

APPENDIX IV.D

Historical Resources Assessment

Brentwood School
Los Angeles, California
Historic Resource Evaluation

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Executive Summary

Kaplan Chen Kaplan conducted an historic resource assessment of the Brentwood School in the Brentwood neighborhood of the City of Los Angeles. The School consists of the East Campus of Brentwood School located at 100 Barrington Place (“East Campus”) and the West Campus of Brentwood School located at 12001 Sunset Boulevard (“West Campus”). The original buildings of the East Campus have undergone major alterations during seismic retrofits and building additions and no longer retain historic architectural integrity. The Zukin House on the West Campus is not significant in terms of its history or architectural style. The assertions in the SurveyLA evaluation regarding Tyrone Power’s association with the Zukin House appear to be in error as there is no evidence that Power ever owned the Zukin House. The buildings of the East and West Campuses do not meet the criteria for designation as a City of Los Angeles Historic-Cultural Monument, nor are any buildings eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources either individually or as a historic district.

Neighborhood History

The Brentwood School is named after the neighborhood of the City of Los Angeles in which it is located. The first human occupants of the Brentwood area were the Gabrielino Tongva Indians who established a significant Native American village nearby in West Los Angeles at the site of the current University High School. Under the Mexican government the land was designated the Rancho San Vicente y Santa Monica in 1828. Owned by members of the Sepulveda family, it was sold to Colonel Robert S. Baker. Baker along with investors in the Santa Monica Land and Water Company granted 300 acres and \$50,000 to the federal government in the late 1880s to accommodate the government’s needs for a home for disabled Civil War Veterans.

The first homes and services for the Pacific Branch of the National Home for Disabled Soldiers and Sailors, known locally as the Soldier’s Home (now the West Los Angeles Veterans Administration), were established to the south, with the neighborhood called Sawtelle in the first decade of the 20th century. At that time, Robert C. Gillis, owner of the Santa Monica Land and Water Company, began subdividing the land surrounding the Soldier’s Home. The first area to be subdivided was called Westgate, so named as it was located adjacent to the west gate of the Soldiers’ Home. Other nearby developments included Westgate Acres, Westgate Gardens, and Westgate Heights.

The name “Brentwood” first appeared around 1906 when the Western Pacific Development Company purchased 360 acres from the Santa Monica Land and Water Company and developed a residential subdivision, named Brentwood Park, along San Vicente Boulevard, north to the Santa Monica Mountains, between the Santa Monica border on the west and Cliffwood Avenue on the east. The tract’s distinctive layout incorporated over three dozen landscaped traffic circles at intersections, and about the same number of ovals located mid-block. Streets curved gracefully following the contours of the land. This subdivision was acquired by Dr. Herman Janss around 1916. He set the vision for proposed development calling it “picturesque” and an “ideal

suburb.”¹ Other nearby subdivisions included Brentwood Canyon Estates, Brentwood Place, Brentwood Terrace and Brentwood Green, and Westgate.

The neighborhood adjacent to the Brentwood School East Campus was originally called the Ratteree Tract located on a walnut orchard between the current West Los Angeles Veterans property and Interstate 405. Development began in the 1920s and saw its “definitive development between 1935 and 1942.”² More dense than other Brentwood subdivisions this area’s growth was stimulated by the opening of the University of California Campus in 1929, as it attracted UCLA faculty and staff and was renamed Brentwood Glen.

The neighborhood adjacent to the Brentwood School West Campus, known as Westgate Heights, developed in the early 20th century by the Santa Monica Land and Water Company with single-family houses.

The *SurveyLA Historic Resources Survey Report Brentwood-Pacific Palisades Community Plan Area* states that “Brentwood was from the outset a ‘suburb, away from the noise, dust, and inharmonies of the city.’ A handful of commercial and institutional developments supported the growth of the community. As the main street of the Brentwood community and site of the interurban railway tracks that linked the area with the rest of Los Angeles, San Vicente Boulevard immediately west of the Old Soldiers’ home developed as the first commercial and institutional enclave. In 1928, the Sisters of St. Joseph of Carondelet, constructed a Catholic women’s college, St. Mary’s, on 33 acres in the Brentwood hills. The Brentwood Country Club...was established in its current location in the late 1920s. The Brentwood Presbyterian Church was constructed in 1929 and expanded following World War II. One of the most notable landmarks of the Survey Area, the Eastern Star Home, a retirement facility...was erected on Sunset Boulevard in 1931, its Spanish Colonial Revival architecture by the William R Mooser Company epitomizing the characteristics of the style.”³

Development History of Brentwood School

Urban Military Academy

The Brentwood School East Campus was constructed in 1930 for the Urban Military Academy. The Urban Military Day and Boarding School for young boys was established in 1905 by Mary McDonnell. The first school site was near downtown Los Angeles at 9th Street and Beacon Avenue. In 1912, Compton Burnett became headmaster and the school moved to another location at 8th and Alvarado Streets in the Westlake Park area of Los Angeles. In 1920 Mary McDonnell’s nephew, Percy G. McDonnell, became director of the Urban Military Academy, which shortly thereafter moved to a third location at Wilcox and Melrose Avenues. A 1927 *Los Angeles Times* article observed that the school was “located in the heart of Hancock Park, adjoining the Wilshire Country Club, with a large acreage for playgrounds, tennis courts, track and riding field, and a

¹ *Los Angeles Times*, April 16, 1911.

² *SurveyLA Historic Resources Survey Report Brentwood-Pacific Palisades Community Plan Area*, p. 14.

³ *Ibid.*, pp. 15-16.

miniature gold course. The plant includes five major buildings, one of which houses a tile swimming pool.”⁴

Just a few years later, in 1930, the Urban Military Academy made its final move to a larger, eight-acre campus in the Brentwood area of West Los Angeles near the intersection of Layton Drive and Sunset Boulevard. The undertaking was “to involve an expenditure of \$200,000, the three principal buildings, administration, residential and classroom, are two stories in height and of brick and concrete construction. They are patterned after the early architectural concepts of California, featuring patios, exposed galleries and tile roofing.”⁵ “Hominess and comfort characterize the residential buildings—recreations rooms, library, reception room, billiard room and mess hall (which is used for social functions.) In the educational building are sunny classrooms, health clinic, music rooms, aviation shop and an outdoor stage.”⁶ Building permits for the campus lists Harrison B. Traver as architect; the *Los Angeles Times* article identifies the Austin Company of California as the contractor.

Architect Harrison Traver was born in New York in 1881 and received a degree in architecture from the University of Pennsylvania. He worked in offices in Philadelphia and New York and in 1907 moved to California to work for the State Architect’s Office in San Francisco. Traver partnered with architect, and former classmate, William D. Coates from Fresno, in 1911. Coates and Traver practiced together in Fresno until 1925. The team was known for projects including the Liberty Theater (1917), Fresno High School (1920) and Hanford High School (1920). In 1925 Traver moved to Los Angeles where he first became a partner in the firm Fisher, Lake and Traver. Included among their work was the Hotel Roosevelt in Hollywood in 1927. Traver briefly worked with Theodore Jacobs before establishing his own practice in 1929. In 1936, he joined the Mutual Savings and Loan Association of Pasadena as their supervising architect. He retired from that institution as a Senior Vice President in 1963 and died in 1973.⁷

The Urban Military Academy continued under the directorship of Percy G. McDonnell until his death in 1953. McDonnell had been a foreign correspondent for the *New York Sun* and Reuters New Agency before joining the Urban Military Academy in 1921. He oversaw the construction of the Brentwood campus, as well as the evolution of the institution. The institution acquired the Hollywood Military Academy in 1939 and a newspaper article from that period observed that at the Urban Military Academy “military training is for the purpose of developing leadership, co-ordination and alertness, rather than to fit the student into an army career.”⁸

Renamed the Brentwood Military Academy, the school continued operation at the Brentwood location until its closure in 1972.

The Marymount Schools

⁴ *Los Angeles Times*, Aug. 28, 1927

⁵ *Los Angeles Times*, Aug. 29, 1930

⁶ *Los Angeles Times*, Jan. 29, 1939

⁷ Powell, 1996

⁸ *Los Angeles Times*, Jan. 29, 1939

The Marymount School was established in Los Angeles in 1923 by the Sisters of the Religious of the Sacred Heart of Mary. The order was founded in France in 1849 with the Institute of the Religious of the Sacred Heart of Mary and the sisters devoted themselves to a variety of ministries, including formal education of young women. In 1877 several members immigrated to the United States and under the direction of Mother Joseph Butler, established the first Marymount in the U.S. in Tarrytown, New York. Asked by the Bishop of Los Angeles and San Diego to open a school in Los Angeles, Mother Butler, along with five colleagues, opened Marymount-in-the-West in a house near USC in 1923.

