

APPENDIX C

CULTURAL RESOURCES

HISTORIC AMERICAN BUILDING SURVEY:

GLENDON MANOR

1070 Glendon Avenue, Westwood
Los Angeles, Los Angeles County, California

Prepared for:

Casden Properties
Attn: Craig Smith, Project Manager
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with contributions by: Mesa Technical (David DeVries), David Brunzell,
Larisa Reithmeier, and M. Abraham Snow

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EXECUTIVE SUMMARY

McKenna et al. initiated the Historic American Building Survey (HABS) for the Glendon Manor property at the request of Ellen Berkowitz of Manatt/Phelps/Phillips, legal counsel for Casden properties, and Ken Rattner, Project Manager for Casden properties. Over the course of the study, McKenna et al. also worked with Laura Kaufman of Envicom Corporation and Craig Smith of Casden Properties to complete these studies. The McKenna et al. personnel involved in this study included Jeanette A. McKenna, Principal Investigator and author of the HABS document; David Brunzell, Field Director and research assistant; and Larisa Reithmeier and M. Abraham Snow, historians. The HABS photography was completed by Mesa Technical of Berkeley, California (David DeVries and Lisa O'Brien).

Over the course of this investigation, McKenna et al. conducted a considerable amount of research, reviewed earlier studies, and prepared a "stand-alone" document to address the current needs of Casden Properties. Research showed the Glendon Manor is a significant cultural resource under Criteria 1 and 3 of the California Environmental Quality Act. An earlier review of documentation for this structure was completed by the Office of Historic Preservation and concluded that the property was a significant resource (under Criteria 1, 2, and 3) but not officially listed because of the owner's objections.

McKenna et al. found that Glendon Manor has maintained its aesthetics despite years of minimal occupancy. There is no evidence of significant vandalism, although some of the units have been subjected to the removal of fixtures. The majority of the elements are intact, including the original elevator, staircases, and windows. The main apartment doors have been replaced by fire doors and the main entrance was renovated in the 1950s to provide more security. In addition, and following the Silmar Earthquake of 1971, the building was brought up to code with respect to fire safety regulations and earthquake retrofitting (to the standards of the early 1970s).

The proposed Casden Properties redevelopment of the Glendon Manor property would, as designed, require the removal of Glendon Manor. The removal of this structure would constitute a significant adverse impact given the property has been determined to be a significant resource. To mitigate the adverse impacts, Casden properties would be required to consult with the Lead Agency and other interested parties (e.g. the Office of Historic Preservation) to develop and provide mitigation measures sufficient to lessen the impacts to a level of insignificance.

McKenna et al., in lieu of the recent investigation, recommends the following mitigation measures for consideration by Casden properties, the Lead Agency (City of Los Angeles), and/or Office of Historic preservation.

Mitigation Measure 1:

Preservation of a significant cultural resource is always the preferred option. Therefore, McKenna et al. recommends that Casden Properties consider a redesign of their current project to avoid removal of Glendon Manor and the restoration of the structure for full occupancy. In this case, the restoration would be predominantly cosmetic and include the replacement of fixtures, patchwork, painting, etc.

Mitigation Measure 2:

The current project design does not include the restoration or maintenance of Glendon Manor. The removal would be a significant loss and, in accordance with general procedures, the minimum level of recordation to facilitate the removal of the structure is an American Historic Building Survey (HABS). Casden Properties, in anticipation of removal of this structure, have completed the HABS documentation (attached) for submission to the Lead Agency. The HABS research and photography document the current condition(s) of the property and provide the necessary support data for the determination of significance. It should be noted that the more recent research resulted in the negation of significance under Criterion 2, but reinforced the significance of the resource under Criteria 1 and 3. To fulfill the recommended HABS documentation, McKenna et al. recommends submission of the HABS document(s) and supporting photographic record to: 1) the Lead Agency (City of Los Angeles) for review by the Cultural Heritage Commission; 2) the local Holmby-Westwood Historic Society for local review and access; and 3) the Office of Historic Preservation (including the original photograph record and negative files). Should Casden Properties want to maintain a copy of this documentation, additional copies can be generated.

Mitigation Measure 3:

The current reading of CEQA states that completion of an HABS document is not always sufficient to lessen impacts to a level of insignificance. Therefore, in addition to Mitigation Measure 2 (as presented above), McKenna et al. recommends that Casden Properties consider the following as additional measures to lessen the impacts resulting from the proposed removal of the structure:

- A. Produce additional copies of the HABS documentation for curation at the South Central Coastal Information Center at CalState Fullerton;
- B. Produce additional copies of the HABS documentation for curation at the University of California, Los Angeles, Central Library;
- C. Incorporate design elements of the original Glendon Manor (and Janss Development Company guidelines) into the proposed project;
- D. Salvage elements of the building for incorporation into the new building(s), such as the coved ceiling design, ceiling tile design, French windows, etc.;
- E. Incorporate historic names into the redevelopment project to maintain a connection with the historic use of the property (e.g. Glendon Manor, Janss, Rand, etc.);
- F. Salvage elements of the building for the renovation of other historic resources in the general area or Southern California as a whole. In this case, cabinets, doors, windows, wall fixtures, kitchen and bathroom fixtures, tile work, fire escapes, etc. can all be salvaged. Professional companies specializing in the salvaging of such elements can be contacted and permitted to provide bids for the salvage operation(s).
- G. Additional photographic documentation of the salvage operations and systematic removal of the structure to fulfill the record of building design and construction materials. In addition, potentially significant artifacts or other data may be obtained to supplement the existing data base and provide additional information that would otherwise be lost. Such documentation would augment the HABS study and mitigate the impact further.

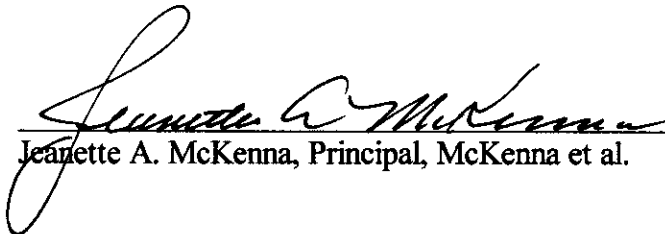
Concurrence with the proposed mitigation measures is necessary. McKenna et al. recommends that these mitigation measures be adopted by Casden properties and submitted to the City of Los Angeles for review and approval by the Cultural Heritage Commission prior to the issuance of any demolition permit. Upon receipt of approval/acceptance by the City, McKenna et al. recommends that Casden Properties submit documentation to the Office of Historic Preservation (the new State Historic

Preservation Officer is Dr. Knox Mellon) for review and concurrence. There is a possibility the either the City or State will request changes in these recommendations. Casden Properties must be prepared to discuss and determine whether or not changes are necessary or acceptable. Upon concurrence from all review agencies, a memorandum of agreement can be entered into and plans for Glendon Manor, whatever they may be, can proceed.

