the Bel Air Land Company took over from Bell, who was then in ill health. In 1946, under the leadership of Joe Drown, the Bel Air office administration building was converted into a hotel. Drown and architect Burton Schutt also constructed a restaurant, bungalows, and pool on the property.

Numerous mansions by the crème de la crème of the architectural world—including George Washington Smith, Wallace Neff, Paul Williams, Gordon Kaufmann, Roland E. Coate, John Byers, H. Roy Kelley, J. Pierpont Davis, and James Dolena —were constructed during the 1920s and 1930s to house industrialists, capitalists, and, eventually, movie stars. Many of these homes were truly estates on several acres encompassing not only large main houses but also guest and pool houses, tennis courts and swimming pools, extensive gardens and separate servants’ quarters. Landscape architects such as Florence Yoch designed the settings. The tradition of employing fine architects continued after World War II, with homes designed by Richard Neutra, Lloyd Wright, Richard Dorman, Raphael Soriano, and others.

Holmby Hills, which spans two CPAs (Bel Air-Beverly Crest and Westwood), was another upscale development, spearheaded by Arthur Letts, founder of the Broadway Department Store, and brothers Dr. Edwin Janss and Harold Janss (Letts’ son-in-law). Laid out in 1925 north and south of present-day Sunset Boulevard on 400 acres of the former Wolfskill

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<sup>2</sup> “Bel-Air: The Exclusive Residential Park of the West.” Sales brochure on file at the Los Angeles Central Library.

<sup>3</sup> Sam Watters, *Houses of Los Angeles, 1920-1935* (New York: Acanthus Press, 2007) 209.

Ranch, the subdivision was given impetus by the planned improvement of “the new scenic Beverly Boulevard” for which Los Angeles voters approved a \$1,000,000 expenditure.<sup>4</sup> Another million was invested by the developers to pave the streets, bury utilities, and beautify the tract with trees and plants. Water was drawn from the newly completed Stone Canyon reservoir. Community lighting, parks, and bridle trails were also planned, and the subdivision was said to be “patterned after the estate districts of the continent.”<sup>5</sup> An architectural committee was created and the residences, according to Harold Janss, would cost from \$25,000 to \$100,000 each. Prominent business and social leaders purchased property in the tract, and the eminent architects and landscape architects of the day were commissioned to design the estates, including George Washington Smith and A. E. Hanson, Gordon Kaufman and Florence Yoch, and Arthur J. Kelly, who also designed an English gatehouse at the east entrance to Holmby Hills on present-day Sunset Boulevard.<sup>6</sup>

Beverly Hills Post Office (BHPO), the area mostly north of the incorporated city limits of Beverly Hills, is characterized by many of the same associations of that storied city; in fact, Greenacres, the lavish home of Harold Lloyd, spans both Los Angeles and Beverly Hills. Other celebrity residents built fanciful homes in and around the upper reaches of Benedict Canyon, including Rudolph Valentino, John Barrymore, and Thomas Ince. Extending eastward across the upper reaches of Coldwater Canyon to Laurel Canyon, the CPA shares many characteristics with the neighboring Hollywood Hills. Exclusively residential in use, these windy and often steep streets offered view lots that attracted several prominent architects during the mid and late 20<sup>th</sup> century, including Harwell Hamilton Harris, John Lautner, A. Quincy Jones, Buff and Hensman, and Craig Ellwood.

One of the neighborhoods developed in the BHPO, Beverly Crest was a multi-phased subdivision energetically and enthusiastically promoted by George E. Read. Read hoped to capitalize on the proximity and prestige of Beverly Hills, labeling Beverly Crest “the balcony” of Beverly Hills according to a 1928 advertisement. Beginning in 1923, Read opened several tracts, grading and paving streets, installing utilities and ornamental street lighting, and constructing “old English” style gates, designed by a Pickford-Fairbanks Studio employee, to the development on Schuyler Drive. These gates underwent a speedy transformation a few years after their construction in 1923, when Read, “recognizing the appropriateness of Spanish architecture in Southern California,” substituted tiled roofs for the original turrets and stucco cladding for gray stone.<sup>7</sup> View lots were offered for \$3,500 and up. Unlike Bell, Read had no qualms about appealing to the luminaries of the film industry, and lavishly used their names in his advertisements.

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<sup>4</sup> “Million to Be Spent on New Tract,” *Los Angeles Times*, July 19, 1925.

<sup>5</sup> *Ibid.*

<sup>6</sup> “Historic Rancho to be Subdivided Soon,” *Los Angeles Times*, October 15, 1922 and “Boulevard Paving to Aid Tract,” *Los Angeles Times*, December 27, 1925.

