

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2011-68-HCM
ENV-2011-69-CE**

HEARING DATE: March 17, 2011
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 330 S. Almont Drive
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 352 of TR 7615

PROJECT: Historic-Cultural Monument Application for the
HANNAH SCHWARTZ APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Burton Way Foundation/Beverly West Residents Association

**APPLICANT'S
REPRESENTATIVE:** Portia Lee
ICF International
811 West 7th Street, Suite 800
Los Angeles, CA 90017

OWNER: Rhea Dersh and Gertrude Kay
19012 Kingsbury Street
Northridge, CA 91326

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachment: January 20, 2011 Staff Report

FINDING

1. The building is associated with a master builder, designer, or architect, as a notable work of Paul R. Williams.

SUMMARY

Built in 1947, this four-story multi-family residential building exhibits character-defining features of the International Style and Streamline Moderne. The subject building is rectangular in plan and located at the corner of W. Burton Way and S. Almont Drive. It has a flat roof with composition shingles and a simple ledge. The front elevation is divided into four bays that consecutively recess beginning with the northernmost bay. The corner bay has a lower roofline. A recessed entrance is located on the ground floor and flanked by grid-like decorative screens with square openings. Exterior upper floor corridors leading to units have balustrades consisting of solid horizontal bands with rounded corners. The fourth floor balustrade is mid-length across only two bays. Full-length vertical rectangular piers bisect the main elevation from the roofline to the ground-floor. A full length double-row screen with square openings is located at the corner of the subject building from the roofline to the ground-floor. Windows are rectangular and square casement windows with metal mullions arranged in triple rows with variations in size. The exterior is sheathed in smooth stucco. Landscape features include some shrubbery.

The proposed Hannah Schwartz Apartments historic monument was designed by architect Paul R. Williams (1894-1980). Williams was one of the foremost architects of Los Angeles in the mid-twentieth century, designing thousands of private homes as well as public and commercial buildings. Williams was also the first certified African-American architect west of the Mississippi River, the first African-American member of the American Institute of Architects, and also served on the first Los Angeles Planning Commission in 1920. The subject building was built for Hannah Schwartz and is an example of a multi-family unit building designed by Paul R. Williams. Alterations include the addition of awnings to some window openings; overall, the building retains a high level of integrity.

While not the subject of the application and request before the Commission, Paul R. Williams also designed a nearby building at 330 S. Willaman Drive. It appears to be the same design; however, it has had some original windows replaced and does not appear to be as intact as the subject property. These two buildings have been identified in the application as the only privately-owned multi-family apartment building commissions by Paul R. Williams.

CRITERIA

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

BACKGROUND

At its meeting of January 20, 2011, the Cultural Heritage Commission voted to take the application under consideration. On March 3, 2011, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *“consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”*

The designation of the Hanna Schwartz Apartments property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

Los Angeles Department of City Planning

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OWNER: Rhea Dersh and Gertrude Kay
19012 Kingsbury Street
Northridge, CA 91326

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1947, this four-story multi-family residential building exhibits character-defining features of the International Style and Streamline Moderne. The subject building is rectangular in plan and located at the corner of W. Burton Way and S. Almont Drive. It has a flat roof with composition shingles and a simple ledge. The front elevation is divided into four bays that consecutively recess beginning with the northernmost bay. The corner bay has a lower roofline. A recessed entrance is located on the ground floor and flanked by grid-like decorative screens with square openings. Exterior upper floor corridors leading to units have balustrades consisting of solid horizontal bands with rounded corners. The fourth floor balustrade is mid-length across only two bays. Full-length vertical rectangular piers bisect the main elevation from the roofline to the ground-floor. A full length double-row screen with square openings is located at the corner of the subject building from the roofline to the ground-floor. Windows are rectangular and square casement windows with metal mullions arranged in triple rows with variations in size. The exterior is sheathed in smooth stucco. Landscape features include some shrubbery.

The proposed Hannah Schwartz Apartments historic monument was designed by architect Paul R. Williams (1894-1980). Williams was one of the foremost architects of Los Angeles in the mid-twentieth century, designing thousands of private homes as well as public and commercial buildings. Williams was also the first certified African-American architect west of the Mississippi River, the first African-American member of the American Institute of Architects, and also served on the first Los Angeles Planning Commission in 1920. The subject building was built for Hannah Schwartz.

Alterations include the addition of awnings to some window openings.

CRITERIA

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

Historic Cultural Monument Nomination

**Hannah Schwartz Apartments
330 South Almont Drive
Los Angeles, California**



**Submitted by:
Burton Way Foundation/Beverly West Residents Association
October 18, 2010**

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Hannah Schwartz Apartments
2. STREET ADDRESS 330 S. Almont Drive
- CITY Los Angeles ZIP CODE 90048 COUNCIL DISTRICT 5
3. ASSESSOR'S PARCEL NO. 4335-014-024
4. COMPLETE LEGAL DESCRIPTION: TRACT #7615/ M.B. 85-15-17
- BLOCK 24 LOT(S) 352 ARB. NO. _____
5. RANGE OF ADDRESSES ON PROPERTY _____
6. PRESENT OWNER Rhea Dersh and Gertrude Kay
- STREET ADDRESS 19012 Kingsbury Street E-MAIL ADDRESS: _____
- CITY Northridge STATE CA ZIP CODE 91326 PHONE (____) _____
- OWNERSHIP: PRIVATE PUBLIC _____
7. PRESENT USE Apartment House ORIGINAL USE Same