This document and all materials included in this binder were compiled and prepared by Jeanette A. McKenna, Principal Investigator for McKenna et al. Any changes to the data presented here will require the written authorization of Ms. McKenna, sole signature authority for McKenna et al.

This documentation was prepared for Casden properties, owners of Glendon Manor, and under contract to Casden Properties. All data are the property of Casden Properties. Use of this data for purposes not expressed by Casden Properties in unauthorized and unapproved.

All materials provided in relation to the Glendon Manor studies completed by McKenna et al. have been submitted to Casden Properties through Envicom Corporation. Any additional comments or data requests should be sent directly to McKenna et al., Whittier, or through Casden Properties. Materials will not be released unless authorized by Casden Properties.



Jeanette A. McKenna, Principal, McKenna et al.

8-27-01

Date

PART I. HISTORICAL INFORMATION

A. Physical History:

1. *Date of Construction:*

1929

2. *Architect:*

Heath Wharton

3. *Original and Subsequent Owners, Occupants, Uses:*

1820	- Don Alanis (Ranch land; unimproved except for a single adobe residence)
1843	- Don Jose Maximo Alanes (Official Mexican Era Land Grant of 4,438.69 acres); ranching
1858-1884	- Don Benito Wilson; ranching
1884-1913	- John Wolfskill (d. 1913); ranching
1913-1919	- Heirs of John Wolfskill; ranching
1919-1923	- Arthur Letts (d. 1923); proposed development/subdivision
1923-1926	- Dr. Edwin and Harold Janss (executors of Letts' Estate)
1926-1929	- Holmby Investment Company, et al.
1929-1931	- Bernard P. Rand; development - residential
1932-1936	- Glendon Corporation, Ltd.; residential
1936-1939	- Santa Inez Company; residential
1939-1949	- Leslie Davis; residential
1949-1959	- Betty Botsford; residential
1959-1974	- Elizabeth Shaw; residential
1974-1987	- Bob Keenan; residential
1987-1988	- Sheldon Miller; residential
1988-2000	- Ira Smedra, Partner, Village Center Westwood, L.P.; Principal, S&W LLC, owners of Glendon Manor; residential
2000-2001	- Casden Properties Operating Partnership, LP; residential

4. *Builder, contractor, suppliers:*

Bernard P. Rand (Rand Construction)

5. *Original plans and construction:*

Not available.

6. *Alterations and additions:*

- 1929 - Original Construction (Building Permit 22177)
- 1959 - Parapet Correction along South, East, and West Walls (Permit No. LA-28631); Williams Waterproofing
- 1974 - Fire Safety Ordinance Correction Work (Permit No. W-6048); Alpha Construction Company, Inc. - installation of interior fire sprinklers, fire hoses, fire extinguishers, etc.
- 1987 - Full Compliance with Div. 88 (RGA; Permit No. C-6471; WL-88088)
- 1987 - Compliance with Dorothy Mae Ordinance
- 1988 - Detail Change (Permit No. D-7392; LA-13684) G&G, Inc.

Changes with No Record of Permits:

Closure of two windows facing Glendon Avenue
Alteration of Main Entrance (stairs, doorway, and foyer)
Replacement of kitchen and bathroom fixtures (e.g. tubs, sinks, toilets, counters, cabinets, and, in some cases, iceboxes.

B. *Historical Context:*

The Casden Properties project area at Glendon Manor, 1070 Glendon Avenue in Westwood Village, was originally located within the Rancho San Jose de Buenos Ayres (Miscellaneous Records, Book 26, Page 19-25). According to Avina (1932: 73), the Rancho San Jose de Buenos Aires [sic] was granted to Jose Maximo Alanes by Mexican Governor Manuel Micheltorena in 1843. The rancho, described as one square league, was confirmed by the United States Government as consisting of 4,438.69 acres in Los Angeles County, February, 1843. Alanes established a residence (adobe house) on the property, west of the Arroyo Seca in Township 1 South, Range 15 West, as illustrated by the Government Land Office Map of 1868 and referenced as "ruins."

The Rancho Jose de Buenos Aires was purchased from Alanes by Don Benjamin (Benito) Wilson in 1858 (Beck and Haase 1971:37; Avina 1932:73; McKenna 1997:4). Don Benito Wilson is described by Newmark and Newmark (1930:168-169) as follows:

Benjamin Davis Wilson, or Benito Wilson, as he was usually called, who owned a good part of the most beautiful land in the San Gabriel Valley and who laid out the trail up the Sierra Madre to Wilson's Peak, was one of our earliest settlers, having come from Tennessee *via* New Mexico in 1841 ... In 1850, Wilson was elected County Clerk ... In 1853, he was Indian Agent for Southern California ... His first wife was Ramona Yorba, daughter of Bernardo Yorda, whom he married in February, 1844, and who died in 1849. On February 1, 1845, Wilson married again, this time Mrs. Margaret S. Hereford, a sister-in-law of Thomas S. Hereford ... Wilson had accumulated much real estate ...”

Wilson sold the Rancho San Jose de Buenos Aires in 1884 for \$10 per acre to John Wolfskill. John Wolfskill was the brother of William Wolfskill, both early American Era settlers that acquired a considerable amount of land throughout Southern California. The Wolfskills trace their family history to Germany, where the family held military title under Frederick the Great (New-mark and Newmark 1930:170). During the Wolfskill years, a residence was constructed small adobe was erected on the property to house an overseer that managed the ranching activities. This structure was located to the southeast of the UCLA campus, east of the Westwood Village site and well outside the boundaries of the current study area. John Wolfskill, himself, did not occupy the property, but was known to have visited his holdings on occasion.

John Wolfskill maintained ownership of the Rancho from 1884 until he died in 1913. For a brief period in 1887, Wolfskill was involved in the sale of the property to the Santa Monica Land & Water Company in an attempt to develop the “City of Sunset”. However, these plans fell through and the land was quit claimed back to Wolfskill. Upon his death, the land was left in the control of the Wolfskill heirs, only to be sold to Arthur Letts in 1919 - still unimproved.

Arthur Letts (1862-1923), was known as a man and merchant, steadfast friend, and loyal employer (Kilner 1923). The founder of the Broadway Department Store chain (and shareholder in Bullock's), Letts was a wealthy businessman who, with numerous business partners and associates had big plans for the Rancho San Jose de Buenos Aires (Hamilton and Jackson 1969). Citing Hamilton and Jackson 1969:vii):

Except for a thin veneer of civilization, the land was still largely in its natural state in 1919 ... with live oaks scattered across the chaparral-covered hills and sycamores spreading their leafy canopies in the canyons. Long-eared jackrabbits loped across open spaces, lizards sunned themselves on granite rocks, and black-tailed deer came at night to nibble on tender green grass sprouting along the little stream that flowed from Stone Canyon.