In 1930, a new main campus for the high school was constructed on West Sunset Boulevard between UCLA and the Bel-Air Country Club. The campus was approximately six acres and the new buildings were Spanish Colonial Revival style designed by architect Ross Montgomery who had designed religious structures in the Los Angeles area in the 1920s (i.e., St. Therese Catholic Church, Alhambra, 1925; Holy Family Parish School, Glendale, 1924).⁹ In 1933, a junior college was added.

In 1945, Marymount School acquired a parcel at 12001 Sunset Boulevard to develop as a campus for a junior school. The parcel is located on the north side of Sunset Boulevard bounded by Bundy Drive on the west and Saltair Avenue on the east. One building that pre-dates the acquisition is located on the school's property, located at the southwest corner of the parcel. A large residential parcel is located to the north at 139 North Saltair Avenue. Across Saltair Avenue from the parcel is an institutional use containing the St. Martin of Tours Catholic Church, at 11967 West Sunset Boulevard, constructed in 1947 and its elementary school built in 1954.

In 1947 the Marymount Junior School for Grades K-8 opened. The main school structure constructed at the Marymount Junior School site was a three-story building of reinforced concrete designed by architect George J. Adams. Adams practiced architecture in the Los Angeles area beginning in the 1920s. He worked both as a sole practitioner and as partner in Adams, Davis, Flewelling, Weston, Weston and Wright, Associated Architects. Adams' work included high schools in the 1940s, St. Elizabeth Parish Church (Van Nuys, 1948), as well as public housing projects. Adams died in 1959.¹⁰

The parcel at 12001 West Sunset Boulevard had been initially developed with a single-family house in 1907. From 1907 to 1922, the parcel was owned by Henry G. Weyse. In 1922, it was acquired by Joseph Zukin who owned the parcel from 1923 to 1942. The first building permit identified for the parcel was in 1922 for a bathroom addition to a 20' by 20' residence. Another building permit was issued to Zukin for alterations to a two-story 16' by 35' dwelling. No architect or contractor was listed on either permit. Another building permit was issued to Zukin in 1935 for alterations to a three-story 20' by 50' residence with contractor listed as J. E. Zehnder. No biographical data was identified for the original owner, Henry G. Weyse who may have constructed the structure existing on the parcel when acquired by Zukin.

⁹ University of Washington, Architect Database

¹⁰ University of Washington, Architect Database

Joseph Zukin, born c1887 in Russia, immigrated first to New York and then west to California in the second decade of the 20th Century. After a short period on a cattle ranch, Zukin came to Los Angeles to pursue business. Zukin initially manufactured paper boxes, but by 1916 transitioned to the manufacturing of garments. He began by manufacturing shirt-waists, the standard blouse worn by women in the early 20th Century. However, by the end of World War I, women stopped wearing the traditional blouse and demand declined. Zukin experimented with tunics but soon shifted to production of ready-to-wear garments.¹¹

The garment manufacturing industry developed in Los Angeles during the 1920s and by the early 1930s the Association of Apparel Manufacturers, a consortium of garment manufacturers, had been established and included 60 firms. Zukin participated in the Association and served in various leadership positions. (*Los Angeles Times*, July 13, 1934) By 1937, the industry association was known as the Associated Apparel Manufacturers, and the organization sponsored semi-annual style events. Known as "Fashion Week," member manufacturers would exhibit their products to retail buyers on the west coast.¹² Zukin also was active in the association of manufacturers of clothing for women, men and children, accessories, and millinery, California Apparel Creators.¹³

Zukin's achieved his greatest success in the 1940s and 1950s; he moved to Beverly Hills in 1945. After World War II, Zukin and his principal designer, Lou Van Roy, achieved recognition for their products that were featured in local publications, including the *Los Angeles Times*. In the late 1940s and into the 1950s and he received recognition for his service to the California Apparel Creators organization. Zukin died in 1969.

A portion of the parcel located just north of the Weyse/Zukin structure (125 feet of a 150 foot parcel) was acquired and consolidated with the existing corner lot by Marymount School in the 1960s. The unimproved property had four owners between 1923 and 1939. In 1939, it was acquired by actor Tyrone Power, one of two parcels that he owned. Power's home was on the other parcel to the north at 139 Saltair Avenue. Upon Power's divorce the unimproved parcel was transferred to his former wife, who sold it in 1944. Between 1955 and 1967, there were three owners. The parcel and its improvements at 139 North Saltair Avenue has never been owned by or been a part of the Marymount School.

The Marymount Junior School operated until 1994 when all the parcels and buildings were sold to the Brentwood School.

The Brentwood School

In 1972, the Brentwood Military Academy was closed and the campus and buildings were purchased by a non-profit corporation that established it as the Brentwood School, a private college preparatory day school. The new school began with Grades 7-10 opening in September 1972. Grade 11 was added in 1973 and the school graduated its first senior class in June 1975.

¹¹ FIDM California Apparel Creators File

¹² *Los Angeles Times*, April 30, 1937

¹³ *Los Angeles Times*, Nov. 15, 1944

The East Campus (100 South Barrington) Current Setting

The East Campus consists of both upper and lower areas due to the hillside orientation. The three original 1930 buildings are on the upper level. They were originally stucco clad with tile roofs and Spanish Colonial Revival in style. They were one to two stories high and contained administrative offices, student dormitories and classrooms. These original buildings include the structures known today as the South Quad Classroom and Cafeteria Building, North Quad and Classroom Building, and Temple Hall.

These original campus buildings were sited oriented to South Layton Drive (original address 155 South Layton Drive), a street at the top of a hillside that would become primarily residential. As the school expanded over the late 20th century, the South Layton Drive entrance was closed and school facilities moved downhill away from the residential development allowing for construction of additions to the original buildings and construction of much larger facilities. As a result, the setting of what had been the original front facades of the three original buildings evolved to be more akin to rear yard elevations.

Comparison of photographs of the hillside elevations (west) shows this pattern of development southward. In 1930's the buildings were clustered near South Layton Drive sited to be seen and provide vistas. By 2015, the original campus buildings had been enveloped as the hillside was filled in with newer, larger school facilities. Remnant portions of the original three buildings remain, but all of these buildings have been significantly altered and added onto.

While Temple Hall retains original features on its east elevation, the building has experienced the connection to the South Quad Building and the Science, Library, Theater Building that connects the upper and lower levels of the campus. The Student Life Center/Cafeteria was added onto the original cafeteria section of the South Quad on its eastside resulting in the redesign of South Quad's long east elevation, adding new stucco, French doors and a second story with a projecting loggia supported by oversized brackets.

While the North Quad structure retains some of its original form, the original stucco has been removed exposing bricks. A series of seismic upgrades have added steel bracing on all arches, and anchor plates to all exterior walls. The courtyard floor was lowered and numerous original windows and doors were filled in with brick.

At the south end of the cluster of three original buildings connecting the upper buildings to the base of the hill, is the massive five-story structure, Science, Library, Theater Building constructed in 1990. This building provides a vertical connection between the upper and lower campus areas as the building's top floor is at grade with the upper campus buildings while its first floor is at grade with the lower campus.

The lower area of the East Campus consists of buildings and playing fields. In 1982, the Gymnasium and Middle Division Building was constructed. In 1995 the School entered into a sharing agreement with the West Los Angeles Veterans Administration to build a new exit road on property shared with the Administration. In 2001, the East Campus athletic facilities were developed on 22 acres of land through another agreement with the West Los Angeles Veterans Administration. In 2008, the Caruso Watt Aquatics Center

was built. There are also Tennis Courts and an adjacent Pavilion, as well as a small one-story operational support building known as the Bungalow. Athletic fields include tennis courts, football field, and multipurpose fields. None of the fields contain any historic features.

<i>East Campus Buildings</i>	<i>Date of Construction</i>
1. North Quad and Classroom Building	1930
2. Temple Hall	1930
3. Student Life Center and Cafeteria Addition	2008
4. South Quad and Classroom Building	1930
5. Science, Library, Theater Building	1990
6. Middle Division Building/Gymnasium	1982
7. Caruso Watt Aquatic Center	2005
8. Fitness Tent	N/A
9. Visitor Parking	N/A
10. Solar Bungalow	c2012

North Quad and Classroom Building

This building, constructed in 1930, is U shape in plan with Spanish Colonial Revival influences. This building has undergone significant alteration over the years.

The building was originally stucco clad, but the stucco has been removed exposing the brick of the building exterior and has been removed from the arcade and its arched piers.