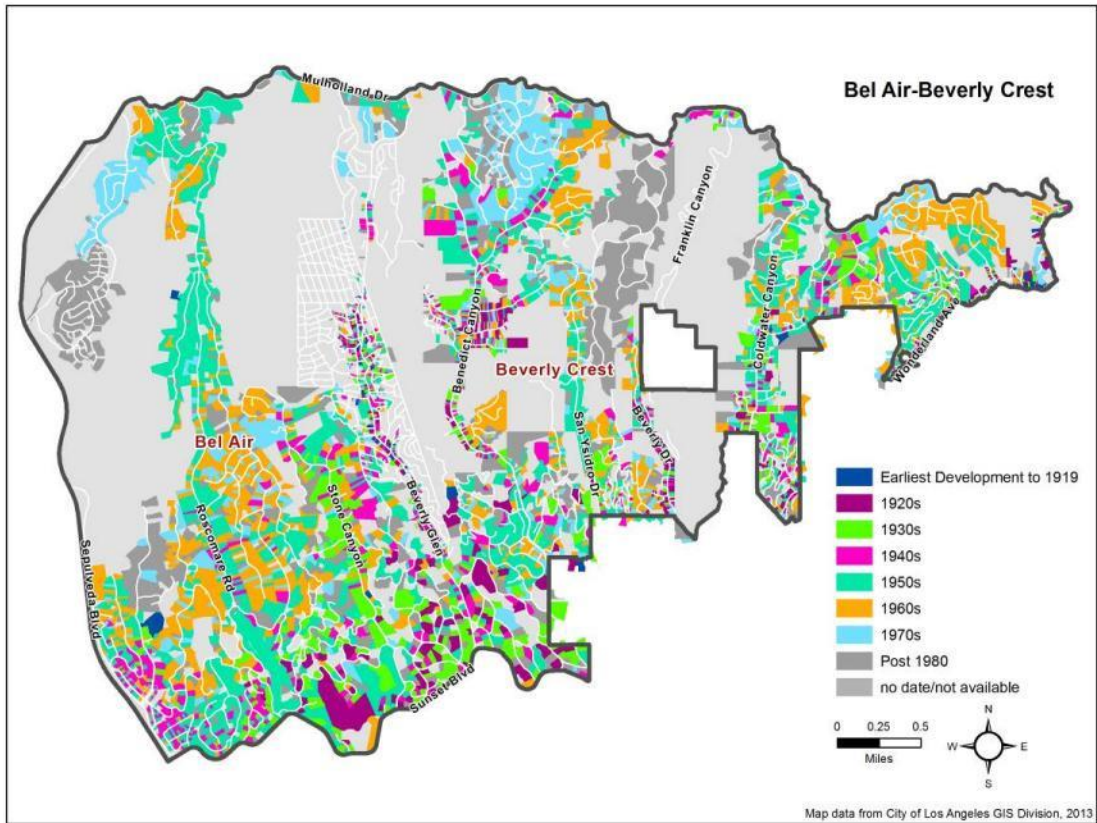
<sup>7</sup> “England to Spain in Two Days,” *Beverly Hills Citizen*, September 9, 1926.

Snaking a curvilinear path between Sunset Boulevard and Mulholland Drive, Beverly Glen is both the eastern edge of Bel Air and another world, one of a motley assortment of housing types closely arrayed along the street and more widely dispersed on intersecting lanes and the occasional pedestrian street. Originally a wagon route cut through in the 19<sup>th</sup> century, the area was first surveyed in 1906. It developed somewhat in the manner of a small village, with its own general store. Over the years, the Glen attracted progressives and artistic types, many of whom favored modern designs of architects such as Harwell Hamilton Harris, Craig Ellwood, and Rodney Walker.

After World War II, the explosive population growth in Los Angeles placed development pressure on previously unimproved land, with the result that hillside areas and lots that had been thought inaccessible became part of the new suburban landscape. In the quarter century following World War II, much of the northern and western areas of the CPA were subdivided. The beginnings of this development in the area called the Roscomare Valley was Bel Air Highlands, subdivided by Elwain Steinkamp (1904-1996) in 1951. Steinkamp, who was active in Southern California as a builder and developer from at least the 1930s through the 1950s, achieved state and local prominence in the postwar era; his photograph appeared in *Life* magazine in 1953. Steinkamp aimed his new subdivision squarely at the middle and upper middle class, with home prices starting at \$22,500 and lots at \$4,750 and up. FHA loans were available for the purchases. The Bel Air Highlands homes offered in 1951 were variations on the ranch style (“Colonial,” “Rustic,” “Provincial Farmhouse,” “New England,” and most curiously, “Hawaiian bonfire”) and ranged from two to four bedrooms. For his Bel Air subdivisions, Steinkamp worked with several architects and builders, including in 1954-1957, William Krisel, noted designer of midcentury modern residences. Schools were understood to be integral to these developments; in fact Steinkamp campaigned in favor of a 1952 statewide proposition to fund schools, under the assumption that building new homes could not succeed without the nearby presence of adequate educational facilities. Two elementary schools (the Community Magnet Charter School, 1953, and the Roscomare Road Elementary School, 1956) were built in conjunction with postwar development efforts. By 1972, most of the buildable area in the CPA had been improved.