Dickson (1955:40-41) stated:

This was the so-called "Letts" or "Beverly" site -- later renamed Westwood. It also stirred another imaginative idea in Dickson's fertile brain.

"My thought was that if enough acreage could be secured for our future campus," he recalled, "we could locate our new university in the very center of this virgin area, and the owner could then build up about it an ideal college town -- complete with business section, student housing, and restricted residential area."

Dickson discussed his augmented plan with Arthur Letts, owner of the Broadway Department Store, who had purchased 3,300 chaparral and bean-covered acres of the old Wolfskill rancho in 1919. Letts, who had once served as a trustee of the Los Angeles State Normal School, seemed to be interested in what Dickson had to say, but died shortly thereafter. Then Dickson sought out Dr., Erwin Janss and Harold Janss who were in charge of the estate.

"I found the Janss brothers to be men of vision," said Dickson later, "alert to the opportunity of creating a college town -- at the center of which I assured them would gradually develop one of the great universities in the country. At our initial talk they agreed to make available 200 acres for a campus, and to lay out a college-town plan ..."

Kilmer presents the founding of Westwood Village from a slightly different perspective. His text (1923:176-178) reads:

On one section of 800 acres the road work, ornamental electroliers, parking, storm drains, and sewer, called for an expenditure of two and a half million dollars, or more than \$3000.00 per acres.

Part of the land between Wilshire Boulevard and Pico Boulevard was set aside for studio sites. On the adjacent land a new townsite was laid out, and named Westwood. The neighboring hills were christened Westwood Hills. The demand for the property caused unit after unit to be opened before street work and improvements could be started. The speed with which activity got underway was one of the biggest realty surprises of the year ...

Not long after Arthur Letts purchased the Wolfskill Ranch he remarked to a group of friends what a wonderful location it would make for the university ...

The choicest of the rolling hill lands have been subdivided into estates ranging in size from three-quarters of an acres up, and named Holmby Hills in memory of the birthplace of Arthur Letts in England ... Holmby Hills not only is beautiful, but its surroundings will be kept beautiful, in order that the district may achieve great fame from the standpoint of residential charm.

Thus, the men to whom Arthur Letts, in his will, delegated the responsibility of carrying out his wishes, have endeavored to transform the old rancho San Jose de Buenos Aires from a relic of the bygone past to a modern suburban development linking Hollywood and Beverly Hills to Santa Monica and the sea.

Arthur Letts' wishes are borne out in his will. On page 251 of Book 3879 (on file, Los Angeles County Archives, Norwalk), his will states:

[In the Matter of the Estate of Arthur Letts] Without any intension of limiting the general power, hereinbefore granted to my said trustees, but for the purpose of specifically authorizing my said trustees to do anything necessary or convenient to carry out my wishes and desires as hereinafter expressed, I call the attention of my trustees to the fact that I have heretofore caused to be incorporated under the laws of California a corporation known as 'Holmby Corporation', which corporation up to the present time has organized by the adoption of By-Laws and the election of the following named persons as directors: to-wit: Arthur Letts, Jr., Malcolm McNaghton, J.G. Bullock and Harry G.R. Philp; and it is my wish and desire, provided the permit of the Corporation Commission or so to do can be procured, to have said corporation acquire about One Hundred Sixty Thousand (160,000) shares of the capital stock of Bullock's, a corporation, about Thirty Thousand (30,000) shares of the capital stock of The Broadway Department Store, a corporation, all of my interest and the interest of my wife, Florence M. Letts, in the property generally known as the "Wolfskill Ranch" which is situated in Los Angeles County, California, and is now held in trust by the Los Angeles Trust and Savings Bank, of Los Angeles, California, and such other property as it may be deemed best to transfer to said corporation, at the price of the fair market value thereof, payable in shares of the capital stock of said Holmby Corporation at par. Should I die before a transfer of said properties to said

Holmby Corporation has been accomplished, it is m earnest wish and desire that my said wife, Florence M. Letts, shall cooperate with the persons herein appointed as executors and trustees, to accomplish the transfer of said properties ti said Holmby Corporation, in order that said properties may be managed and controlled by said Holmby Corporation.

In accordance with the wishes of Arthur Letts, his representatives/executors completed the transfer of the Wolfskill Ranch property in Westwood to the Holmby Corporation. The process was overseen by Dr. Erwin and Harold Janss, personal friends and business associates of Letts. As major players in the Holmby Corporation, the Janss brothers continued to institute the Letts plan for a planned community. The Janss were well suited for the program, as they were raised in a family primed for real estate ventures. Allen (1978:2) states:

Dr. Peter Janss [father of Erwin and Harold] set up rigid standards for this budding development company from its inception, which included extensive community planning and adherence to a strict building code. These practices are still followed by the third generation of Janss family developers, who have devoted their careers to building communities in Southern California.

Allen (1978):6-9) also states:

A Portion of the 3,300 acre grant was deeded to the United States government for the Veterans Home at Sawtelle. A second part of the grant was sold and developed into the Los Angeles County Club. The balance of the land was purchased by Letts, who sold all of the ranch located south of Wilshire Boulevard to the Janss Investment Company in 1922. An option was taken on the remainder of the property to the north of Wilshire Boulevard and the option was exercised soon after. Plans went forward to develop the property in the ususal manner ...

In 1923 plans went forward for the area lying north of Wilshire Boulevard. At this time the Regents of the University of California at Los Angeles were seeking a location t establish a college in the area. All subdividing operations were suspended buy the Janss organization until a site selection was made ...

Engineers from the University worked with seasoned personnel of the Janss Investment Company in planning streets, boulevards and landscaping which

would harmonize with the planned community of Westwood Village. Janss engineers also laid out the necessary residential and income development areas as well as fraternity and sorority rows to provide for future housing needs of students and faculty. Ground was broken for the University of California on September 21, 1927. The University opened its doors for students in the Fall of 1929 ...

Westwood Village, Westwood Hills and Holmby Hills were developed concurrently to coincide with the complete master plan ... Careful attention and consideration was given to residential, income residential, business and industrial zones, so that a proper balance of development would result. Special areas were set aside to provide for location of churches, schools, fraternities and clubs.

The development of Westwood Village was initiated by the completion of the formal subdivision and planning of the Village layout. In this case, the area was covered by Tract Map No. 9768, as filed with the City of Los Angeles. Recorded in Map Book 147, Page 72 (Sheets No. 1 through 3), this tract is described as:

“Being a subdivision of a portion of Lot B Tract No. 8420, as shown on map in Book 117 pages 1 to 5 inclusive of Maps, portions of Blocks 23 & 24, Subdivision of Rancho San Jose de Buenos Ayres as shown on maps in Book 26 page 19 et seq. And Book 52 page 9 et seq. Miscellaneous Records of Los Angeles County, portions of Catalina Avenue vacated by Order of the Board of Supervisors of Los Angeles County in Road Book 11 page 208, Records of Los Angeles County, and that portion of Stone Cañon Road vacated by Ordinance No. 60087 of the City of Los Angeles.