DESCRIPTION

8. ARCHITECTURAL STYLE International/Streamline Moderne
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- See Attached Sheets
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Hannah Schwartz Apartments

10. CONSTRUCTION DATE: July 28, 1947 Building Permit No 7809 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Paul R. Williams

12. CONTRACTOR OR OTHER BUILDER Licensed Engineer: Brandon Johnston

13. DATES OF ENCLOSED PHOTOGRAPHS April 30, 2010
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL.HERITAGE.COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS Reroofing October 10, 1985

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See Attached Sheets

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) _____

Los Angeles County Assessors Office; California Index, Richard Riordan Library, Los Angeles;

Hudson, Karen, "The Will and the Way: Paul R. Williams Architect. "

20. DATE FORM PREPARED 05/15/2010 PREPARER'S NAME Portia Lee, Ph.D.

ORGANIZATION ICF/Jones & Stokes STREET ADDRESS 811 W. 7th Street, Suite 800

CITY Los Angeles STATE CA ZIP CODE 90017 PHONE (213) 627-5376

E-MAIL ADDRESS: plee@jsanet.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Hannah Schwartz Apartments IS A 3-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

International/Streamline Moderne, rectangular PLAN apartment house
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S parapet ROOF IS Composition glass,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

Three row rectangular and square with casements opening out and fixed panes WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A recessed, off-center,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

double door with door-height sidelights DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE triple roof-to- ground floor support timbers; square-motif screening repeated at recessed
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

front entry; curved and cantilevered balconies, curved baluster wall at ground level; patterned glass pane design in
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

windows; window row design in pattern of threes with corner emphasis; horizontality in facade
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A None
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Interiors not accessed
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES Mature trees on Burton Way elevation; original planter along front elevation
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Attached Sheets – Hannah Schwartz Apartments 330 South Almont Drive

Building History and Context

The Hannah Schwartz Apartments building is a three-story 12-unit stucco residential apartment building designed in the International style, characterized by Streamline Moderne elements. Building permit #790 was granted on July 28, 1947. The owner was listed as Schwartz-and Trevelyan; address, 7441 Sunset Boulevard; listed architect was Paul R. Williams. The Certificate of Occupancy, dated January 23, 1948 reads: 3 story, type V, 12 unit apt.-house with Type I garage, 35' x 98', H-2 and J-1 occupancy

The building is situated at 330 South Almont Drive on the southeastern corner of Almont Drive and Burton Way in the City of Los Angeles. The cities of West Hollywood and Beverly Hills are adjacent on the north and south respectively. The building's south elevation faces Burton Way, a divided roadway which delineates the border between Los Angeles and Beverly Hills.

The neighborhood surrounding the site is a developed urban area with multi-family residential structures ranging from two stories to twelve stories in height. The front elevation of the subject residence faces Almont Drive on the west; the south side elevation runs along Burton Way; the north side elevation is bounded by a through alley from Almont Drive to La Peer Street; the east boundary is the property line immediately abutting the rear of the building behind it on La Peer Drive.

Physical Description

Building Entrance

Short curving walls from the sidewalk lead to the ground level entry which is recessed behind an ornamental wood screen of large open squares. Glass pane double doors flanked by sidelights lead to a small lobby. North of the entry the first floor balcony wall is extended to ground level, rounded, and carried northward, exhibiting a succession of half-circle balusters. In front of this wall on the north side of the entry, a shallow planter contains grass and topiary shrubs. South of the entry a small lawn with tall specimen shrubs verges on the sidewalk.

Elevations

Front Elevation

330 South Almont Drive exhibits a five- bay-rectangular plan on the west-facing front façade. From the north corner of the building where the first bay is prominent, the flat composition roof extends to the fourth bay where it is supported by square posts. Each of the three center bays recedes behind the other in progression from north to south. The fifth bay, which forms the south corner of the building, is the shortest. Only partially sheltered by the main roof overhang, it carries its own lower, independent roof which finishes with a short setback at the southeastern corner. Placed before the junction of the fourth and fifth bay is an ornamental pillar, constructed of a trio of slender wood columns stretching from ground level to the roof.

Third story apartments in bays one, two and three are accessed by a rounded streamline balcony leading to the single panel wood entry doors of the apartments. Similar rounded balconies leading to the first and second story apartments of the fourth and fifth bays straighten, finishing at the ornamental screen at the southwest corner of the building.

North Elevation

Window design on the Apartments is highly stylized. On the north elevation, small vents with horizontal louvers are placed above the third-story windows. The façade window pattern exhibits 9 windows set in triple rows, a repetitive pattern with variations in size as the rows move horizontally across the façade from the front to the rear of the building. The third story window row exhibits a large corner unit divided by horizontal and vertical muntins into a set of three small transoms, flanking side casements and small square bottom lights. Middle and rear windows of the row are smaller rectangles divided by horizontal and vertical muntins into a similar set of transom, fixed middle pane and side casement configuration. Second story windows are similar in design to the third story row above. Bottom row windows follow the glazing pattern of the front corner vertical row.

South Elevation

Similar vents to those on the north elevation appear below the roof line of the narrow south elevation. Fenestration on this elevation consists of three rows of triple windows with similar pane configuration to the lights on the north end elevation. Engaged pilasters divide the rows vertically. A narrow, full-height ornamental screen of double open squares faces south at the west corner of the elevation.

Rear Elevation

The rear elevation of the building comprises small utility areas bounded by the rear property line of the opposing building on La Peer Drive. Metal stairs from the three apartment levels descend across landings to the ground level. There is an also rear entrance at to the utility area from the center of the ground story.