Today, the Bel Air-Beverly Crest Survey Area remains exclusively composed of neighborhoods of single-family residences representing a range of scales, periods, and styles. The CPA is home to approximately 22,000 people. Interspersed in the neighborhoods are a variety of institutional resources and large areas of open space.

## Development by Decade Map

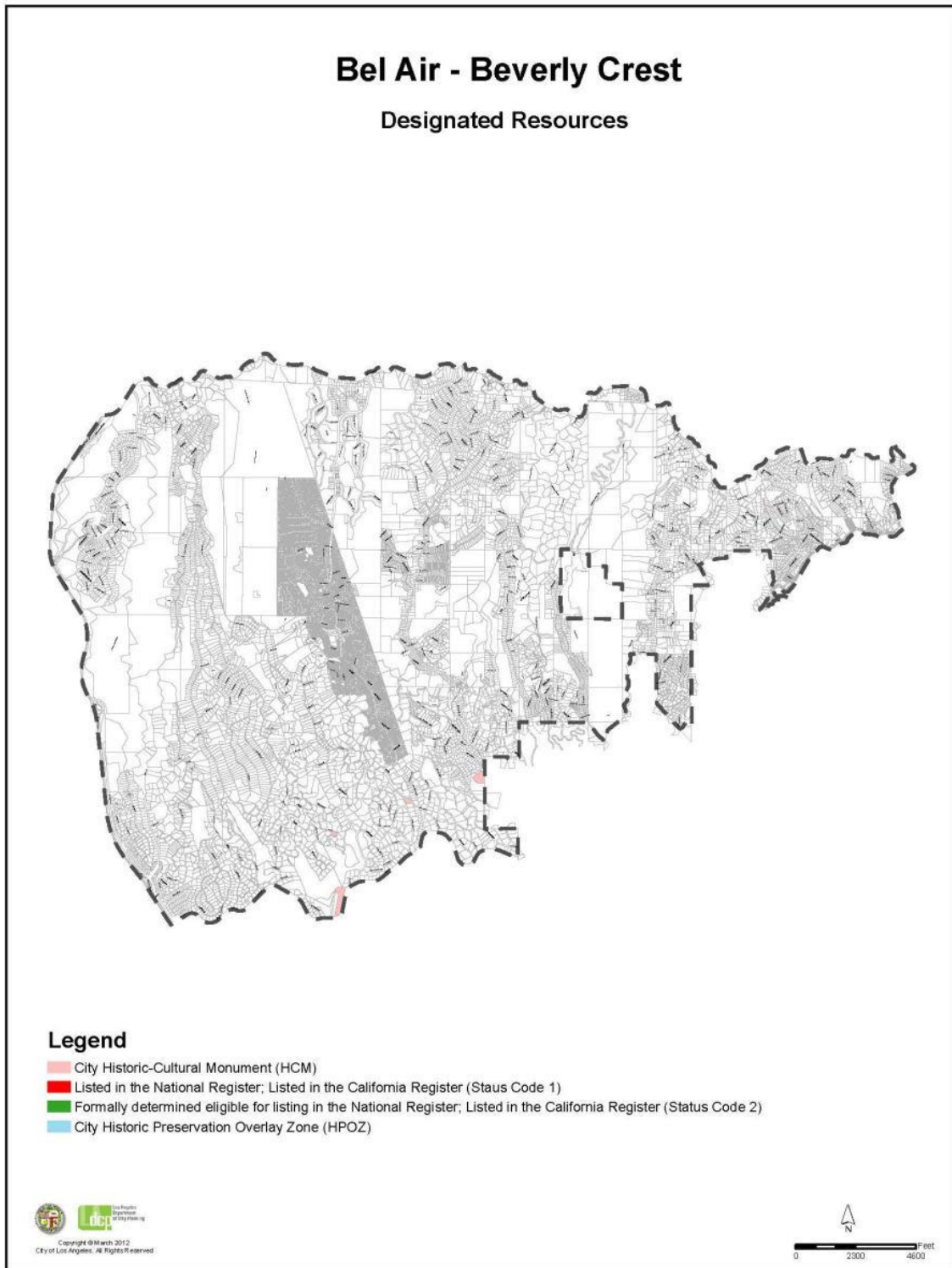


## Designated Resources

The following map depicts designated resources within the Bel Air–Beverly Crest 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 (HCM) and Historic Preservation Overlay Zones (HPOZ).

For a current inventory of designated resources, which includes detailed information about each, go to [historicplacesla.org](http://historicplacesla.org) or [zimas.lacity.org](http://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).<sup>8</sup>

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.

Surveyed properties include residential, commercial, institutional, and industrial buildings; infrastructural features such as bridges and public stairways; and important landscape features such as street trees. 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 Bel Air–Beverly Crest Survey Area presented several challenges for the field survey teams. Many properties could not be observed from the public right-of-way due to privacy walls, fences, or shrubbery; residences set far back on large lots; or sloping hillside sites where residences are oriented toward the view rather than the street. Other properties

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<sup>8</sup> For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

were located on private streets or within gated communities, and therefore were not accessible. Steep hillsides and canyons meant traversing many narrow winding roadways, often with limited access or dead ends. With these challenges, all properties were evaluated to the extent possible based upon observation from the public right-of-way and follow-up research.

Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed in order to complete an evaluation, additional research was conducted. Sources included building permits, historical newspapers and periodicals, Sanborn maps, and city directories. This research utilized the collections of the Los Angeles Public Library; Online Archive of California; University of Southern California (USC); and University of California, Los Angeles (UCLA); among others. In addition, due to the number of architect-designed homes in the area, books documenting the work of noted architects were consulted to identify projects within the CPA, including but not necessarily limited to: Paul Williams, John Lautner, Gerard Colcord, Harwell Hamilton Harris, John Byers and Edla Muir, Frank Lloyd Wright, Jr., Wallace Neff, Roland Coate, Craig Ellwood, A. Quincy Jones, Richard Neutra, Cliff May, and Gregory Ain.



## Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation. As discussed in the Methodology Section of this report, all properties were evaluated to the extent possible based upon visual observation from the public right-of-way and follow-up research. That proved to be more challenging in the Bel Air-Beverly Crest CPA than other CPAs, because a large number of properties could not be seen from the public right-of-way due to a variety of factors. Therefore some properties in the CPA could not be evaluated.

### Summary of Property Types

Extant property types in the Bel Air–Beverly Crest CPA are primarily single-family residential, 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*

Reflective of the single-family development that characterizes the Survey Area, nearly all of the residential properties identified in the Survey Area are single-family residences representing all periods of development and architectural styles.

The survey identified a small number of Craftsman style single-family houses from the late 1910s and early 1920s because they represent the area’s earliest pattern of development. The majority of residences date from the 1920s and later, and were identified for their architectural merit. Bel Air–Beverly Crest contains a substantial number of single-family houses, reflecting the prevalent styles of their period, especially American Colonial Revival, Spanish Colonial Revival, Tudor Revival, French Revival (Norman), and Mediterranean Revival, as well as Mid-Century Modern and Ranch. The larger residential properties that included multiple buildings such as a main residence, guest house, pool house, and detached garage as well as pool, tennis court and landscaped grounds were identified as estates, although they may not have been fully visible from the public right-of-way.

The Survey Area contains only a small number of multi-family residences. Only two postwar garden apartment complexes were identified. The Survey Area does not contain any bungalow courts, courtyard apartments, apartment houses, or public housing.

Identified historic districts include one automobile suburb and one post-war suburb. Two neighborhoods were identified as planning districts for their Period Revival architecture and one was identified as a planning district as an automobile suburb. Finally, a number of residences were identified for their association with significant people, including important film actors, entertainers, and professional athletes. However, in many cases the evaluation could not be completed because of lack of visibility from the public right-of-way.

### ***Commercial Properties***

The Survey Area contains only a small number of commercial properties. The survey identified two intact examples of neighborhood markets.

### ***Institutional Properties***

The survey identified three intact Post-World War II school buildings, including two LAUSD elementary schools and one private elementary school. These schools represent the expansion of school facilities in western Los Angeles to keep pace with the population growth after World War II. Isolated examples of municipal service and public utility resources were identified, including three fire alarm boxes from the early 1900s and a reservoir. Military related properties included a former Air Force station and a World War II-era air raid siren. No medical, performing arts, library, fire station, or post office properties were identified.

### ***Industrial Properties***

The survey did not identify any industrial properties.

### ***Other Properties***

The survey identified a number of unique or unusual property types, including a designed landscape, three entrance gates, a landscaped median, a grouping of street lamps, and a collection of uniform street trees.

## **Summary of Contexts and Themes**

Several of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Bel Air–Beverly Crest Survey Area. 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, 1880-1980**

**Theme: Early Residential Development, 1880-1930**

**Sub-Theme: Early Single-Family Residential Development, 1880-1930**

Residential properties that substantially pre-date the neighborhood in which they are located, were evaluated under this Context/Theme. Such properties may be one of the first residences in the area, or a rare remaining example of the area's earliest development. In Bel Air–Beverly Crest, such properties ranged from modest single-family residences to large estates comprising multiple acres.



**Address:** 9862 W. Easton Drive

**Date:** 1923



**Address:** 2195 N. Beverly Glen Place

**Date:** 1921



**Address:** Stratton-Porter Estate

**Date:** 1924



**Address:** 2136 N. Benedict Canyon Drive

**Date:** 1915

## **Context: Residential Development & Suburbanization, 1880-1980**

**Theme: Automobile Suburbanization, 1908-1937**

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

This Context/Theme was used to evaluate significant examples of community and design features – including entrance gates, landscaped medians, and sales offices – associated with the development automobile suburbs. Examples were located in Bel Air and Beverly Crest; however, these suburbs did not possess sufficient integrity or cohesion to qualify as historic districts. Therefore, these features were evaluated as individual resources.