This tract map was filed in December of 1927 by representatives of the Janss Investment Company (Edwin and Harold Janss) and the Holmby Corporation (Arthur Letts, Jr. and Dora L. Akin). The Glendon Manor property, 1070 Glendon Avenue, is located within Block 15 of the Tract, Lot 5, measuring 79.64 feet along the Glendon Avenue frontage and 160 feet deep. Completion of the tract map made sales of individual lots possible. Lot 5 of Block 15 was sold in August of 1929. The deed (Book 9298, Pages 319-320) reads:

THIS DEED, made this Twenty-eighth day of August, 1929, Between the JANSS INVESTMENT CORPORATION, a Delaware corporation, and the

HOLMBY CORPORATION, a California corporation, as grantors; and
BERNARD P. RAND, a married man, of Los Angeles, California, as grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, do hereby grant unto the grantee all that certain land, situate in the City of Los Angeles, County of Los Angeles, State of California, and described as follows, to-wit:

Lot No. Five (5), Block No. Fifteen (15), of Tract No. Ninety-seven Hundred Sixty-eight (9768) as per map of said tract recorded in Book 147, Pages 70-73, inclusive, of Map in the office of the County Recorder of said County ...

Said real property shall be used for residence or residential income purposes only, but not for any other purposes. By the term "residential income purposes" as used herein is meant the purposes for which property may be used when classified in Zone B under the City of Los Angeles Zoning Ordinance No. 42,666, New Series, and amendments thereof, as said ordinance, as amended stood on January 1, 1928, excepting that no railroad or railroad passenger station shall be permitted on said property.

Applicable conditions placed on the sale and use of Lot 5, Block 15, include Items 8 through 14 of the Deed, as following:

8. Every building erected on any particular lot or parcel of said real property shall be constructed of new materials and no building of any kind theretofore constructed on other property shall be moved upon or permitted on any lot or parcel of said real property, not any part thereof. When the erection of any building is once begun, work thereon must be prosecuted diligently and must be completed within a reasonable length of time. All lavatories and toilets shall be built indoors.
9. No excavation for stone, gravel, or earth, shall be made on said real property unless such excavation is made in connection with its use in the erection of a building thereon.
10. No building or structure of any kind shall be erected, altered, rebuilt or maintained on said real property except in accordance with plane and specifications, a copy of which has been filed with and approved in writing by the Architectural Supervising Committee hereafter provided for.

11. No well for the production of or from which there is produced water, oil, or gas, shall be dug, drilled or operated upon said real property.
12. An Architectural Supervising Committee of three members had been created by the Grantors, who reserve the right to remove members thereof and/or fill vacancies therein in their unrestrained discretion, PROVIDED, HOWEVER, that when seventy per cent (70%) of the acreage, exclusive of streets, and alleys, in said Tracts No. 9768 and 10600 has been deeded or sold under contract of sale, the holders (by contract of deed) of sixty per cent (60%) of the privately-owned acreage, exclusive of streets and alleys, in said tract, may by written designation to the Grantors appoint two members of said committee to replace two of the members thereof theretofore appointed by the Grantors. The Grantors shall always have the right to appoint and maintain in office, one member of said Committee. The Committee may act by a majority of its members and any authorization, approval or waiver made by the Committee must be in writing signed by the majority of the members thereof. The powers of said Committee shall be as follows:
 - To examine and approve or reject in its unrestrained discretion, any plans or specifications for structures to be erected on any lot or parcel in said tract as that all structures shall conform to the restrictions and the plan of the Grantors and to the Committee for the improvement and development of the whole of said tract.
 - To regulate the planting and maintenance on, and the removal of trees, hedges and shrubbery from any lot or parcel in said tract as that the view from each lot or parcel in said tract may be unobstructed and unimpaired.
 - To increase the minimum cost of buildings under the provisions of Paragraphs 3, 4, and 5 in case of any such building exceeds two stories in height.
 - To require all buildings or structures erected on any lot or parcel in said tract to be of that distinctive type of architecture which, for two decades or more, has been developing in California from Latin types developed under similar climatic conditions along the Mediterranean Sea and commonly known as :Mediterranean Architecture.”

- To examine, approve or reject in its unrestrained discretion, any and all signs of every kind whatsoever to be placed or painted upon any lot or parcel and/or building in said tract.
- To institute suit in the name of the Grantors, or of the Committee, or of any member thereof, or to take any action the Committee sees fit, for the enforcement of the powers herein delegated to said Committee.
- Should any suit be instituted by , and terminated favorably for, the Committee, or any person si designated by it, the Grantee herein agrees to pay reasonable attorney's fees for plaintiff's attorneys. The grantee hereby also agrees to abide by any and all orders of said Committee given for the purpose of exercising its powers herein set out.
- IT IS FURTHER PROVIDED that every act or omission whereby any restriction, condition or covenant herein set forth is violated, in whole or in part, shall constitute a nuisance and may be abated by the Committee or any member or agent thereof delegated by said Committee, and such remedy shall be deemed cumulative and not exclusive, or alternative.
- THE GRANTEE FURTHER AGREES that all plans and specifications for any building or structure of any kind to be erected, altered, rebuilt or maintained upon said real property, shall be submitted to the said Committee for its examination and action thereon, and no building or structure or any kind shall be erected, altered, rebuilt or maintained upon said real property except in accordance with and until the plans an specifications thereof and the location and street facing thereof have received the written approval of a majority of the members of said Committee and a copy of the plans and specification so approved has been filed with the Committee, PROVIDED, HOWEVER, that neither the Grantors, nor said Committee, nor any member thereof, shall be responsible for any structural defects in said plans and/or specifications nor in any building or structure erected in accordance with such plans and/or specifications. Nothing in this paragraph shall be construed as authorizing or empowering the Committee to change or waive any restriction ser forth above except as herein specifically provided.

13. Each and all of the foregoing covenants, conditions and restrictions shall continue in full force and effect and be binding upon the parties hereto until January 1st, 1978, but not thereafter, PROVIDED, HOWEVER, that at any time after January 1st, 1953, restrictions may be modified by the written consent of the owners of record of seventy per cent (70%) of the acreage exclusive of streets and alleys in Tracts Nos. 9768 and 10600.
14. **Neither the whole or any part of said real property shall ever be sold, rented or leased to any person not of the White or Caucasian race, not shall the same ever be occupied by any such person, unless such person is a student in actual attendance at the University of California at Los Angeles, and then only while in actual attendance, or is the servant or employee of the person using said real property exclusively for the purposes herein provided.**

By agreeing to the restrictions presented in the Deed summarized above, Bernard P. Rand of 1902 Westwood Blvd., obtained title to Lot 5 of Block 15 and initiated plans for the construction of Glendon Manor. Designed by Heath Wharton, Architect, and under permit from the City of Los Angeles (with implied approval from the Committee), Rand constructed his four (+) story apartment building at 1070 Glendon Avenue. As described in the permit, the building was to be a 98 room structure designed to provide 41 residential units (the 42nd unit being a janitor's room in the basement). The floor plan illustrates four similar plans on the four main floors - ten units each (six different unit floor plans), one basement room, and one roof-top apartment. At a cost of \$90,000, the building would cover an area of 64 feet by 134 feet on the lot measuring 79.64 feet by 160 feet. The structure would be set back approximately 25 feet from Glendon Avenue and only one foot from the rear of the property.