Previous seismic upgrades to the building took place in the 1970s, 1988 and 2011. These upgrades to the unreinforced masonry building included addition of steel concentric brace frames and extensive installation of URM wall anchors, and steel tube bracing. All of the arches in the courtyard area of the North Quad were channel wrapped in the first retrofit.

The seismic upgrade of 2011 included alterations to the building. The original nine classrooms were reconfigured into seven classrooms. Some doors and windows were filled in with brick (some infill had also occurred in earlier retrofits) and a number of windows were replaced with doors. The floor of the courtyard was lowered two feet. The trellis and small stage area at the north end was opened up.

All of the original windows and doors have been replaced with metal sash windows. The roof is a shallow gable in form and clad in red roof tiles. The U shape creates an outdoor courtyard that features a base with three arched openings. The flanking sides consist of one side with windows and doors leading into classrooms; the other side has an overhang supported by square brick columns. These columns and the arches, as

well as other areas of this unreinforced masonry building, have been seismically upgraded. The area under the overhang contains lockers.

Temple Hall

Constructed in 1930, Temple Hall is a two-story stucco-clad building, with a three-story tower on its south side. The building is L shape in plan. Spanish Colonial Revival elements include the east elevation's cross-gable roof clad in red tiles. The cross gable wing includes an entry way with classical architectural elements: pilasters and an entablature that contains low-relief details (shields and linear patterns).

Student Life Center and Cafeteria Building

This two-story building was originally the one-story east wing of the South Quad Building. The second story was added onto the cafeteria wing/east elevation to create additional support space. The new exterior is stucco clad at the first level with French doors. The added upper level consists of a projecting wood and glass enclosed loggia supported by oversized brackets.

South Quad and Classroom Building

This building was constructed in 1930 similar in style to the North Quad. The current building is two-stories, stucco clad with red roof tiles and a tower element located on its southwest side next to Temple Hall. It is rectangular in plan with a central courtyard. At the southwest the building connects to the Science/Library/Theater Building. The building was enlarged with the addition of the two-story Student Life Center/Cafeteria that now forms the east wing of the South Quad building and addition of a second story on the north and west sides. The adjacent Science/Library/Theater Building frames the courtyard area functioning as the south wing.

Science/Library/Theater Building

Constructed in 2008, this multi-level building also functions as a vertical connection between the upper and lower areas of the campus. At the upper level it is connected to the South Quad/Student Life Center complex. At its first floor, it is on the lower campus, the same grade as the Middle Division/Gymnasium Building and athletic fields.

Middle Division/Gymnasium Building

Constructed in 1982, this is a very large two-story building and features a shallow gable roof and arched openings.

The West Campus (12001 Sunset Boulevard) Current Setting

In 1994, under the direction of Headmaster Hunter M. Temple, a West Campus was established to create a Junior School at the Brentwood School, through acquisition of the Marymount Junior School campus. Located about one-half mile west of the main campus (now known as the East Campus), the existing facilities were adapted to house grades K-6.

The West Campus Administration and Classroom Building was originally designed as the Marymount Junior School in 1947. The other buildings on the West Campus, except for the converted Zukin residence, were constructed for the Brentwood School after 1994. These include the Arts and Athletics Complex constructed in 1988, and three small classroom buildings: Science, Arts, and Music from c1995. The Zukin residence is used as the school’s Admissions offices and a Daycare Building was constructed c2000.

<i>West Campus Buildings</i>	<i>Date of Construction</i>
1. Administration and Classroom Building	1947
2. Arts and Athletic Complex	1988
3. Lunch Area	N/A
4. Science Classroom	c1995
5. Arts Classroom	c1995
6. Admission Office (Zukin house)	1923
7. Music Classroom	c1995
8. Daycare Building	c2000

Administration and Classroom Building

The building style of the West Campus’ main building, constructed in 1947, has influences of Modern/Spanish/Classical, but is not a strong example of any of these styles. The building is one-story on the east side that faces the campus open space; it is three-stories on its west side. The east elevation has a central entry bay supported by squared piers supporting a shallow roof overhang that is clad in tiles. The building underwent several renovations with a major alteration of replacement of all original windows and doors. Also additions were made to the building on the south and west sides. A classical feature, a tower with cupola, is centered behind the main entry door.

Admissions Building (Zukin House)

This two-story house includes a three and a half story tower element. The house is an accumulation of additions made through the first half of the 20th Century. The tower element of the house is its single prominent feature and imparts a Medieval feel with loophole windows and crenellation with cornices above the second floor. The tower formerly had more extensive detail to the crenellation, as well as vertical relief details in between the loophole windows; these details were removed or covered when the building was re-stuccoed.

The entry door is in the tower section and is defined by a narrow projecting vertical element; a canopy overhangs the entry door. A one-story projecting bay is located on the first floor level of the tower’s east elevation. The other portion of the house is a two-

story rectangular component that is simpler in style imparting a Modernist air with its boxy massing and expanses without fenestration. The elements and proportions of the building are idiosyncratic and the design is an odd juxtaposition of the Medieval tower with the more modern architecture inspired wing. The single unifying element is the stucco exterior; however, the rough texture of the application is not original. Original windows have been replaced by vinyl window frames and the entry door is not original.

Eligibility Criteria

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide “used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be afforded protection from destruction or impairment.” (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register, if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria:

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

Technical guidance is provided in *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation*. In addition to meeting at least one of the above criteria, a resource must retain enough integrity to “convey its significance.” An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource that no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

Regarding historic districts *National Register Bulletin 15* states “for a district to retain integrity as a whole, the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number size, scale, design, and location of the components that do not contribute to the significance. A

district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment. A component of a district cannot contribute to the significance if it has been substantially altered since the period of the district's significance."

According to *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements of the National Register: being eligible under one or more of the four criteria and possessing integrity.

National Register Criterion Consideration G, for a property that has achieved significance within the past fifty years, can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context. National Register Bulletin *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years* states "as a general rule, properties that have achieved significance within the past 50 years are not eligible for National Register listing because the National Register is intrinsically a compilation of the Nation's historic resources that are worthy of preservation. The National Register does not include properties important solely for their contemporary impact and visibility, and it rarely is possible to evaluate historical impact, role, or relative value immediately after an event occurs or a building is constructed. The passage of time is necessary in order to apply the adjective "historic" and to ensure adequate perspective."

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the National Register. However, a resource that meets National Register criteria, but lacks owner consent, may be given a formal "determination of eligibility." Listing in the National Register recognizes a historic resource's significance to the nation, state, or community.

The National Register program provides technical assistance to aid local and state governments in applying criteria and analyzing integrity, as well as guidelines for rehabilitation of historic properties, such as the "Secretary of the Interior's Standards for Rehabilitation." Eligible resources are given consideration in the planning process for federal or federally-assisted projects and may apply for federal tax incentives. When discretionary federal funds are available (i.e., disaster response), National Register eligible resources qualify for federal assistance for repair. Section 106 of the NHPA requires that federal agencies must take into account the effects of their undertakings (including funding) on historic properties (36 CFR 800.1(a)).

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources

Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest, which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the “authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” (*California Code of Regulations, Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations (“CCR”), Title 14, Section 4852), “because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar.” It further states “when trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource’s eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences.”

California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others are nominated through an application and public hearing process administered by the California Office of Historic Preservation.

The California Register automatically includes California properties listed or formally determined eligible for the National Register of Historic Places. Other historic resources require action by the State Historical Resources Commission to be listed in the California Register. Some resources, including State Landmarks with numbers preceding No. 770 and California Points of Historical Interest, require review and action by the Commission prior to listing, but are not subject to formal nomination and application procedures.

All other resources require formal nomination and must go through an application process to be listed or formally determined eligible for inclusion to the California Register; nominations may be made by individuals, organizations, or government agencies. Resources that require nomination include 1) an historical resource or historic district; 2) an historical resource contributing to the significance of a nominated historic district; 3) a group of historical resources identified in historic resource surveys, if the survey meets criteria and standards of documentation listed in CCR Title 14, Section 4852(e); 4) an historical resource, a group of historical resources, or historic districts designated or listed as city or county landmarks or historical resources or districts

pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been reviewed by the Office of Historic Preservation as meeting the California Register and approved by the Commission; or 5) an historical resource or a group of local historical resources designated under any municipal or county ordinance which has not been previously approved by the Office of Historic Preservation.

To be eligible for inclusion on the California Register, one of the following criteria must be met (as listed in CCR Title 14 Section 4852(b)(1)-(4)):

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14, Section 4852) "integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance."

According to *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14): "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison (based on CCR, Title 14) also identifies special considerations. A moved building, structure, or object that "is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use

of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.”