**Name:** Beverly Crest Gate

**Location:** Schuyler Road

**Date:** 1926



**Name:** Bel Air East Gate

**Location:** Bel Air and Sunset

**Date:** 1924



**Name:** Moraga Drive Landscaped Median

**Location:** Moraga Drive at Bellagio Road

**Date:** 1932



**Name:** Bel Air Estates Sales Office

**Location:** 100 N. Bel Air Road

**Date:** 1924

**Context: Residential Development & Suburbanization, 1850-1980**

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

**Theme: Multi-Family Residential, 1910-1980**

**Sub-Theme: Garden Apartments, 1938-1960**

Significant examples of garden apartments were evaluated under this Context/Theme. Garden apartments, and multi-family residential buildings in general, are uncommon in Bel Air–Beverly Crest. A small number of isolated examples are located in the CPA. They were developed from the 1940s to 1960s and reflect the prevalent architectural styles of the period, including Mid-Century Modern.



**Address:** 850 Moraga Drive  
**Name:** Bel Air Gardens  
**Date:** 1948



**Address:** 833 Moraga Drive  
**Name:** Moraga Drive Garden Apartment  
**Date:** 1963

## **Context: Public and Private Institutional Development, 1850-1980**

### **Sub-Context: Private Recreational Facilities, 1880-1980**

#### **Theme: Private Recreational Facilities, 1880-1980**

#### **Sub-Theme: Country Clubs, 1880-1980**

One private country club, the Bel Air Country Club, was evaluated under this Context/Theme. The Bel Air Country Club was founded in 1927 and financed by Alphonzo Bell, the developer of Bel Air. It represents the recreational amenities that were created by Bell as inducements for prospective homebuyers. The clubhouse was designed by Carleton Winslow and the golf course was designed by George C. Thomas and William P. Bell. The country club is not accessible so the integrity could not be assessed from the public right-of-way. However, research suggests the property is historically significant; therefore, it has been identified but the evaluation could not be completed.



**Address:** 10768 Bellagio Road

**Name:** Bel Air Country Club

**Date:** 1927

## **Context: Public and Private Institutional Development, 1850-1980**

**Sub-Context: Education, 1876-1980**

**Theme: Public Schools and the LAUSD, 1876-1980**

**Sub-Theme: Post World War II Schools, 1946-1966**

Public schools dating from after the post-World War II period were evaluated under this Context/Theme. Postwar LAUSD schools reflect the district's school planning and design concepts during the period and the increase in facilities to accommodate postwar population growth. In Bel Air–Beverly Crest, the examples identified were both elementary schools.



**Address:** 11301 Bellagio Road  
**Name:** Community Magnet Charter School  
**Date:** 1953



**Address:** 2425 N. Roscomare Road  
**Name:** Roscomare Road Elementary School  
**Date:** 1956



**Context: Public and Private Institutional Development, 1850-1980**

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

**Theme: Municipal Water and Power, 1916-1980**

**Sub-Theme: Reservoirs, Dams, and Water Supply Infrastructure**

The Upper Franklin Canyon Park Historic District was recorded under this Context/Theme. It is significant for its association with infrastructure constructed by the Department of Water and Power. The reservoir was constructed in 1914 and used to distribute water from the Owens Valley. However, most of the improvements in the district were completed by the Works Progress Administration in 1940, including the retaining wall, the road around the lake, and the redwood and pine trees. Other improvements in the district include a system of concrete culverts, tunnels, and walls designed to protect the reservoir from erosion, silt and water contamination. In 1971 the reservoir was removed from service and in 1981 Franklin Canyon Park was created.

The district was also evaluated under the Entertainment Industry context, as a significant filming location. Franklin Canyon, and the area around the reservoir in particular, has been used as a film and television location since the 1930s.



**Name:** Upper Franklin Canyon Reservoir

**Date:** 1914 – 1940



**Name:** Upper Franklin Canyon Reservoir Maintenance Shop

**Date:** 1940

**Context: Public and Private Institutional Development, 1850-1980**

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

**Theme: Public Works**

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

One concentration of street lights was evaluated under this Context/Theme for its association with the early residential development of Benedict Canyon. Concentrations of street lights are also located in the Bel Air Estates and Holmby Hills Residential Planning Districts as well as the Stone Canyon Road Residential Historic District.



**Name:** Benedict Canyon Street Lamps  
**Date:** 1920



**Name:** Benedict Canyon Street Lamps  
**Date:** 1920

**Context: Public and Private Institutional Development, 1850-1980**

**Sub-Context: Military Institutions and Activities, 1850-1980**

**Theme: Air Raid Sirens & Civil Defense, 1939-1960**

This Context/Theme was used to evaluate extant examples of air raid sirens. Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods and have generally remained untouched since then. Only one example was observed in the Bel Air–Beverly Crest CPA. It is an intact example of a bird house type on a freestanding pole.