Architectural Style

International Style

The International style in architecture became known in the United States in the decade of the 1920s and 1930s through the published works of European architects after World War I. Three primary principles informed the style: the expression of volume rather than mass, balance rather than preconceived symmetry and the absence of applied ornament.

Streamline Moderne

Streamline Moderne style emerged during the decade of the 1930s, emphasizing curving forms, horizontal orientation, the use of pure line to create the sense of motion. Colors were subdued, typically light earth tones, off-white or beige. Trim colors could be dark or white in contrast to the light base with an abstract geometric theme in its ornamentation.

Architect

Paul Revere Williams, (1894-1980), a Los Angeles native, graduated from the University of Southern California School of Engineering, after study in Los Angeles at the Los Angeles School of Art and Design and the atelier of the Los Angeles Branch of the New York Beaux Arts Institute of Design. In 1921 Williams became the first certified African American architect west of the Mississippi.¹ At the beginning of his career, he worked for two of the Los Angeles architects most influential in the development of the Los Angeles regional style: John C. Austin and Reginald Johnson. The quality of his work brought success from the outset. By the late twenties he was a master of period revival styles, which architectural critic

¹ Hudson, Karen E, Paul R. Williams, *Architect: A Legacy of Style*. Rizzoli International, New York, 1991, *passim*.

David Gebhard described the play between the rational and the picturesque.”² In 1939, he was awarded the AIA Award of Merit for his design of the MCA Building in Beverly Hills. He also won international renown with his work in Medellin and Bogota, Colombia and he kept an office in South America for several decades.³

While Williams’ association with the most prominent Los Angeles architects working in Period Revival styles brought him fame and admiration, his ideas and practice were expanding. In 1936 the Los Angeles Times published an article entitled, “How’s Our Architecture? Here’s Pointed Opinions.” Architect, L. J Callanan had written to the Los Angeles Chamber of Commerce complaining about the presence of Period Revival, especially Spanish Revival architecture in the city. The Times responded by querying a Who’s Who of Los Angeles architects – H. Roy Kelley, Gordon Kaufman, Roland Coate, David C. Allison, Paul Williams, Richard Neutra and Earl Heitschmidt, then reporting their comments on the letter. Here is part of Williams’ response:

A well planned home for California, to take advantage of our sunshine and gardens, starts off with a viewpoint that is typically Californian, I see no reason why California should be deprived of the smarter styles commensurate with the way we live, rather than, for a sentiment, trying to imitate pioneer modes of seventy-five years ago.⁴

Williams’ statement indicates that had already decided to accept the challenges of modern architecture. In that same year he had participated in the California House and Gardens exhibit in Los Angeles showing his California House of Steel. He was active in the planning of Sunset Plaza and the now demolished Sunset Plaza Apartments, as well as the building design for the Louis Berman Company, a large eastern fur retailer to be located at Sunset and Corey Drive. The *Times* described the building as “Conservative Modern.” An accompanying illustration shows Streamline and Modern elements - planar walls, a stepped roof and a projecting ground story with rounded balcony - elements that would later appear in the Hannah Schwartz Apartments.

Due diligence in researching Williams’ work in the area of stand-alone, single building apartments constructed for a private owner on a residential lot in a Los Angeles neighborhood discovered only one other Williams designed apartments building. Located at 330 S. Willaman Drive, it is a twin to the Almont Drive structure. However, it has lost integrity due to changes in fenestration. No alteration permit other than roofing was found for the Almont Drive property and no substantial design changes were noted. The building retains substantial integrity of location, design, materials and workmanship and feeling, defined as the property’s expression of the aesthetic or historic sense of a particular period. In response to a query by the author, Paul Williams expert and monograph author Karen Hudson reported that her research had not shown any others. No others of its type in Los Angeles were reported by the Paul William History Project in Memphis, Tennessee.⁵

In 1936 Williams was awarded the AIA Award of merit for his design of the MCA Building in Beverly Hills. He also won international renown for his work in Medellin and Bogota. After World War II he directed his attention away from historic styles and began to design in Modernist idioms. The 1929 additions to the Ambassador Hotel on Wilshire Boulevard in Los Angeles which he designed with Norman Bel Geddes, present elements of the pre-war Streamline Moderne. Other projects also show steady movement toward modern styles: Founders Church of Religious Science in Los Angeles and his home in Lafayette Square,

² Hudson, *op.cit.* Introduction by David Gebhard, p. 19.

³ “Imposing New Buildings in Columbia S.A. Designed by Los Angeles Architect.” *Southwest Builder and Contractor*, December August 11, 1946.

³ Wesley, Mar, “Proud New Home for the Jet Liner,” *Los Angeles Times* April, 1961, p.14-17.

⁴ “How’s Our Architecture? Here’re Pointed Opinions.” *Los AngelesTimes*, March 29, 1936, p. F1

⁵ Email communication to the author, September 4, 2010: www.paulwilliamsproject.org/about

Los Angeles. One of the most famous Williams designs is the Theme Building at the Los Angeles International Airport which he designed with an impressive consortium of architects working in the Modern idiom. Franz Hall and the Botany Building at the University of California, Los Angeles and Woodrow Wilson High School in Los Angeles also present his original grasp contemporary styles.