The building, with its roof-top apartment, would be officially five stories tall (63.1 feet at the southwest corner) with a concrete foundation, brick and concrete walls, wood framing, wood floors, and a composition roof. The interior walls would be lathe and plaster. The permit does not identify architectural style, but in keeping with the Committee requirements, it can be presumed that it reflected the Mediterranean detail requested by the Grantors. The State historic resources Commission Findings with respect to Glendon manor describe the structure as follows:

Glendon Manor is a rectangular four-story Mediterranean-style building, housing 42 individual apartments and boasting a five-story corner tower. The

tower has a number of notable ornamental elements, including a tripartite bank of round-headed windows, a row of triple-pierced vents, asymmetrical fenestration (generally French windows with elaborate sills), a string course, and a pedimented surround on a corner window with a triangular keystone; it wraps around to a similar light on the south elevation. Planar walls are stucco on the facade, which is erected above the street one-half story, and the main block of the four-bay front is projected slightly forward and capped by a forward porch, side-gable, red tile roof finished by two short chimneys with ornamental caps. Four alternatively recessed and projecting sections clad in brick form the remaining rear and side portions of the building. Windows on the front elevation have wrought-iron balconies with the exception of windows flanking the fire escape at the second-story; these have pierced screens at the balcony level.

A comparison of historical photographs and to this color rendition of the resource created at the time of its design and development show a few alterations. Two of the windows on the facade at the ground level and one at the second story of the north bay have been closed in and stuccoed over. Additionally, the original front door has been replaced by a storefront-type entry door. Aside from this, there appear to have been no major changes made to the exterior of Glendon Manor since its construction. There is no denying that the setting of Glendon Manor has changed significantly since its period of significance of 1929-1940, however as setting is only one of the seven aspects of integrity and the resource retains high integrity in the other aspects, these changes would not bring the resource below the minimum level of integrity necessary for listing in the California Register.

Glendon Manor was completed on August 15, 1929, coinciding with the opening of the University of California, Los Angeles campus. The University of California Regents had a policy of identifying acceptable or approved housing off-campus for students. In the Westwood area, a number of approved residences were listed - but not Glendon Manor. Glendon Manor provided bachelor and one bedroom apartments with small kitchens and private baths. These rooms were not designed for family living, but provided housing for single individuals or couples. Because this residence was not approved by the Regents, the occupants were not students, but may have served the University in the capacity of teachers, staff, support staff, or employees of businesses in Westwood Village. Regardless of occupation, the occupants would most likely have been of "White" or "Caucasian" origin and citizens of the United States.

Historic Context: Early 20th Century Urban Development in Southern California.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character:

Glendon Manor is a five story Mediterranean style building with an irregular floor plan the dominates the lot is occupies. The western elevation (facing Glendon Avenue) is ornate and exhibits the primary elements of the architectural style. The remaining three elevations are relatively flat with little to no ornamentation. The majority of the windows are standard sash windows. The more ornate western facade exhibits French windows with arched or rounded cornices, window sills, and shallow (decorative) balconies with wrought iron protective railings. Fire escapes are also located on the front of the building. The main entry has been altered. Evidence in the sidewalk illustrates significant changes to the entrance, including additional concrete that appears to have covered steps that would have originally led to the main entrance. The doorway on the main facade has also be changed, replacing the original entry with a "store front" style of double hung security style doorway. The closure of three main windows on the western facade has impacted the integrity of the structure, but not beyond a point of restoration.

2. Condition of Fabric:

The structure appears to be in good to excellent condition, but earthquake and settlement cracks visible on the exterior of the walls. These cracks do not appear on interior walls, but have been cosmetically covered over the years. Most of the windows are intact (only one sash window has been boarded). The stucco siding is in good condition and there is no visible evidence of deterioration (the building has been re-stuccoed). The building has been earthquake retrofitted (1970s), re-roofed on occasion, and all interior evidence damage can be treated cosmetically.

B. Description of Exterior:

1. Overall dimensions:

65'5" wide on Glendon Avenue and 56'1" wide at rear of building
134 feet from front to rear (25 foot setback from Glendon Avenue)

2. Foundations:

Concrete

3. Walls:

Concrete and Brick

4. Structural system, framing:

Wood Frame

5. Porches, stoops, balconies, bulkheads:

There is no area that can be called a porch. One relatively large front stoop entrance of poured concrete with steps and railings is located on the Glendon Avenue frontage; There are small, shallow balconies adorning the French windows on the Glendon Avenue frontage, these are adorned with wrought iron safety railings. There are no bulkheads, *per se*.

6. Chimneys:

Two chimneys are suggested by decorative chimney caps in either side of the Glendon Avenue frontage. These caps, however, are only decorative. There are no chimneys in the building.

7. Openings:

a. Doorways and doors:

There are three exterior doorways: 1) the main entrance on Glendon Avenue (store front style); 2) one fire door/security door on the south elevation (leading to the basement); and 3) another fire door/security door on the east elevation - also leading to the basement (and the janitor's apartment).

b. Windows and Shutters:

Three window styles were noted: 1) standard sash 1/1 wood framed windows that dominated the north and south elevations; 2) casement windows (noted on the east elevation and sparsely scattered throughout the structure); and 3) French windows dominating the west - Glendon

Avenue - elevation. With few exceptions, the original windows and glass are intact.

8. Roof:

a. Shape, covering:

The Glendon Manor roof is relatively flat, slanting slightly to the south for drainage. There are skylights to light the interior stairwells; a stairway opening leading to the roof and the roof-top apartment; a room housing the elevator equipment; and a front facade decorated with Spanish/Mediterranean tiles designed to give the building an illusion of height. The roof is covered with rolled composition materials. The roof edges are protected by railings.

b. Cornice, eaves:

There is no cornice work and not eaves on the building/

c. Dormers, cupolas, towers:

There are no dormers or cupolas. There is a single tower in the south-western corner of the building. This tower houses a small, roof-top apartment that is accessed via a staircase from the fourth floor. The tower is built of similar materials (concrete, brick, stucco, etc.), but exhibits slightly more ornate elements (e.g. vents, window framing).