**Location:** West side of Roscomare Road near elementary school playground

**Date:** circa 1940

## **Context: Commercial Development, 1850-1980**

### **Theme: Markets, 1880 -1980**

Commercial development in the Survey Area is extremely limited and is located in small pockets surrounded by neighborhoods of single-family residences. This Context/Theme was used to evaluate two examples of neighborhood markets. These properties were developed to serve the surrounding neighborhoods of Beverly Glen and Roscomare Valley. Neighborhood markets are typically smaller in scale than the larger retail chain markets located in more densely populated commercial areas.



**Address:** 1609 N. Beverly Glen Blvd  
**Name:** Glen Market  
**Date:** 1926



**Address:** 2323 N. Roscomare Road  
**Name:** Bel Air Foods  
**Date:** 1952

## **Context: Commercial Development, 1850-1980**

### **Theme: Hotels, 1880 -1980**

One hotel, the Hotel Bel Air, was evaluated under this Context/Theme. It is a rare example of a commercial property in an otherwise residential neighborhood. The Hotel Bel Air opened in 1946. It was originally constructed in 1925 as offices and riding stables by Alphonzo Bell, who developed Bel Air. The property was purchased in 1946 by the Texan entrepreneur Joseph Drown, who hired architect Burton Schutt to convert the buildings and construct 62 rooms of what was to become the Hotel Bel Air. It became a popular meeting place for those who lived in the area. A number of celebrities lived and stayed at the hotel, including Grace Kelly, Montgomery Clift, Marilyn Monroe and Tony Curtis. The Hotel Bel Air is not accessible so the integrity could not be assessed from the public right-of-way. However, research suggests this property is historically significant; therefore, it has been identified but the evaluation could not be completed.



**Address:** 701 Stone Canyon Road

**Name:** Hotel Bel Air

**Date:** 1946

## Context: Architecture & Engineering, 1850-1980

Theme: Arts & Crafts Movement, 1895-1930

Sub-Theme: Tudor Revival, 1895-1929

This Context/Theme was used to evaluate significant examples of early Tudor Revival architecture. Examples were exclusively single-family residences and exhibited a high quality of design. In Bel Air–Beverly Crest, some single-family residences also represent the work of noted architects, including Elmer Grey.



**Address:** 126 N. Groverton Place

**Architect:** Percy P. Lewis

**Date:** 1929



**Address:** 9318 W. Readcrest Drive

**Architect:** Unknown

**Date:** 1926



**Address:** 1331 N. Schuyler Road

**Architect:** Unknown

**Date:** 1926



**Address:** 259 N. Saint Pierre Road

**Architect:** Elmer Grey

**Date:** 1926

## **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. Examples were exclusively single-family residences and exhibited a high quality of design. They are located throughout the Survey Area, but mostly in the southern portion. Some single-family residences represent the work of noted architects, including Curlett & Beelman, Wallace Neff, Paul Williams, and Gordon Kaufmann.



**Address:** 10790 W. Chalon Road  
**Architect:** C.S. Arkanbright  
**Date:** 1931



**Address:** 212 N. Copa de Oro Road  
**Architect:** Wallace Neff  
**Date:** 1928



**Address:** 345 N. Saint Pierre Road  
**Architect:** Theo Scott  
**Date:** 1929



**Address:** 969 N. Stone Canyon Road  
**Architect:** Cliff May  
**Date:** 1937

**Context: Architecture & Engineering, 1850-1980**

**Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952**

**Sub-Theme: Mediterranean Revival, 1887-1942**

This Context/Theme was used to evaluate significant examples of Mediterranean Revival architecture. Examples were exclusively single-family residences and exhibited a high quality of design. They are located throughout the Survey Area, but mostly in the southern portion. Some residences also represent the work of noted architects, including Roland Coate, and John Byers and Edla Muir.



**Address:** 259 N. Delfern Drive  
**Architect:** Unknown  
**Date:** 1930



**Address:** 423 N. Faring Road  
**Architect:** Roland Coate  
**Date:** 1932



**Address:** 456 N. Parkwood Drive  
**Architect:** Roland Coate  
**Date:** 1930



**Address:** 498 N. Saint Pierre Road  
**Architect:** Unknown  
**Date:** 1931



## **Context: Architecture & Engineering, 1850-1980**

**Theme: American Colonial Revival, 1895-1960**

**Sub-Theme: American Colonial Revival (Early), 1895-1940**

Significant examples of early American Colonial Revival architecture were evaluated under this Context/Theme. Examples were exclusively single-family residences and exhibited a high quality of design. They are located throughout the Survey Area, but mostly in the southern portion. Some single-family residences also represent the work of noted architects, including Paul Williams, Roland Coate, and Gerard Colcord.