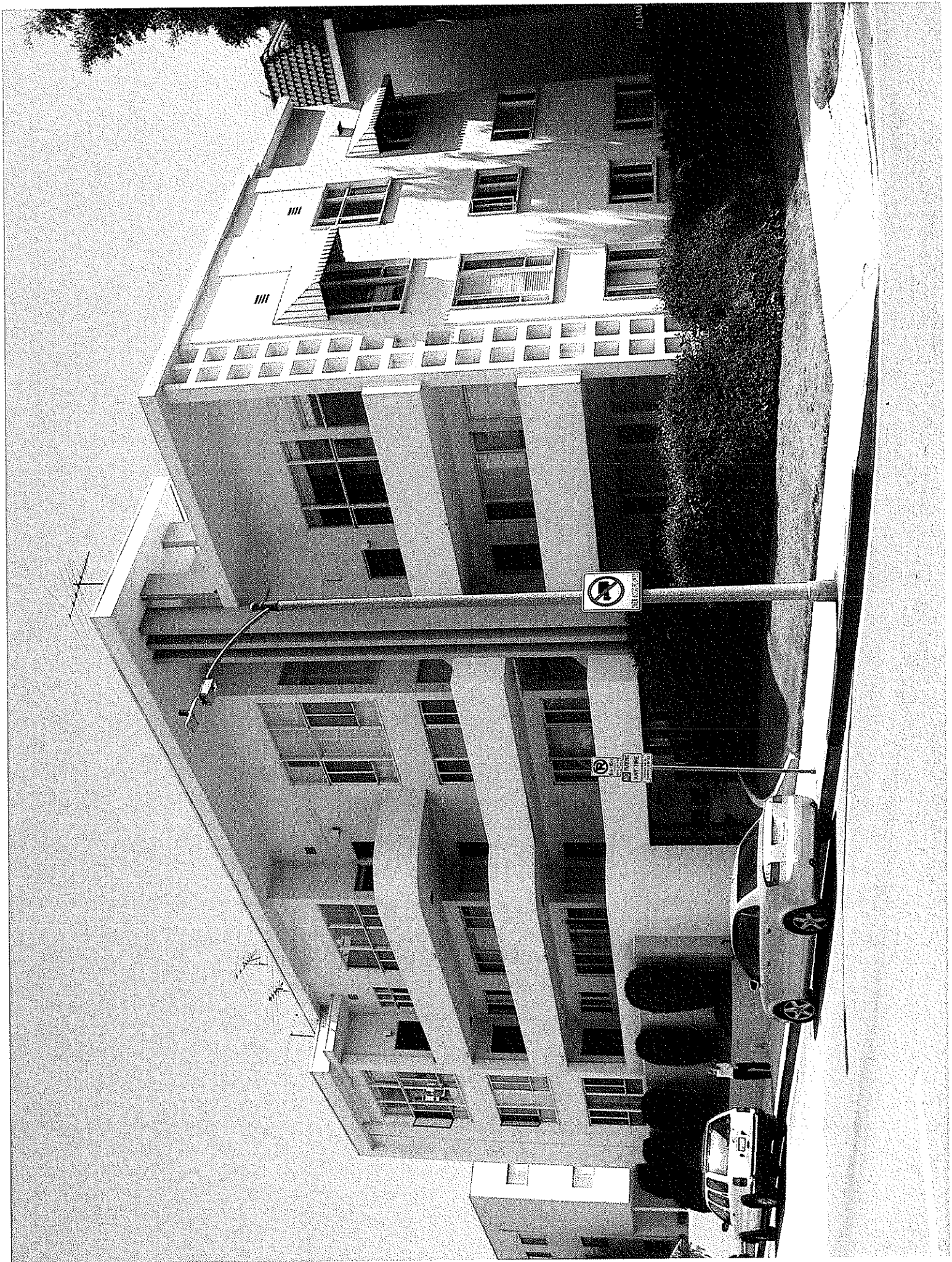
Significance

Significance criteria set out in the Cultural Heritage Monument Ordinance of the City of Los Angeles, Section 22.171.7 requires that an architecturally significant building must be:

a building of particular historic or cultural significance that embodies the distinguishing characteristics of an architectural type-specimen, inherently valuable for the study of a period, style or method of construction, or is the notable work of a master, builder, designer, or architect who individual genius influenced his age.

The Almont/Streamline Apartments derives its importance as an architectural type-specimen inherently valuable for its style and period and as the work of a master designer. For the Hannah Schwartz Apartments, architect Williams utilized elements and principles of International Modern style: flat painted surfaces, box-like dimensions and metal-framed windows that sit flush against the facade. The apartments convey their stylistic significance through the use of asymmetrical window design that emphasizes corner placement and the rhythmic repetition of shapes. His composition is original in the use of Streamline Moderne decorative flourishes: the motif of squares used in the building-height screens and entry, the curvilinear balconies and sculpted entry walls, planter walls and flat baluster rolling façade screen.

The Hannah Schwartz Apartments building is a rare example of his work in the multifamily apartment type. 330 S. Almont Drive represents a sensitive and artistic rendering by master builder Paul Revere Williams, working in a modernist style exhibiting an extraordinarily successful aesthetic transition between the earlier Streamline Moderne and the International style that informed his later work. The apartments building reflects his artistic response to changes in architectural fashion and skill in rendering the building type. Williams was the master builder, whose compositions attest to his lifelong architectural talent, creative spirit, and grasp of the evolution and contemporaneous context of architectural styles.