C. Description of Interior:

1. Floor Plans:

The floorplans are uniform, exhibiting a central hallway that accesses the ten units on each of the four residential floors. These plans illustrate six unit designs that are symmetrically designed on each floor. There are short halls that lead to the Glendon Avenue frontage and access to the fire escape(s). Fire doors have been placed within the main hallways and fire protection systems have been added to the building (ca. 1970s). The main entrance has been redesigned to accommodate the more modern security entrance. The mailboxes are inside the main entrance and the walls of the foyer appear to have been modified to accommodate the alterations. The basement exhibits a central hallway leading to the various utility rooms (e.g. laundry, water

heaters, electrical and telephone panels, and the janitor's apartment. The remainder of the building appears unaltered.

2. *Stairways:*

There are two sets of stairs that access all four residential floors. There is a single staircase that extends to the basement and another single staircase that accesses the roof. All staircases are uniform, exhibiting railings, dowels, etc. Railings bound the stairwells on each floor.

3. *Flooring:*

The majority of the building exhibits wood flooring. There is some linoleum in the kitchen areas and tile floors in the bathrooms. The main entrance has a concrete foundation with marble tiles.

4. *Wall and Ceiling Finish:*

The walls and ceiling are lathe and plaster with some variations between squared corners and rounded corners. Some baths exhibit tiled walls - some original and some modern replacements. The foyer is lined with marble panels and the ceiling is shaped plaster panels with floral patterns. Some rooms show evidence of water damage.

5. *Opening:*

a. Doorways and doors:

Interior doorways include the doors accessing each of the apartment and fire doors are located within the hallways, dividing the building into three "compartments." The western compartment includes the western stairwell and the apartments adjacent to the stairs (2 per floor); the eastern compartment includes the eastern stairwell and the two per floor apartments facing the stairwell; and the central compartment includes the remaining six per floor units. There is also the elevator shaft, located in the central portion of the building.

The main unit doors are fire doors on metal frames. The interior apartment doors are solid wood doors with glass door knobs (unless replaced with modern knobs). Closet doors include both hanging and slider styles.

b. Windows:

As noted earlier, the windows are a combination of sash, casement, and French door. The sash windows are of various sizes - from standard to smaller bathroom windows and, in some cases, specifically sized to accommodate tight spaces. The casement windows are located on the basement floor only - a semi-subterranean basement with exposed windows in a dug-out access. The French windows are restricted to the Glendon Avenue frontage except in the tower, where the French windows are on both the western and southern elevations.

6. *Decorative Features and Trim:*

Decorative features and trim are restricted to rounder ceiling corners, built-in dressers, cabinetry (in the kitchens and baths), arches between rooms (some square, some rounded), and uniform trim around doorways, etc. Some of the apartments have been remodeled (in the kitchens and baths). However, some of the original fixtures include built-in "ice boxes" - rather than refrigerators - and ironing board closets. There are built-in medicine cabinets and vanities in some apartments.

7. *Hardware:*

The hardware identified within the various apartments varied. Overall, all cover plates for sockets and switches have been removed and replaced (if replaced) with plastic, modern items. There are a number of original door-knobs and the greater majority of the window hardware is present.

Many cover plates and lock mechanisms have been removed from the doors, while other original elements remain. There are few curtain rod fixtures and those present appear to be modern (not original). Many light fixtures have been removed or damaged. The wrought iron railings on the balconies are present and in good condition.

Overall, the majority of the fixtures have been removed or damaged. Those associated with the sash and French windows appear to be the least impacted and the most intact.

8. *Mechanical equipment:*

a. Heating, air conditioning, ventilation

There is a central heating system (gas) that services the entire building. Located in the basement, this system is essentially disabled and would have to be replaced to re-establish service. There is gas service for the kitchens and laundry facilities. This system is working and was being used at the time of this study, attesting to its ability to provide service.

b. Lighting:

Lighting is provided by electrical utility hook-up. The electricity was working in the building at the time of this study and all occupied units (4 to 6) were well supplied with electricity.

c. Plumbing:

Standard plumbing is provided by a central system that supplies fresh water for cooking, bathing, washing, and sanitation. There are no garbage disposals, but each unit is self sufficient and the majority are operable.

d. Elevator:

There is a single, relatively small elevator servicing Floors 1 through 4 (not the basement or roof). Large enough to carry two persons, this unit is accessed from the main hallway and still operable.

D. Site:

1. General Setting and Orientation:

The property is located within a planned urban community and on a lot designed for relatively large scale development (larger than a standard lot for single family residences). The lot is oriented on an east/west axis with the main entrance on Glendon Avenue (approached from the west and facing the main Westwood Village core).

2. Historic Landscape Design:

The historic landscape consists of two small grass lawns on either side of the building (north and south sides) located within recesses of the building. These recesses would have provided ample space between adjacent buildings to allow for views from the various windows, indirect sunlight into the apartments, and outdoors seating or other outdoor activities.

3. *Outbuildings:*

None

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

Prepared by McKenna et al., Whittier, California. Originals not available.

B. Early Views:

Provided in earlier documents; investigated at local repositories (e.g. UCLA Photographic Library); made available for review at the Office of Historic Preservation or provided by the current owner.

C. Interviews:

No formal interviews were conducted. However, McKenna et al. contacted the Holmby-Westwood Historical Society regarding the property, and talked to the current tenants regarding the conditions of the building. McKenna et al. also visited the City of Los Angeles Heritage Commission to obtain information on the property, the City Planning Department, and the Los Angeles Public Library - History Room.

D. Bibliography:

Attached.

E. Likely Sources Not Yet Investigated:

Additional files are reported to be on file with the Office of Historic Preservation and with individuals that were responsible for the original documentation of this property. Attempts were made to acquire copies of these materials, but were not forthcoming.

F. Supplemental Material:

Architectural Drawings (attached)
Large Format Photography (under separate cover)
35 mm Supplemental Photographs (under separate cover)
Recommendations (under separate cover)

PART IV. PROJECT INFORMATION

This documentation was prepared by Jeanette A. McKenna, Principal Investigator for McKenna et al., at the request of Casden Properties, Beverly Hills. Ms. McKenna was assisted in the compilation of data addressing Glendon Manor by David Brunzell, McKenna et al. Field Director; Larisa Reithmeier and M. Abraham Snow, Project Historians; and David DeVries and Kathy O'Brien of Mesa Technical, professional HABS Photographers.

The Casden Properties proposed project, as defined, will require the removal of Glendon Manor to accommodate the redevelopment of the larger project area. McKenna et al. was afforded access to the property to complete this documentation as one level of study needed to initiate negotiations for the proposed project. Research included the review of previously completed documents, discussions with the Office of Historic Preservation (who already determined the property to be eligible for listing on the California Register of Historical Resources), additional research to determine whether or not the original determination was based on accurate data, and completion of the Historic American Building Survey (HABS) as a means of better understanding the resource.