**Address:** 320 N. Saint Pierre Road  
**Architect:** Unknown  
**Date:** 1930



**Address:** 1465 Lindacrest Drive  
**Architect:** Unknown  
**Date:** 1937



**Address:** 100 N. Delfern Road  
**Architect:** Paul Williams  
**Date:** 1938



**Address:** 227 N. Copa De Oro Road  
**Architect:** Unknown  
**Date:** 1929

**Context: Architecture & Engineering, 1850-1980**

**Theme: American Colonial Revival, 1895-1960**

**Sub-Theme: American Colonial Revival (Late), 1940-1960**

Significant examples of late American Colonial Revival architecture were evaluated under this Context/Theme. Examples were primarily residential, with one institutional example identified. Some single-family residences also represent the work of noted architects, including John Byers, Paul Williams, and Gerard Colcord.



**Address:** 913 N. Chantilly Road  
**Architect:** Carroll Clark  
**Date:** 1948



**Address:** 417 N. Amapola Lane  
**Architect:** Unknown  
**Date:** 1942

**Context: Architecture & Engineering, 1850-1980**

**Theme: Period Revival, 1919-1950**

**Sub-Theme: Storybook, 1919-1939**

Significant examples of Storybook architecture were evaluated under this Context/Theme. Two examples were evaluated in the CPA. Both were single-family residences located in the northern portion of the Survey Area.



**Address:** 10439 Seabury Lane

**Architect:** Unknown

**Date:** 1941



**Address:** 8657 W. Wonderland Avenue

**Architect:** Hal Wilcox

**Date:** 1929

## **Context: Architecture & Engineering, 1850-1980**

**Theme: Period Revival, 1919-1950**

**Sub-Theme: Tudor Revival, 1930-1950**

Significant examples of late Tudor Revival architecture were evaluated under this Context/Theme. Examples were exclusively single-family residences and exhibited a high quality of design. They are located throughout the Survey Area, but mostly in the southern portion. Some single-family residences also represent the work of noted architects, including Gerard Colcord, John Byers and Edla Muir, Paul Williams, and Wallace Neff.



**Address:** 948 N. Casiano Road

**Architect:** Gerard Colcord

**Date:** 1941



**Address:** 1677 N. Beverly Drive

**Architect:** E. Manhoff

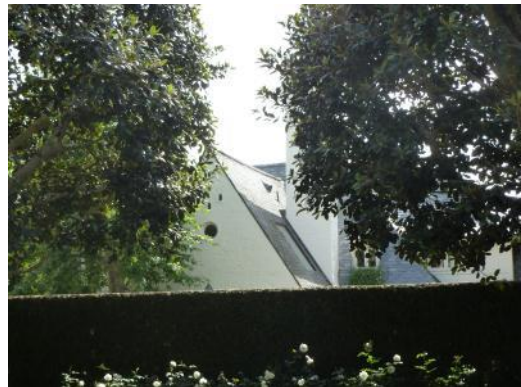
**Date:** 1941



**Address:** 543 N. Perugia Way

**Architect:** Unknown

**Date:** 1932



**Address:** 303 N. Saint Pierre Road

**Architect:** Wallace Neff

**Date:** 1931

## **Context: Architecture & Engineering, 1850-1980**

### **Theme: Housing the Masses, 1880-1975**

#### **Sub-Theme: Period Revival Neighborhoods, 1918-1942**

Groupings of Period Revival residences were identified as districts and evaluated under this Context/Theme. While this period of residential development was very common in the southern portion of the Survey Area, only one historic district was identified, the Stone Canyon Road Residential Historic District. In addition, two planning districts were identified, Holmby Hills and Bel Air Estates. They did not possess sufficient integrity or cohesion to qualify as a historic district, and therefore were identified as planning districts.



**Name:** Holmby Hills Residential Planning District

**Location:** Brooklawn Drive, Carolwood Drive, Sunset Boulevard, and Beverly Glen Boulevard

**Date:** 1919-1941



**Name:** Bel Air Estates Residential Planning District

**Location:** Nimes Road, Sunset Boulevard, Beverly Glen Boulevard, and Bel Air Road

**Date:** 1922-1941



**Name:** Stone Canyon Road Residential Historic District

**Location:** Stone Canyon Road between the intersections of Chalon Road and Taranto Way

**Date:** 1932-1954



**Name:** Stone Canyon Road Residential Historic District

**Location:** Stone Canyon Road between the intersections of Chalon Road and Taranto Way

**Date:** 1932-1954

## **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**

Corresponding with the postwar development in Bel Air-Beverly Crest, a number of significant examples of Mid-Century Modern residences were recorded. They were found throughout the Survey Area. Many represented the work of noted architects, including Frank Lloyd Wright, Jr., Craig Ellwood, Richard Neutra, and Richard Dorman. The high quality of design exhibited in the Mid-Century Modern residences in the Survey Area is sometimes difficult to appreciate from the street because they are oriented toward the rear to take advantage of the view.