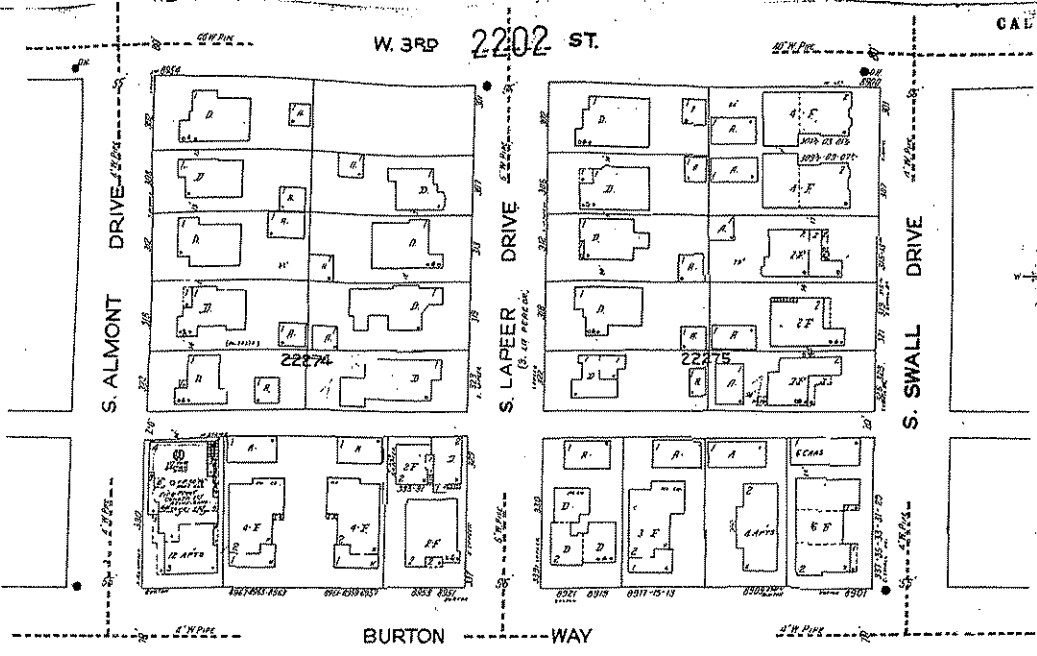


Sanborn Fire Insurance Maps
Building and Alteration Permits

(1957)

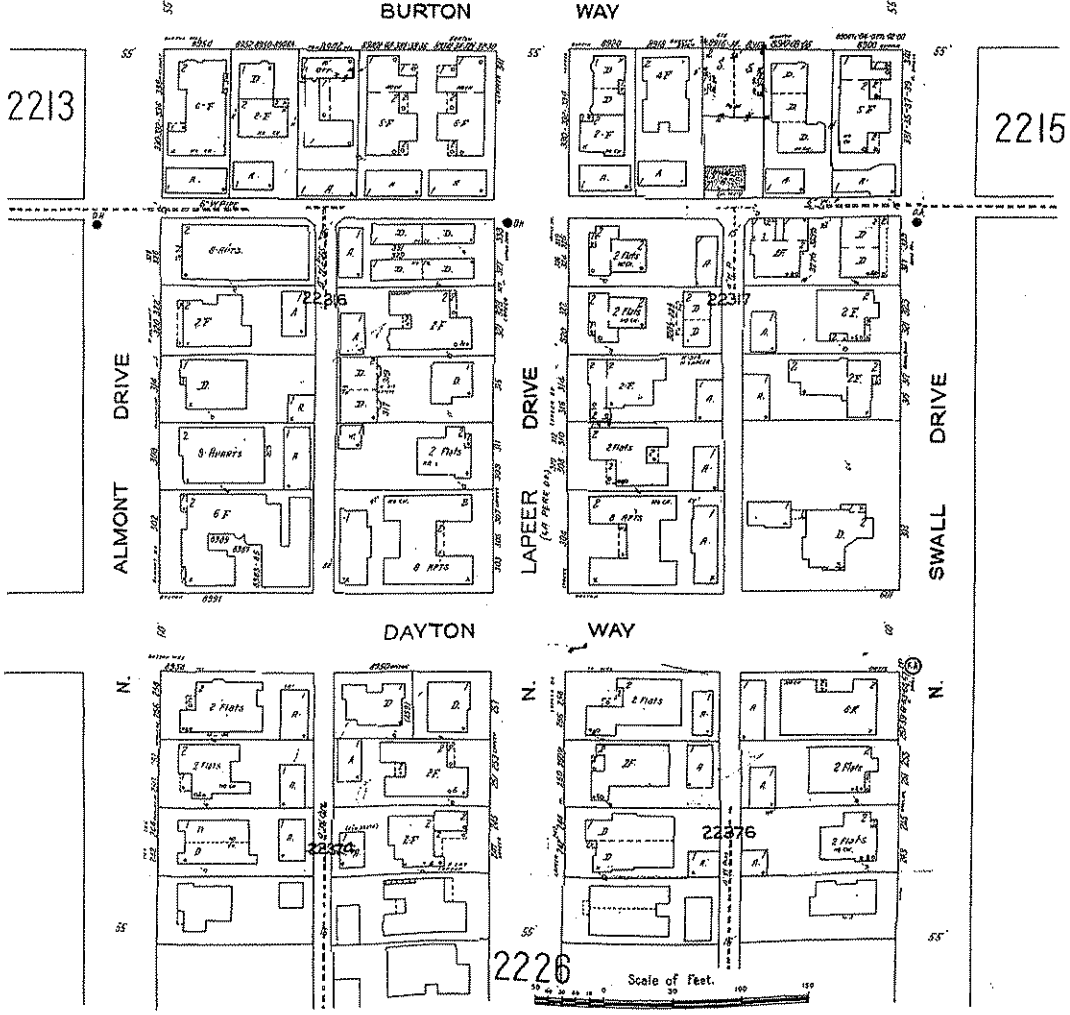
CAL. 041 (1957)
LOS ANGELES, CAL.