Regarding resources less than 50 years old in order to understand its historic importance, “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.”¹⁴

City of Los Angeles Historic-Cultural Monument and HPOZ

The SurveyLA *Field Survey Results Master Report* provides the criteria for designation as a City of Los Angeles Historic-Cultural Monument:

The City of Los Angeles Cultural Heritage Ordinance, enacted in 1962, has made possible the designation of buildings and sites as individual local landmarks, called Historic-Cultural Monuments. Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance (Section 22.171.7) establishes criteria for designation. A proposed Monument may be designated by the City Council, upon the recommendation of the Commission, if it meets at least one of these criteria:

1. Is identified with important events in the main currents of national, state or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

There are no age requirements for Historic-Cultural Monuments.

In the City of Los Angeles, a historic district is known as a Historic Preservation Overlay Zone (HPOZ). An HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. The City’s Historic Preservation Overlay Zone ordinance (Section 12.20.3 of the City of Los Angeles Municipal Code), established the criteria for the designation of an HPOZ contributor as follows:

¹⁴California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison, pp. 2-3.

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

The City of Los Angeles designates sites, buildings, or structures of particular historic or cultural significance to the City of Los Angeles as Historic-Cultural Monuments.

Significance of Association

National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides technical guidance to federal, state and local government about applying criteria to measure whether association with a person or persons meets the threshold for historic significance:

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Bulletin 32 also states “associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property.”

Aspects of Integrity

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines seven “aspects of integrity” and provides technical information on their application. Integrity is defined as “the ability of a property to convey its significance.” To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For a historic district to retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it

contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.”

SurveyLA

The SurveyLA *Field Survey Results Master Report* provides information about its purpose and procedures. The following is excerpted from the *Master Report*.

SurveyLA is a planning tool and the information gathered during the surveys provides baseline information to inform planning decisions and support City policy goals and processes. The surveys identify and evaluate properties according to standardized criteria for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as Historic-Cultural Monuments and Historic Preservation Overlay Zones. SurveyLA findings are subject to change over time as properties age, additional information is uncovered, and more detailed analyses are completed. Resources identified through SurveyLA are not designated resources. Designation by the City of Los Angeles and nominations to the California or National Registers are separate processes that include property owner notification and public hearings.¹⁵

A historic context statement is a narrative, technical document that provides a framework for completing historic resources surveys. The SurveyLA HCS uses the Multiple Property Documentation approach developed by the National Park Service. This approach organizes the themes, trends, and patterns of history shared by properties into historic contexts; identifies and describes historic resources or property types that represent the contexts; and provides specific standards to guide the evaluation of significance. The SurveyLA HCS consists of nine broad contexts that cover the period from about 1850 to 1980 and are specific to the City of Los Angeles.

Field surveyors cover the entire area within the boundaries of a Community Plan Area. However, only resources that have been identified as significant within the contexts developed for SurveyLA were recorded. All surveys are completed from the public right-of-way.

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors.

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 may include street trees, street lamps, 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

¹⁵SurveyLA *Field Survey Results Master Report*, p. 2.

apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.

District Contributors and Non-Contributors are located within resources recorded as historic districts. Non-contributing resources may be those that are extensively altered, built recently, or that do not relate to historic contexts and themes defined for the district.

Planning Districts are geographically defined areas that do not meet eligibility standards for designation but that merit consideration in local planning. These areas generally have consistent planning concepts and features such as height, massing, setbacks, and street trees. The determination is used to inform the Community Plans and other policy documents.

Evaluation of Significance of Brentwood School

Survey LA Evaluation

The Brentwood School was surveyed as part of the SurveyLA's *Historic Resources Survey: Brentwood-Pacific Palisades Community Plan Area* (November 2013). A portion of the East Campus was identified as a potential historic district. The upper portion of the East Campus is described in the report: "the district contains three original buildings situated along Layton Drive, at the northern end of the campus. These buildings date from the 1930s campus of the Brentwood Military Academy. Designed in the Spanish Colonial Revival style, these include two two-story buildings and one one-story building. Features include clay tile roofs; stucco, wood and brick cladding, wood-frame casement windows; carved wooden doors and a decorative tower. The main building entrance features an elaborated surround with ornamental tile work. All of the buildings appear to be highly intact."¹⁶

The evaluation adds that the East Campus is "an excellent and rare example of a 1930s private educational institution in Brentwood; also an excellent example of Spanish Colonial Revival institutional architecture. Three of the original school structures dating from the 1930s remain; one has been renovated."¹⁷

Survey LA provided contexts in which to evaluate buildings for their historic potential. The SurveyLA contexts that were used to evaluate the subject property include: Context, "Public and Private Institutional Development, 1850-1980; with Sub-context "Education, 1876-1980"; with the Theme, "Educational Development, 1900-1980" and the Property Type of "Institutional-Education." They were evaluated as an "excellent and rare example of a 1930s private educational institution in Brentwood" with Status Codes 3S National Register eligible, 3CS California Register eligible; and 5S3 eligible as a City of Los Angeles Historic Cultural Monument.

SurveyLA also used the Context, "Architecture and Engineering, 1850-1980"; with the Theme "Mediterranean and Indigenous Revival Architecture, 1887-1952"; Sub-theme of "Spanish Colonial Revival, 1915-1942"; with the Property type of "Institutional-Education"; and Property sub-type of "Campus-other." Under this context the evaluation

¹⁶ <http://www.preservation.lacity.org/files/Brentwood%20Pacific%20Palisades%20Districts.pdf>, p. 50.

¹⁷ *Ibid.*, p. 50.

status codes include 3S National Register eligible, 3CS California Register eligible; and 5S3 eligible as a City of Los Angeles Historic Cultural Monument.

The SurveyLA *Historic Resources Survey: Brentwood-Pacific Palisades Community Plan Area* (November 2013) also evaluates the Zukin Tower on 12001 W. Sunset Boulevard, now part of the Brentwood School West Campus, under the Context “Residential Development and Suburbanization, 1850-1980;” with Theme “Early Residential Development, 1880-1930;” and Sub-theme “Early Single-Family Residential Development, 1880-1930;” with Property Type of “Residential,” and Property sub-type as “Single-Family Residential.” It was given a Status Code of 5S3 eligible as a City of Los Angeles Historic Cultural Monument. There are no other buildings on the Brentwood School West Campus identified in the SurveyLA report.

Evaluation of Building for Historic Significance

The buildings on the Brentwood School Campuses are evaluated in this report based on the National Register of Historic Places, the California Register of Historical Resources and City of Los Angeles Historic-Cultural Monument criteria for purposes of complying with the California Environmental Quality Act (CEQA). This evaluation is based on the intensive level survey (research and study of existing conditions) conducted for the current report and presented in the sections above and documented by photographs that follow.

This evaluation is guided by *National Register Bulletin 15, How to Apply National Register Criteria for Evaluation* that states for a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation *by being associated with an important historic context and retaining historic integrity of those features necessary to convey its significance* (emphasis added). The evaluation also includes an analysis of the properties as they relate to the SurveyLA Historic Contexts noted above.

Three of the eight buildings on the East Campus are over fifty years old: Temple Hall (1930), North Quad and Classroom Building (1930), and South Quad and Classroom Building with Cafeteria/Student Life wing (1930) with the balance constructed between 1982 and 2012. Of the seven buildings on the West Campus two are over fifty years old: the Main Building now called the Administration and Classroom Building (1947), and the former Zukin House (1923), which is now the Admissions Building, with the balance constructed between 1988 and 2000. The buildings are evaluated in this report under the comparable National Register of Historic Places and California Register of Historical Resources criterion and for eligibility as a City of Los Angeles Historic-Cultural Monument.¹⁸

Association with Historic Events and Broad Patterns

National Register Criterion A, California Register Criterion 1, and City of Los Angeles Criterion 1 (A/1/1) relate to properties that may be identified with important events in the

¹⁸ A records search of the South Central Coast Information Center was conducted by ICF Jones & Stokes in 2008. No information was identified for the two campuses.

main currents of national, state or local history and addresses association with historic events and broad patterns of history. *National Register Bulletin 15* states to meet this criterion a property can be “associated with either (or both) of two types of events: a specific event marking an important moment in American history or a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.”