The recent project corrected some data previously presented and added new data not included in the earlier studies. Despite some changes in the reported information, the determination that the Glendon Manor is eligible for listing on the California Register of Historical Resources is correct. However, without permission from the owner(s), this listing cannot take place.

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1070 GLENDON AVENUE,
WESTWOOD VILLAGE, LOS ANGELES, CALIFORNIA
LARGE FORMAT (HABS-LIKE) ARCHIVAL PHOTOGRAPHIC DOCUMENTATION

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1070 Glendon Avenue
Westwood Village, Los Angeles
Los Angeles County
California

David G. De Vries, photographer
Mesa Technical
2630 Hilgard Avenue
Berkeley, California 94709-1002
510.845.7830

Note: The photographic views are arranged to show first two views of the building in context, followed by exteriors and details, beginning with the front and proceeding clockwise. The interiors follow, which start in the foyer of the building and then up, showing common spaces and samples of the various floor plans. Finally, there are three views of the basement. The bracketed numbers following the captions are the field notebook numbers, corresponding to the chronological order of photography.

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**California Register of Historical Resources
Glendon Manor
1070 Glendon Ave, Los Angeles, Los Angeles County**

State Historical Resources Commission Findings

On November 13, 1998 at a regular meeting of the State Historical Resources Commission (Commission) in Modesto, California, the Commission, after a lengthy hearing regarding this nomination, voted 7-2-0 to formally determine this resource eligible for listing in the California Register of Historical Resources. Although the Commission finds this resource eligible for listing, it cannot be listed due to formal owner objection to the nomination.

Pursuant to California Code of Regulations, Title 14, Chapter 11.5, Sections 4855.b.2 and 4855.c.3, the Commission is required to issue findings describing the resource, identifying its historical or cultural significance, and explaining why it was determined eligible over the objections of the local government with land-use authority over the resource.

Glendon Manor is located at 1070 Glendon Avenue, two blocks south of the UCLA campus, in Westwood Village, within the Los Angeles City limits. Designed by architect Heth Wharton and constructed in 1929, the building was designed, and currently remains in use, as an apartment building, probably originally intended for students and faculty at the then newly relocated University of California.

Glendon Manor is a rectangular four-story Mediterranean-style building, housing 42 individual apartments and boasting a five-story corner tower. The tower has a number of notable ornamental elements, including a tripartite bank of round-headed windows, a row of triple-pierced vents, asymmetrical fenestration (generally French windows with elaborated sills), a string course, and a pedimented surround of a corner window with a triangular keystone; it wraps around to a similar light on the south elevation. Planar walls are stucco on the façade, which is elevated above the street one-half story, and the main block of the four-bay front is projected slightly forward and capped by a forward pitch, side-gable, red tile roof finished by two short chimneys with ornamental caps. Four alternately recessed and projecting sections clad in brick form the remaining rear and side portions of the building. Windows on the front elevation have wrought-iron balconies with the exception of windows flanking the fire escape at the second-story; these have pierced screens at the balcony level.

A comparison to historical photographs and to this color rendition of the resource created at the time of its design and development show a few alterations. Two windows on the façade at the ground level and one at the second story of the north bay have been closed in and stuccoed over. Additionally, the original front door has been replaced by a storefront-type entry door. Aside from this, there appear to have been no major changes made to the exterior of Glendon Manor since its construction. There is no denying that the setting of Glendon Manor has changed significantly since its period of significance of

1929 to 1940, however as setting is only one of the seven aspects of integrity and the resource retains high integrity in the other aspects, these changes would not bring the resource below the minimum level of integrity necessary for listing in the California Register.

Glendon Manor is significant under California Register criterion 1 for its association with the development of Westwood Village as a planned community specifically designed to serve the University of California at Los Angeles when it was moved from its urban location to this then-suburban setting. An early example of multi-unit residential space amid commercial, entertainment, and recreational uses, Glendon Manor is evidence of a forward-looking planning concept, the "new town" or planned "village" designed to support an important civic institution. Glendon Manor was one of the earliest of the Village's buildings and, apparently, the first apartment building serving the new planned community. Various support materials indicate that within the Village itself (the predominantly commercial town center) this is the only remaining residential building from this early period. Glendon Manor has significant historic value as one of the few remaining resources associated with the original development of Westwood Village.

Glendon Manor is also significant under California Register criterion 3 for its embodiment of a period revival style, Mediterranean Revival—a style the Janss Company mandated for many of Westwood Village's buildings. Although Mediterranean Revival architecture was by no means unusual in Los Angeles, Janss made the style an integral part of its development and thus the building conveys architectural significance by documenting the Janss Company's choice of a historic architectural style for its carefully crafted community. Glendon Manor also has its own significant character-defining features that have made it a Village landmark. It gains additional significance as an important contributing element to the Janss village architectural composition.

The letters of objection received from Los Angeles Mayor Richard Riordan and City Councilman Michael Feuer indicate three reasons why the resource in question should not be determined eligible for listing. First, the Los Angeles Cultural Heritage Commission (LACHC) declined to consider the resource for local designation. Second, when development of the Westwood Village Specific Plan was underway, Glendon Manor was not among the 46 resources listed as historic in this plan. Third, the development planned to replace Glendon Manor will be positive addition to the community.

The State Historical Resources Commission determined this resource eligible for listing in the California Register of Historical Resources over the objection of the local government for the following reasons:

- 1) The decline of the LACHC to hear the nomination was not a final determination regarding the significance of the resource, but rather a decision as to whether or not to hold a hearing. That hearing was never held, and therefore a final determination never made.

Additionally, the Commission is aware that the LACHC is a political body that serves at the pleasure of the mayor and is overseen by a City Council committee chaired by Councilman Feuer, both of whom are in favor of the development planned to replace Glendon Manor. Finally, the transcripts of the meeting at which the LACHC declined to hear the nomination of this resource show that there was an administrative problem with notification of the property owner occurring only a few days before the meeting date and therefore a lack of due process argument may have arisen. In the case of this resource's nomination to the California Register, the property owner was given a 60-day notice of the Commission's hearing, thus allowing for time to prepare a rebuttal to the nomination.

- 2) Regarding the decision not to include this resource among those listed in the Westwood Village Specific Plan (WVSP), this Commission has found that of the 58 properties listed as "Locally Significant Historic Resources (Based on HPOZ Criteria)" in the Gruen Associates Report of 1986, 13 were not included in the WVSP and that these 13 properties include all the residential properties originally surveyed for the Gruen Report. For this reason, it appears that the decision as to which resources to list in the WVSP was not based on the significance of the resource, but rather on whether or not it was commercial or residential. Furthermore, among these residential properties not included in the WVSP, three have to date been locally designated by the LACHC, which would additionally point to the fact that historical significance was not the basis for inclusion in the WVSP.
- 3) Mayor Riordan and Councilman Feuer further explain in their objection letters that the development planned to replace Glendon Manor will provide needed resources to the community of Westwood. Although this may very well be the case, it is not the role nor the right of this Commission to make determinations based on the merits of planned developments, but rather to judge the significance of the resource in question.