2214



PACIFIC ELECTRIC RAILWAY RIGHT OF WAY

Los Angeles City
Beverly Hills City



Copyright 1957 by the Standard Map Co.

APPLICATION TO ERECT A NEW BUILDING

Page B-1
CITY OF LOS ANGELES
DEPARTMENT
BUILDING AND SAFETY
BUILDING DIVISION

Tract No. 350

Tract 7615
Location of Building to 825 Almont Drive
(Block Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets CORNER BILTON WAY

USE INK OR INDELIBLE PENCIL

1. Purpose of building APARTMENT HOUSE Families 12 Rooms 48
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner SCHWARTZ TREVELYAN Phone GR 6541
(Print Name)
3. Owner's address 7441 Sunset Blvd P.O. Los Angeles 46, Cal.
4. Certificated Architect PAUL R. WILLIAMS State License No. B-1068 Phone DR 4381
5. Licensed Engineer [Signature] State License No. 5588 Phone RE 3361
6. Contractor By owner State License No. _____ Phone _____
7. Contractor's address _____

8. VALUATION OF PROPOSED WORK
Including all labor and material and all permits for lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon. \$50,000.00

9. State how many buildings NOW on lot and give use of each. NONE
(Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 35 x 90 No. Stories 3 Height to highest point 40' Size lot 60 x 110
11. Material Exterior Walls Frame & Stucco Type of Roofing Coif

For Accessory Buildings and similar structures:
(a) Footing: Width 24" Depth in Ground 18" Width of Wall 8"
(b) Size of Studs 2x4 and 2x6 Material of Floor oak
(c) Size of Floor Joists 2x10 Size of Rafters 2 x 8

I, the undersigned, declare to the best of my knowledge and belief the above application is correct and that this work will comply with all laws and that in the doing of the work authorized thereby I am not in violation of the Labor Code of the State of California relating to Workmen's Compensation.

Sign here SCHWARTZ AND TREVELYAN
(Owner or Authorized Agent)

Sign here [Signature]
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY					
(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3) The building referred to in this Application will be more than 100 feet from			
Design No. <u>56000</u>	Block <u>75000</u>	Street _____			
Section <u>60</u>	Footings <u>15</u>	Sign here _____ <small>(Owner or Authorized Agent)</small>			
PERMIT No. <u>7809</u>	Plan and Specifications checked <u>[Signature]</u>	Fire District <u>8</u>	City Map No. <u>5472</u>	Fire <u>145</u>	Stamp here when work is started
PLANS	Checked and approved <u>[Signature]</u>	Street Widening _____	Inspector <u>[Signature]</u>		

1948

CITY OF LOS ANGELES
DEPARTMENT

OF
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

JAN 23 1948

19

Address of Building

380 So. Almont Dr.

Owner

Mrs. Hannah Schwartz

Owner's Address

2076 Paramount Dr.

Los Angeles, Calif.

Permit

7909

Number

1946

Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

3 story, Type V, 12 unit apt.-house, with Type I garage, 35' x 98', H-2 and J-1 occupancy.

Except for deviation from construction requirements as approved by the Bd. of Bldg. & Safety Commissioners.

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By *T. Crowley*

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO	DIST MAP
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			00	CENSUS TRACT 1000
3. JOB ADDRESS	330 S. Almont Dr., Los Angeles, Calif.				FIRE DIST.
4. BETWEEN CROSS STREETS	Burton AND 3rd				LOT TYPE
5. OWNER'S NAME	MRS. Gertrude Kaye			PHONE 213- 271-3397	LOT SIZE
6. OWNER'S ADDRESS	330 Almont Dr. #B4, Los Angeles, Calif.				ALLEY
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP				NOT HPOZ
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	FILE WITH	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	INSPECTOR	
13. JOB ADDRESS	330 S. Almont Dr., Los Angeles				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	32 Sqs. \$ 2,560.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Remove top roof only. Reroof over existing with 1/2" #1, 1/15" #2 & 1/72" cap sheet				GRADING FLOOD
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY	
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPE	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR	
P.C.	G.P.I.	CONT. INSP.	CONV.	GEN.	NAJ.S.
S.P.C.	P.M.		CONS.	B & S-B-3 (R 1.85)	
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permit granted by the Dept. of B & S SECTIONS 22.12 & 22.13 LAMC	C .50 E.I. C 1.00 P.M. C 29.60 E.I. C 1.00 P.M. C 213.45 B.C.I. C 210.790 210/19/85 31.10 CHTD		
I.F.	O.S.S.		CASHIERS USE ONLY		
O/S	S.O.S.S.		ENERGY		
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.	Surcharge: 1.00		
P.C. NO.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 9/30/85 Lic. Class 39 Lic. Number 190870 Contractor (Signature) [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale; if, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, an exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. _____ B & P. C. for this reason
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 85 #122-85 Insurance Company State Comp. Ins. Fund
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Building & Safety.
 Date 9/30/85 App. Cert's Signature [Signature]
 Applicant's Mailing Address P.O. Box 272, Van Nuys, Calif. 91408-0272