The Brentwood School is not the only private school that operated in the City or Los Angeles or in the western portion of the City. Its predecessor known as the Brentwood Military Academy was originally called the Urban Military Academy and had operated at several locations in Los Angeles before it moved to the Brentwood campus. When it opened in Brentwood in the early 1930s, there were numerous other private and public schools operating in the area, including St. John’s Military Academy, Westlake School for Girls, Holmby School, Mount St. Mary’s School for Girls, and the University Training School for Girls. The *SurveyLA Historic Resources Survey: Brentwood-Pacific Palisades Community Plan Area* features two school campuses that date from the 1930s, including the Palisades Elementary School (1930) and Brentwood Science Magnet School, as historic resources.

Thus, by the time the Brentwood Military Academy campus was opened, the practice of starting and running schools, including military academies, was well established in the City of Los Angeles and the area. There are no events associated with the Brentwood Military Academy that would rise to the threshold of historic significance.

The West Campus was initially developed as the Marymount Junior School in 1947. By the mid-20th century numerous private schools had been operating in Los Angeles for over 50 years. The establishment of another private junior school was not a significant historic event. There are no events associated with the Marymount Junior School that would rise to the threshold of historic significance.

The *SurveyLA Historic Resources Survey: Brentwood-Pacific Palisades Community Plan Area* evaluates the Zukin House on the West Campus under Criteria A/1/1 although the Context and commentary refer to the architectural style of the building. The commentary says that the building is a “remnant of the 1920s estate built by apparel magnate Joseph Zukin.” Research shows that Zukin lived in the house from 1922 to 1942. It is unclear how the house was built, as there were no building permits from the first owner, Henry Weyse’s house; Weyse owned the property from 1907 to 1922. The building permits available showing Zukin as owner included addition of a bathroom and alterations to the building in 1935.

While the adjacent property to the north was owned by Zukin, there is no evidence that there was an “estate” on the grounds other than the existing house. This unimproved parcel to the north was sold off to other owners including actor Tyrone Power in 1939, who also owned parcels to the north where he lived for many years. There is no evidence that Power ever owned the Zukin House; even if he had, the fact of ownership alone does not impart any historic significance.

There are no resources on either the East Campus or the West Campus that meet National Register Criterion A or California Register Criterion 1 or the City of Los Angeles criteria for designation as a Historic-Cultural Monument under A/1/1.

Association with Historic Persons

National Register Criterion B, California Register Criterion 2, and City of Los Angeles Criterion 2 (B/2/2) address properties that may be identified with historic persons and addresses associated with the lives of persons significant in the past who have made an important impact on national, state or local history. Guidance from *National Register Bulletin 32* states that to meet criteria for historic association, specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments. The person associated with the property must be individually significant within a historic context. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

This guidance from *Bulletin 32* observes that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. The important accomplishments of specific individuals whose significance is associated with the property must be demonstrated to justify significance. It also notes that it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others. Otherwise, any property associated with any citizen who has attained the same level of success would meet designation criteria. Unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost.

The Brentwood Military Academy was associated with its director Percy G. McDonnell, nephew of the school's founder. McDonnell served as Director of the school from 1920 to 1953. A capable administrator, McDonnell was not the founder of the school, nor is he known for any accomplishments beyond his capable administration of a private school. While many students of the school have gone onto successful careers there is no evidence that any person of historic significance is associated with the school in terms of their campus education.

The Zukin house appears to have been owned first by Henry Weyse; no biographical information could be found for Weyse. Joseph Zukin owned the house from 1923 to 1945. Zukin was a successful businessman who spent most of his professional life in clothing manufacturing. In addition to running his business, he helped to establish and was active in the association of apparel manufacturers and held leadership positions in the organizations. While Zukin had a strong career his company and clothing designs did not achieve the level of national recognition that other companies achieved. For example, Catalina Sportswear was founded in the 1920s by Edgar W. Stewart. Catalina's head designer was Mary Ann DeWeese, who went on to form her own company. Catalina's designers included some of Hollywood's most influential designers, including Edith Head. Cole of California was a division of West Coast Manchester Knitting Mills, a family operation and maker of men's long knit underwear. Fred Cole joined the family business in the 1920s and shifted the company's focus to swimwear. With former theatrical designer, Margit Fellii, innovations such as the use of Lastex

fabric, nylon and spandex were introduced into fabrics. Before she had her own line of swimwear, Esther Williams was the spokeswoman for Cole swimsuits. That company still produces swimwear. Tabak of California emerged about the same time that Zukin's sportswear received some recognition. Tabak with head designer Irene Saltern gave California separates and sportswear national recognition. Although Zukin was among the many manufacturers, including Catalina Sportswear, Cole of California and Tabak of California, that participated in Fashion Week, in the California Apparel Creators Press Week and other association endeavors, there is no evidence that Zukin's design and manufacturing firm achieved significant prominence.

Although Joseph Zukin had a full and successful career in his chosen profession, his contribution to clothing design and manufacturing does not rise to the level of historic significance.

There are no resources on either the East Campus or the West Campus that meet National Register Criterion B or California Register Criterion 2 or the City of Los Angeles criteria for designation as a Historic-Cultural Monument under B/2/2.

Architectural or Design Significance

National Register Criterion C, California Register Criterion 3, and City of Los Angeles Criterion 3(C/3/3) address distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his or her age to establish historic architectural significance.

National Register Bulletin 15, How to Apply National Register Criteria for Evaluation provides guidance as to how to identify a "master." It states "A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, simply because it was designed by a prominent architect."

Regarding high aesthetic values *National Register Bulletin 15, How to Apply National Register Criteria for Evaluation* states that "a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type."

There are three buildings on the East Campus that are over fifty years old: Temple Hall, North Quad Building, and South Quad/Cafeteria/Student Life Building. These buildings were constructed in 1930 for the Urban Military Academy. While these structures are clustered together in their original location, they have been subsumed by the more recent, non-historic campus additions. The original orientation to South Layton Drive has been closed resulting in the reorientation of the buildings and the campus to the south.

The North Quad Building and South Quad/Cafeteria/Student Life Building have undergone significant renovation with major additions and significant alterations that resulted in removal of historic character-defining features.

The South Quad has undergone significant alteration with the addition of a second story onto the Cafeteria wing and its integration with the Science/Library/Theater Building. The tower portion of the building is unadorned except for its tile roof and upper arched windows and no longer is a significant visual element.

The North Quad building has undergone significant alterations through seismic retrofits and renovations. All original stucco has been removed and steel bracing added throughout the building including most arches. Original doors and windows have been removed and many filled in with brick. All remaining windows have been replaced by metal sash windows. The floor of the courtyard area was lowered several feet. The front (north) façade of Temple/Alumni Hall retains its original historic character including a decorative tile surround defining the front entry door.

There are two buildings on the West Campus that are over fifty years old: the Administration and Classroom Building and the Admissions Building (Zukin house). The Administration and Classroom Building was constructed as the first school building on the site in 1947. However, this building has undergone major renovation, including removal of original windows that had resulted in the loss of historic character-defining features; additions to the building have also resulted in a loss of historic character and form.

The buildings on the East Campus are not significant examples of the Spanish Colonial Revival style of architecture. The two major buildings, the North Quad Building and the South Quad Building have undergone major alterations and additions that have significantly impaired the historic architectural integrity of these buildings. Temple Hall retains elements of its original Spanish Colonial Revival styling on its front, north façade but is not a significant example of the style.

The Marymount Junior School acquired the Zukin house in 1947. The first portion of the Zukin house was constructed by 1923. The house grew by accretion with additions constructed over time. While the house features a unique vertical feature, a crenellated tower with vertical, loophole windows, it is a singular disjointed element and historic photographs show that architectural details have been removed. The proportion of the building is awkward with a one-story bay attached to the east elevation and a two-story streamlined addition added to the west. There is no design cohesion among the elements and the only unifying feature is the exterior stucco that is not original. The inclusion of a singular unique element, such as a tower, does not render a building as historic. The Zukin House is not a good example of any architectural style and is not the work of a master architect or craftsman.

Temple Hall, North Quad Building and South Quad Cafeteria/Student Life Building on the East Campus and the Zukin Building on the West Campus do not meet the criteria for historic significance based on architectural or design significance at the National Register level, the California Register level, or as a City of Los Angeles Historic-Cultural Monument under Criteria C/3/3.