**Address:** 1044 N. Angelo Drive  
**Architect:** Maynard Houston  
**Date:** 1960



**Address:** 1212 N. Casiano Road  
**Architect:** T. Price  
**Date:** 1964



**Address:** 11492 E. Thurston Circle  
**Name:** Nordlinger Residence  
**Architect:** Frank Lloyd Wright Jr.  
**Date:** 1948



**Address:** 10511 Selkirk Lane  
**Name:** Hearn Residence  
**Architect:** Frank Lloyd Wright Jr.  
**Date:** 1952



**Address:** 2266 San Ysidro Drive  
**Architect:** Richard Dorman  
**Date:** 1959



**Address:** 909 Beverly Glen Boulevard  
**Architect:** Craig Elwood  
**Date:** 1949



**Address:** 939 Roscomare Road  
**Architect:** William Krisel  
**Date:** 1955



**Address:** 1811 Bel Air Road  
**Architect:** Richard Dorman  
**Date:** 1953

**Context: Architecture & Engineering, 1850-1980**

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

**Theme: Late Modernism, 1966-1980**

**Sub-Theme: Late Modernism, 1966-1980**

Significant examples of Late Modern architecture were evaluated under this Context/Theme. Examples consisted of single-family residences and often represented the work of noted architects such as John Lautner and A. Quincy Jones.



**Address:** 10274 Chrysanthemum Lane

**Architect:** Ellis G. Reeves

**Date:** 1965



**Address:** 10500 Selkirk Lane

**Architect:** John Lautner

**Name:** Walstrom Residence

**Date:** 1969



**Context: Architecture & Engineering, 1850-1980**

**Theme: The Ranch House, 1930-1975**

**Sub-Theme: Traditional Custom Ranch House, 1930-1975**

Ranch-style houses make up a large portion of the postwar housing stock in the western and northern portions of Bel Air–Beverly Crest. Significant examples of Traditional Custom Ranch houses were evaluated under this Context/Theme. Most included stylistic influences from Cape Cod and American Colonial Revival architecture. Many represented the works of noted architects, including Gerard Colcord, Wallace Neff, and Arthur and Joseph Kelly.



**Address:** 1053 N. Stone Canyon Road  
**Architect:** Gerard Colcord  
**Date:** 1933



**Address:** 10575 Vestone Way  
**Architect:** Gerard Colcord  
**Date:** 1946



**Address:** 1118 N. Casiano Road  
**Architect:** Gerard Colcord  
**Date:** 1940



**Address:** 9490 W. Cherokee Lane  
**Architect:** Unknown  
**Date:** 1956

**Context: Architecture & Engineering, 1850-1980**

**Theme: Housing the Masses, 1880-1975**

**Sub-Theme: Ranch House Neighborhoods, 1938-1975**

Groupings of Ranch-style houses were identified as districts and evaluated under this Context/Theme. While this period of residential development was very common in the western and northern portions of the Survey Area, only one historic district was identified, the Moraga Drive Residential Historic District, in which a range of styles from Cape Cod to Contemporary are present.



**Name:** Moraga Drive Residential Historic District  
**Location:** Moraga Drive at Bellagio Road  
**Date:** 1939-1961



**Name:** Moraga Drive Residential Historic District  
**Location:** Moraga Drive at Bellagio Road  
**Date:** 1939-1961

## 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

Since the 1920s, many entertainers have made their home in the Survey Area, primarily in Bel Air Estates and Holmby Hills. Resources evaluated under this Context/Theme are those associated with the productive life of historically significant persons in the entertainment industry. Examples include the residences of actress Claire Trevor, actress and singer Judy Garland, actress, singer, and dancer Ginger Rogers, and costume and interior designer Tony Duquette. Some of these residences were also evaluated under the Architecture context. In many cases, these properties were not visible from the public right-of-way, so the integrity could not be assessed. However, research suggested that they were historically significant; therefore, they have been identified but the evaluations could not be completed.



**Address:** 1231 N. Stone Canyon Road

**Name:** Judy Garland Residence

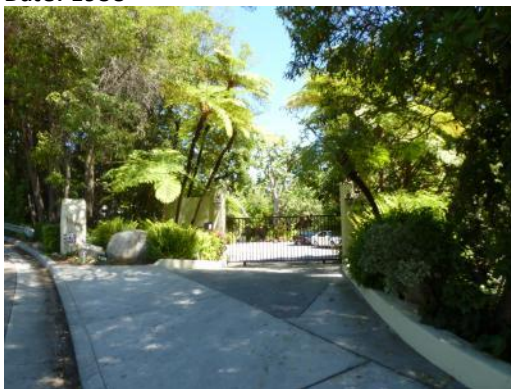
**Date:** 1938



**Address:** 1354 N. Dawnridge Drive

**Name:** Tony Duquette Residence

**Date:** 1949



**Address:** 10957 W. Bellagio Road

**Name:** Alfred Hitchcock Residence

**Date:** 1942



**Address:** 10940 W. Bellagio Road

**Name:** Claire Trevor Residence

**Date:** 1936

## For Further Reading

The following is a list of general sources on the history and development of Bel Air – Beverly Crest. This list is not comprehensive but is being provided for informational purposes.

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