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

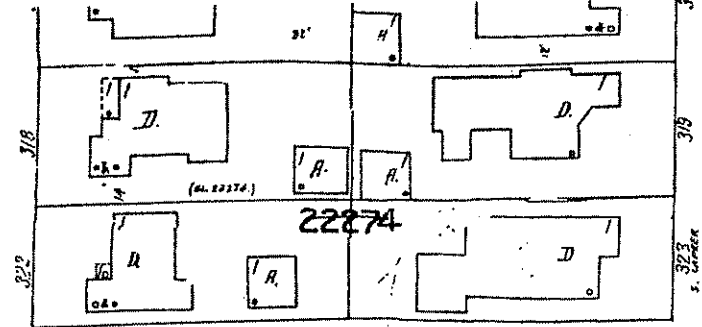
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3047, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

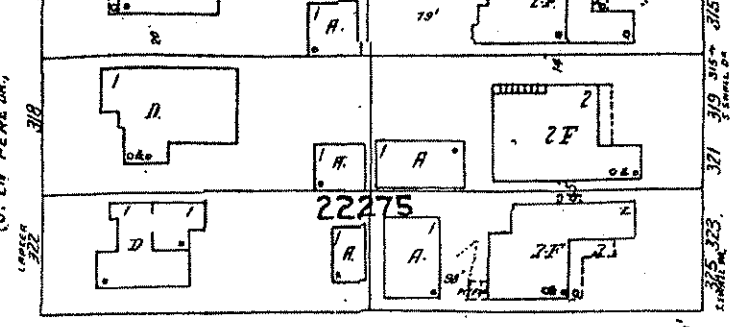
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed (See Sec. 91.0202 LAMC)

Signed [Signature] Contr. 9/30/85
 (Owner's agent having property owner's consent) Position Date