Potential Prehistoric and Historic Significance

National Register Criterion D and California Register Criterion 4 and City of Los Angeles Criterion 4 (D/4/4) address potential to yield information important to prehistory or history. The buildings on the East and West Campuses were constructed in the early-20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

Potential Historic District

While a cluster of three buildings on the East Campus were constructed as a private military school campus in the 1930s, there are now five additional buildings constructed between 1982 and 2012. Given that there are only three of eight buildings that date from 1930, there is not a sufficient concentration of contributors as compared to non-contributors to constitute a district. Even if evaluated as a smaller district of three total buildings, these buildings have undergone significant alterations over recent decades, including removal of significant original character-defining features and major additions. The cumulative effect of these changes has resulted in the loss of historic architectural integrity of the buildings. As a result, there no longer is any potential for a historic district on the East Campus. There are no potential historic buildings on the West Campus and, thus, no potential for a historic district on that campus as the two buildings on the West Campus lack significant historic associations and, even if so, do not retain sufficient integrity. Therefore, neither the East Campus nor the West Campus meet the criteria to be designated as a National Register or California Register Historic District, nor is there a sufficient concentration of potential contributing buildings to qualify as a City of Los Angeles Historic Preservation Overlay Zone (HPOZ).

Conclusion

While the three 1930s era buildings on the East Campus, Temple Hall, South Quad/Cafeteria/Student Life Building, and North Quad Building, retain some features from their original Spanish Colonial Revival design, major alterations, including removal of original materials (stucco), removal of original doors and windows, in-fill of original door and window openings, changes in configuration (lowering courtyard floor), and major additions, have resulted in a loss of historic architectural integrity. In addition the construction of new building additions, such as the Student Life/Cafeteria building and the Science/Library/Theater Building, have eroded the historic setting of the upper campus. As a result Temple Hall, South Quad and North Quad buildings on the East Campus are not substantially intact examples of Spanish Colonial Revival architecture. These buildings are not eligible for inclusion on the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument either individually or as contributing buildings to a potential historic district. None of the buildings meet the significance threshold to be considered as a historic resource under the California Environmental Quality Act.

On the West Campus, the Administration and Classroom Building is over fifty years old, as is the Admissions Building that was originally constructed as a single-family house.

The Administration and Classroom Building has undergone significant alterations, including removal of important character-defining features such as windows and doors. It is not a good example of the Spanish/Mediterranean architectural style and it is no longer substantially intact. There is no basis for designation of the house as historic based on its singular unique feature, a tower. The Zukin House is not a good example of any architectural style, nor does it possess any historic significance. An unimproved parcel to the north was sold off to other owners, including actor Tyrone Power in 1939, who also owned parcels to the north where he lived for many years. There is no evidence that Power ever owned the Zukin House; even if he had, the fact of ownership alone does not impart any historic significance.

The Administration and Classroom Building and the Zukin House on the West Campus are not eligible for inclusion on the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument. Neither building meets the significance threshold to be considered as a historic resource under the California Environmental Quality Act.

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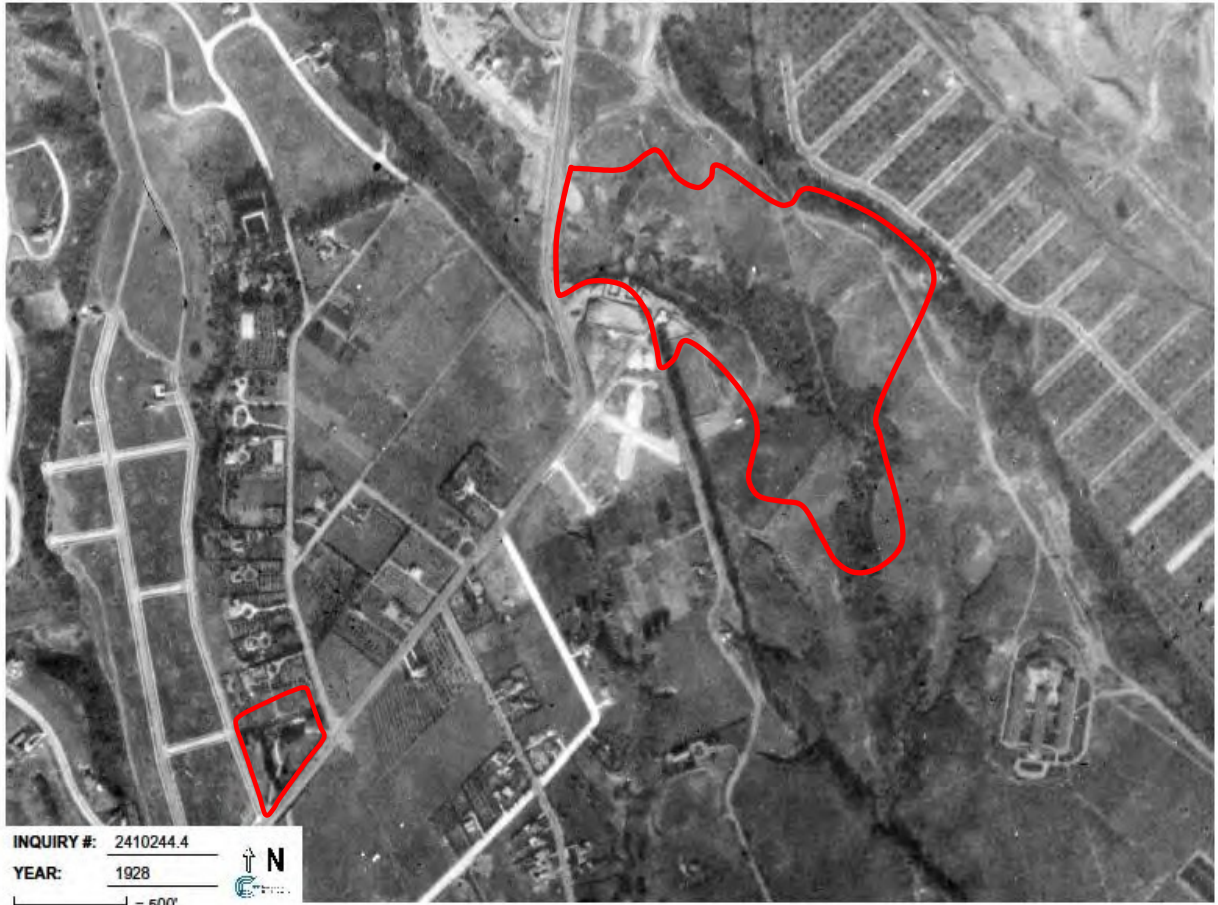
University of Washington, Architect Database:

<https://digital.lib.washington.edu/php/architect/architect.search.phtml?nationality=840>