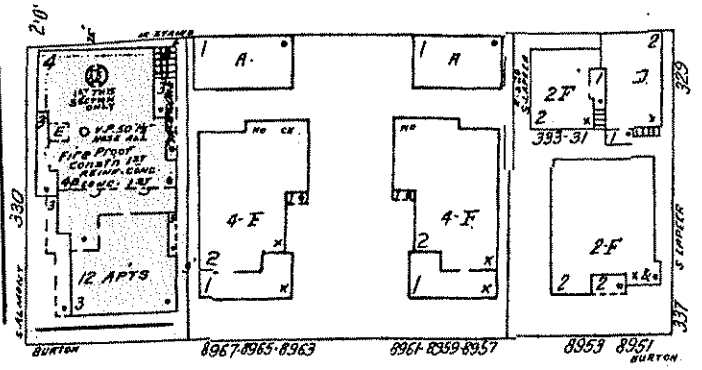
S. ALMONT



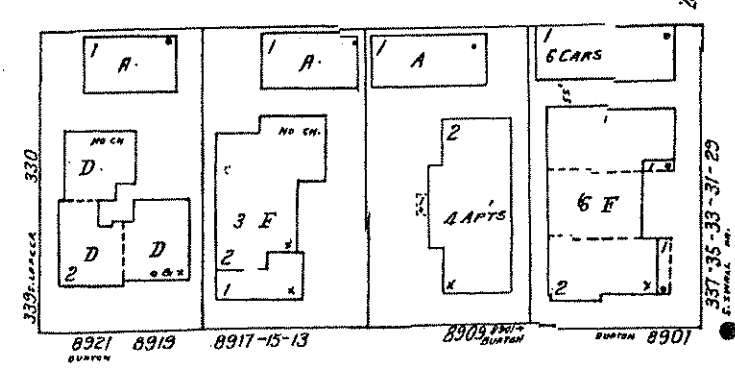
S. LAPEER D



4" W PIPE



6" W PIPE



4" W PIPE

BURTON WAY

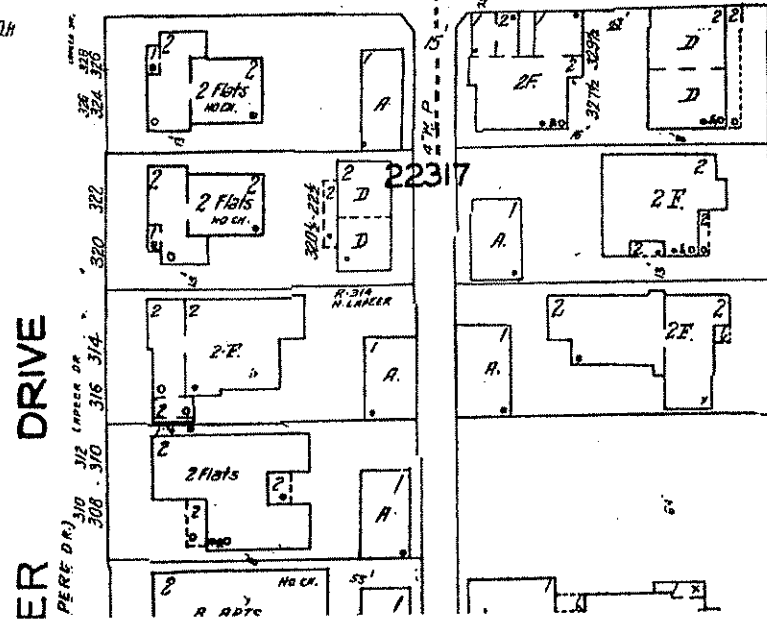
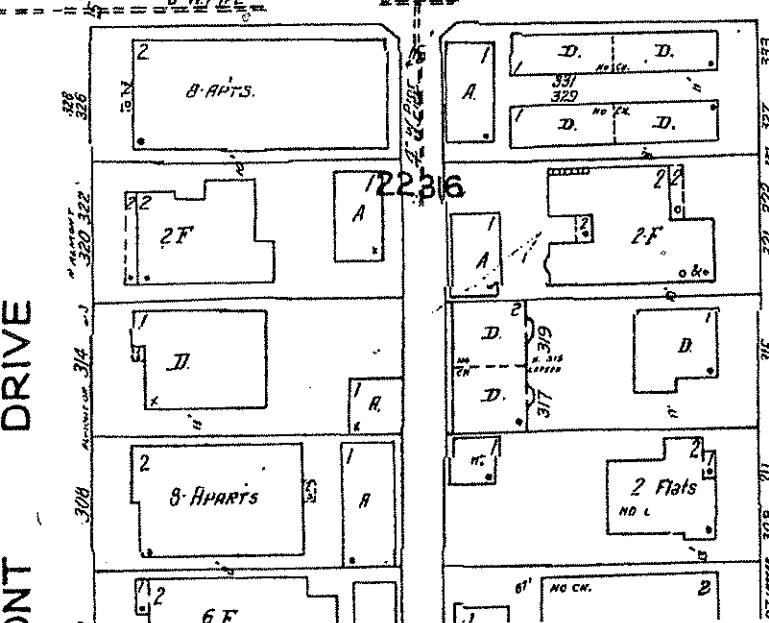
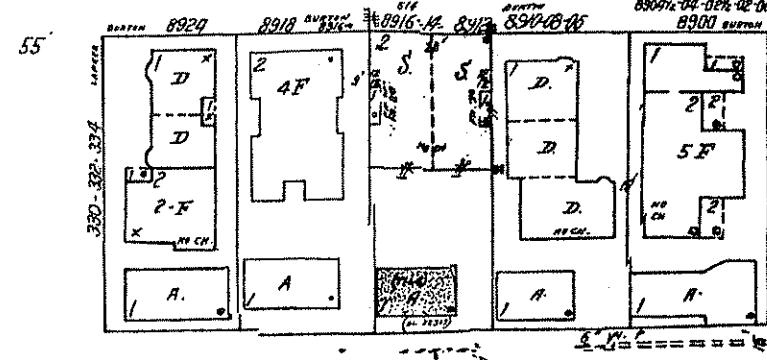
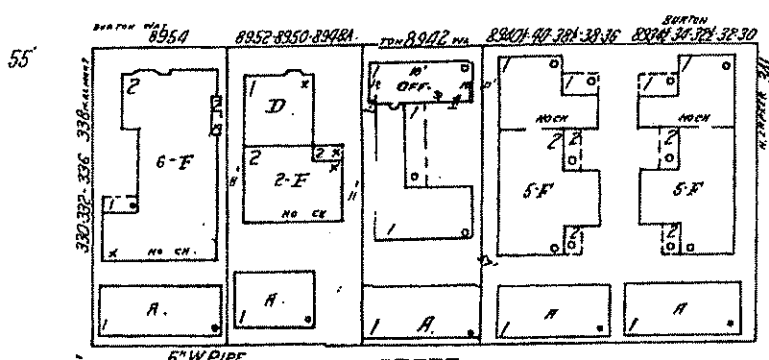
4" W PIPE

PACIFIC ELECTRIC RAILWAY RIGHT OF WAY

Los Angeles City
BOUNDARY LINE
Beverly Hills City

BURTON

WAY



S. ALMONT DRIVE

S. LAPEER DRIVE

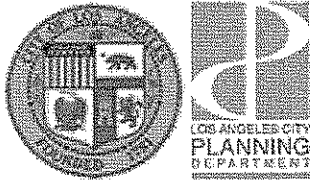












City of Los Angeles Department of City Planning

1/10/2011 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

330 S ALMONT DR
328 S ALMONT DR
8971 W BURTON WAY

ZIP CODES

90048

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1988-342-ZC
ORD-167711

Address/Legal Information

PIN Number	138B169 699
Lot/Parcel Area (Calculated)	6,600.0 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID H1
Assessor Parcel No. (APN)	4335014024
Tract	TR 7615
Map Reference	M B 85-15/17
Block	None
Lot	352
Arb (Lot Cut Reference)	None
Map Sheet	138B169

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2149.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R4-1-O
Zoning Information (ZI)	None
General Plan Land Use	High Medium Residential
Plan Footnote - Site Req.	See Plan Footnotes
Additional Plan Footnotes	Wilshire
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
Baseline Mansionization Ordinance	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	4335014024
APN Area (Co. Public Works)*	0.152 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$155,944
Assessed Improvement Val.	\$240,220
Last Owner Change	06/17/02
Last Sale Amount	\$0
Tax Rate Area	398
Deed Ref No. (City Clerk)	9-311
	1713107
	1367857

Building 1

Year Built	1948
Building Class	D7
Number of Units	12
Number of Bedrooms	12
Number of Bathrooms	12
Building Square Footage	11,295.0 (sq ft)

Building 2	No data for building 2
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Building 3	No data for building 3
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Building 4	No data for building 4
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Building 5	No data for building 5
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Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	1.81487 (km)
Landslide	No
Liquefaction	Yes

Economic Development Areas

Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety**Police Information**

Bureau	West
Division / Station	Wilshire
Reporting District	721

Fire Information

District / Fire Station	58
Batallion	18