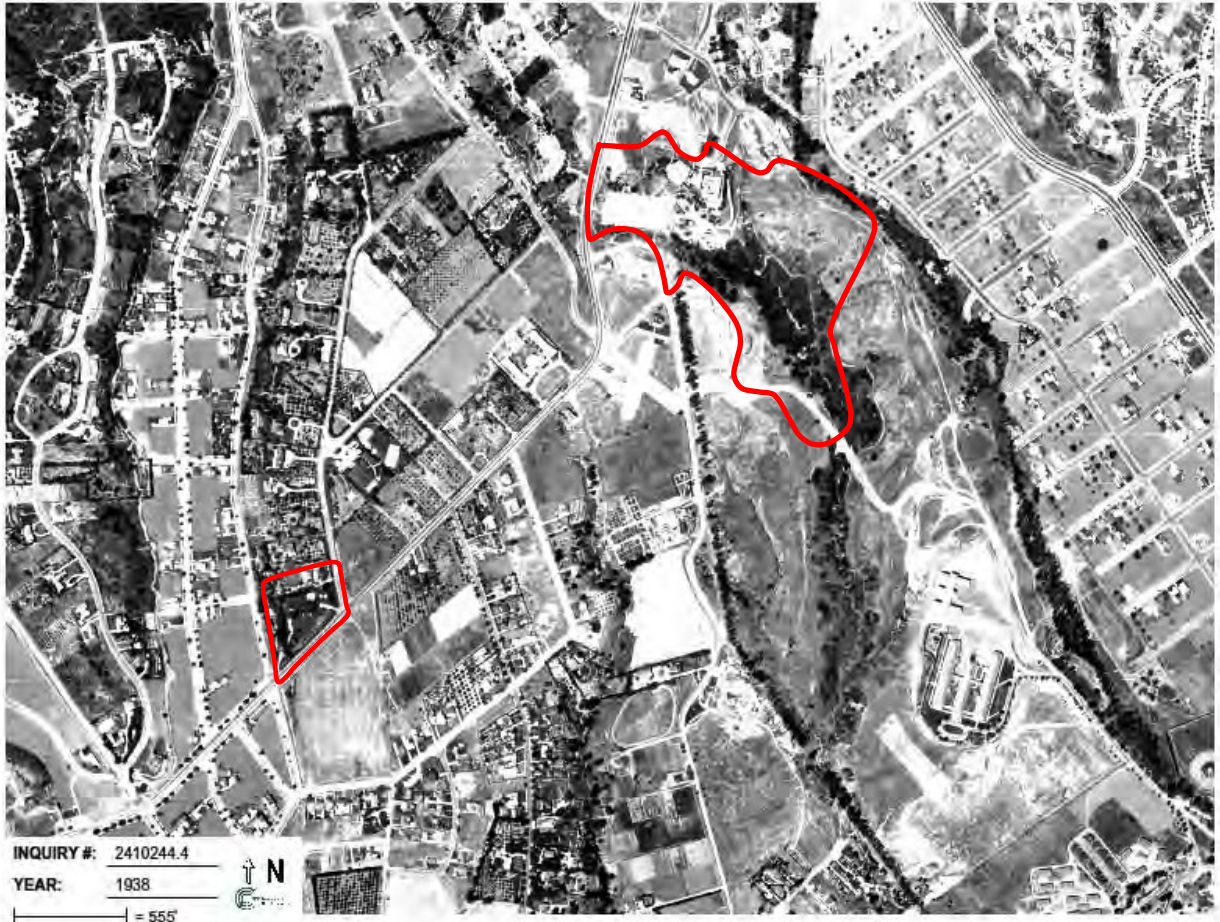
Aerial Photographs



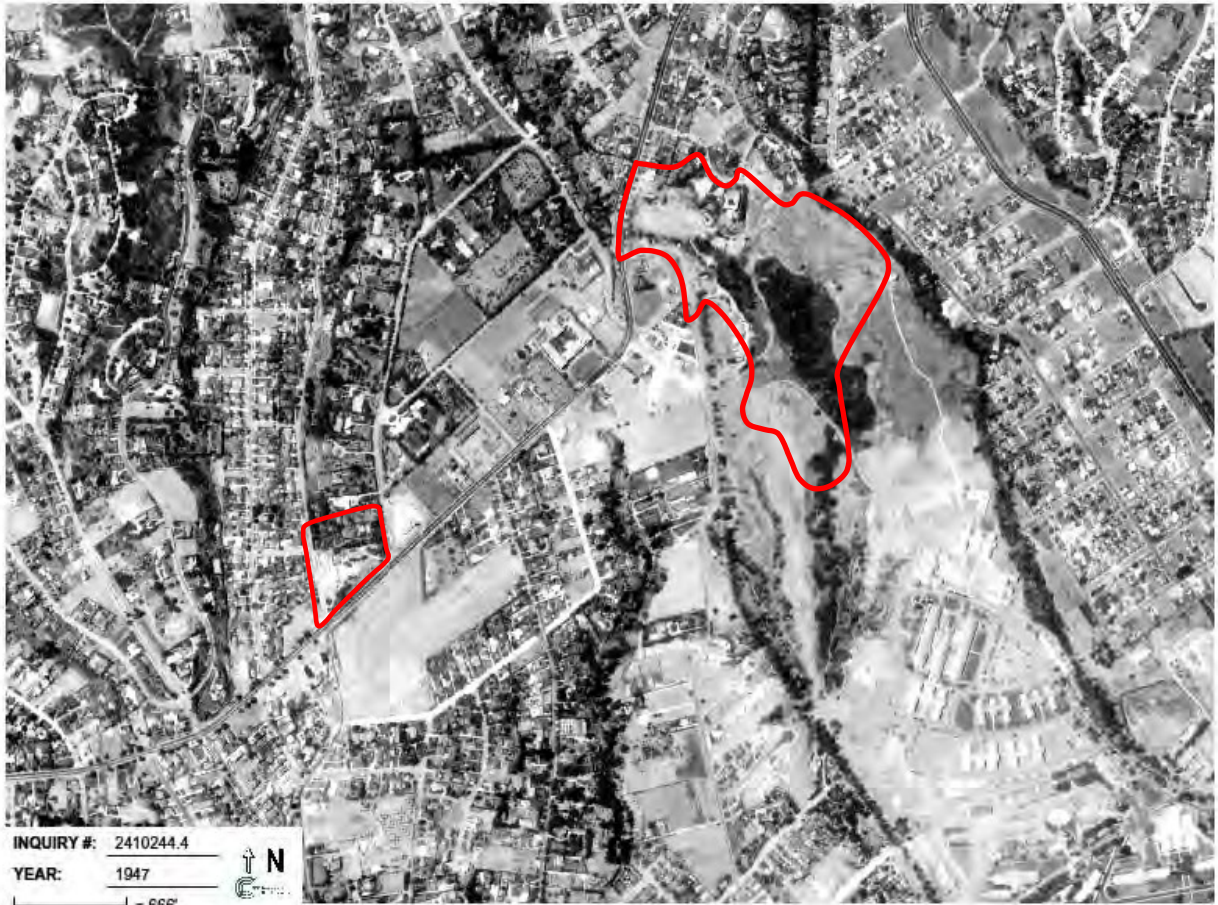
Aerial photo of East and West Campus, ca. 2012



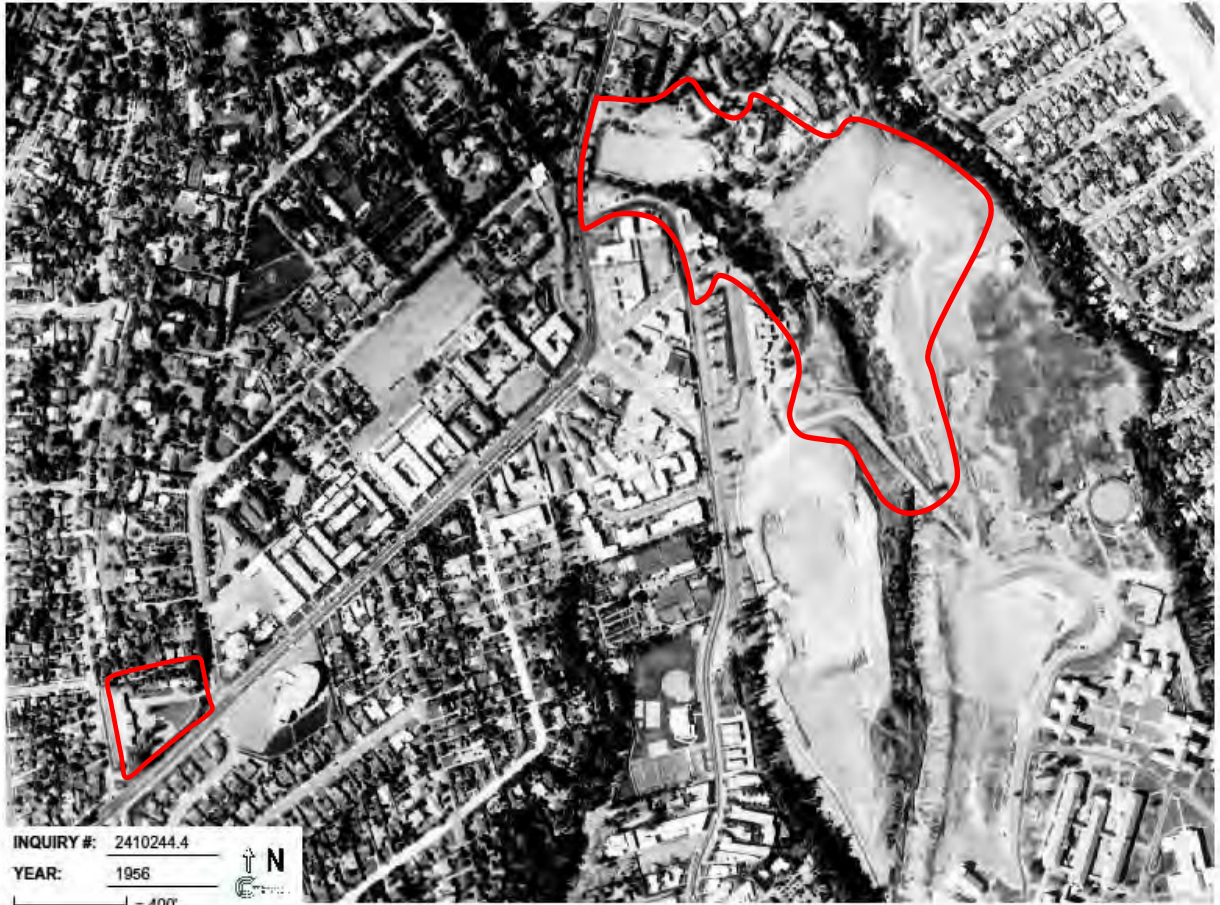
Aerial photo 1928



Aerial photo 1938

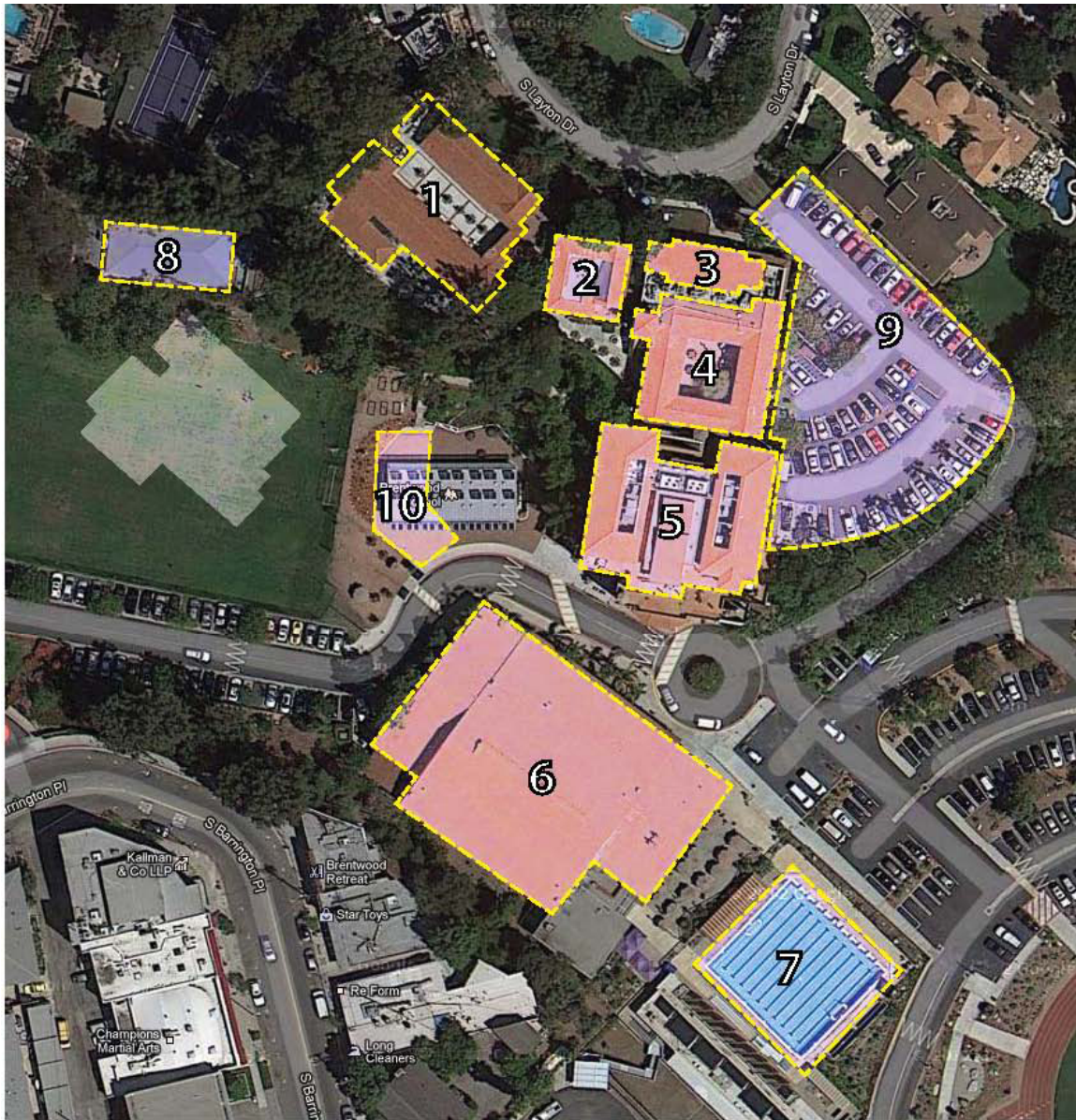


Aerial photo 1947



Aerial photo 1956

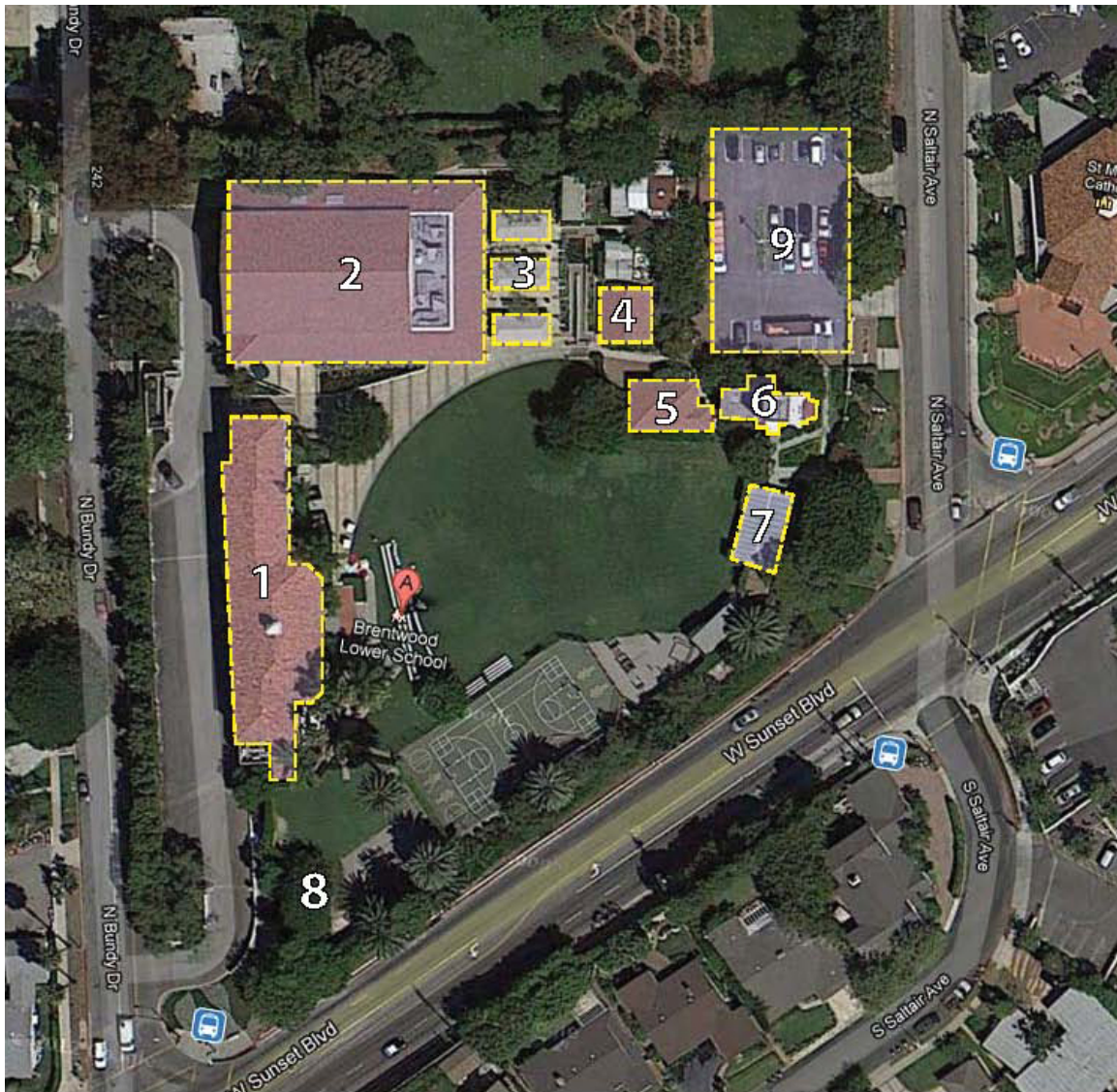
Current Campus Site Plans



Brentwood School East Campus

Map Legend

- | | |
|--|-------------------------------------|
| 1. North Quad & Classrooms
- Visual Art | 5. Science/Library/Theatre Building |
| 2. Temple Hall
- Admissions
- Advancement
- Upper Administration | 6. Middle Division & Gymnasium |
| 3. Cafeteria & SLC | 7. Caruso Watt Aquatic Center |
| 4. South Quad & Classrooms
- Business Office
- Faculty Offices
- College Counseling | 8. Fitness tent |
| | 9. Visitor Parking |
| | 10. Bungalow |



Brentwood School West Campus

Map Legend

- 1. Administration & Classrooms
- 2. Arts & Athletics Complex
 - Nurses Office
 - Kitchen
- 3. Lunch Area
- 4. Science Classroom
- 5. Arts Classroom
- 6. Admissions Office
- 7. Music Classroom
- 8. Kindergarten Yard
- 9. Saltair Parking Lot

Historic and Current Campus Photographs