Let these findings also show the review and consideration of the nomination of Glendon Manor to the California Register of Historical Resources included the following:

1. Nomination Application.
 - a. City of Los Angeles official comments, from Los Angeles Cultural Heritage Commission;
 - b. Report by Dr. Portia Lee of California Archives, dated July 21, 1997, revised March 21, 1998, with bibliography of sources;
 - c. Historic Resources Inventory for Glendon Manor, excerpted from Cultural Resources Documentation Report-Westwood: North and East Villages, prepared by Johnson Heumann Research Associates for the City of Los Angeles Department of Planning, dated July 15, 1987;

- d. Historic Resources Inventory for Glendon Manor, excerpted from Cultural Resources Documentation Report-Westwood Village, prepared by Johnson Heumann Research Associates for Gruen Associates as part of Westwood Village Specific Plan Study for the City of Los Angeles, dated November 30, 1985;
 - e. Figure 16 (Potential Historic Buildings) and Table 5 (Locally Significant Historic Resources, based on HPOZ Criteria), excerpted from Background Analysis, Alternatives and Evaluation-Westwood Village Specific Plan for City of Los Angeles, prepared by Gruen Associates in association with Peat Marwick, Johnson Heumann Research Associates and The Planning Group, dated April 1986;
 - f. Copies of Building Permit (1929), Certificate of Occupancy (1929), and two subsequent Applications to Add-Alter-Repair-Demolish (1959, 1974);
 - g. Ownership report, Los Angeles County Tax Assessor (1997-1998 Tax Roll), provided by Los Angeles County Tax Assessor on March 17, 1998;
 - h. Color rendering of Glendon Manor by architect Heth Wharton (copy);
 - i. Historic aerial photograph of Westwood Village (copy);
 - j. Current photographs, consisting of color slides and prints, five views, taken March 13, 1998, and black and white prints, five views, taken March 17, 1998;
 - k. Historical photographs, consisting of four black and white photographs of Westwood Village during the 1930s and 1940s (copies).
2. Gruen Report. Report entitled "Background Analysis, Alternatives, and Evaluation-Westwood Village Specific Plan, submitted to the City of Los Angeles, submitted by Gruen Associates in association with Peat Marwick, Johnson Heumann Research Associates, The Planning Group, April 1986." Excerpt from this report was attached to nomination application.
 3. Johnson Heumann Report (1985). Report entitled "Cultural Resource Documentation Report-Westwood Village, prepared by Johnson Heumann Research Associates for Gruen Associates as part of Westwood Village Specific Plan Study for the City of Los Angeles, November 30, 1985." Excerpt from this report was attached to nomination application.
 4. Johnson Heumann Report (1987). Report entitled "Cultural Resources Documentation Report-Westwood: North and East Villages, prepared by Johnson Heumann Research Associates for City of Los Angeles Department of Planning, May 15, 1987." Excerpt from this report was attached to nomination application.
 5. Historical Photograph. Additional supplemental historical photographic documentation (copy) and slide submitted by Save Westwood Village.
 6. Friends of Westwood Village Submission. Submission by Friends of Westwood Village in support of the nomination, which included the following enclosures:
 - a. Westwood Village Specific Plan, Los Angeles City Ordinance 164,305 effective January 30, 1989, amended by Los Angeles City Ordinance 167,137 effective September 2, 1991;
 - b. Staff report for Los Angeles Cultural Heritage Commission dated September 5, 1997;
 - c. Minutes of Los Angeles Cultural Heritage Commission hearing on September 17, 1997;
 - d. Letter from Dr. Portia Lee of California Archives, dated January 7, 1998;

- e. Table 5 from the Gruen Report identifying 58 Locally Significant Historic Resources (Based on HPOZ Criteria) highlighting the 13 buildings (including Glendon Manor) which were not included in the final Westwood Village Specific Plan, and indicating three of such excluded buildings which have been granted local Historic-Cultural Monument status;
 - f. Table 1 from the Westwood Village Specific Plan, listing the 45 buildings designated as "cultural resources" as that term is used in the Specific Plan;
 - g. Booklet issued by the City of Los Angeles Cultural Affairs Department/Cultural Heritage Commission, listing the city's Historic-Cultural Monuments.
7. Chattel Architecture, Planning and Preservation, Inc. Submission. Report submitted on behalf of S&W LLC, the owner of Glendon Manor, in opposition to the nomination, which included the following enclosures:
- a. Copy of original grant deed for Glendon Manor property, from the Janss Investment Corporation to Bernard P. Rand;
 - b. Transcript of Los Angeles Cultural Heritage Commission hearing on September 17, 1997;
 - c. Current photographs and excerpted details of photographs of Westwood Village;
 - d. Current photographs of Glendon Manor;
 - e. Historical photographs and excerpted details of photographs of Westwood Village;
 - f. Report/letter by Robert Chattel arguing against eligibility of Glendon Manor for listing in the California Register.
8. Visual Inspection. Personal visit to and visual inspection of exterior of Glendon Manor conducted on October 21, 1998 by Commission staff.
9. Internal Review. Nomination and related materials were subject to review by a second state historian, who concurred that Glendon Manor met the criteria for listing in the California Register, prior to finalization of staff recommendation to the State Historical Resources Commission.
10. Various primary and secondary sources at California State Library consulted by Commission staff
11. Letters of Support.
- a. California Preservation Foundation;
 - b. Society of Architectural Historians/Southern California Chapter;
 - c. Westwood-Holmby Historical Society;
 - d. Friends of Westwood;
 - e. Westwood Hills Property Owners Association;
 - f. Holmby-Westwood Property Owners Association;
 - g. Westwood Homeowners' Association;
 - h. State Senator Tom Hayden;
 - i. Metcalfe Associates, Urban Design and Development Planning;
 - j. Scherer, Bradford, Lyster & Ballsun;
 - k. Various concerned individuals (52).
12. Letters of objection.
- a. Ira Smedra, general partner, Village Center Westwood L.P., and principal, S&W LLC, owners of Glendon Manor;
 - b. Richard J. Riordan, Mayor, City of Los Angeles;

- c. Michael Feuer, Councilman, Fifth District, City of Los Angeles.
13. Public Hearing. A public hearing on the nomination, lasting approximately two hours, was held on November 13, 1998 before the State Historical Resources Commission, with all commissioners in attendance.

With this signature, it is hereby certified that the State Historical Resources Commission adopted these findings pursuant to California Code of Regulations, Title 14, Chapter 11.5, Sections 4855.b.2 and 4855.c.3 on the 23rd day of April, 1999.

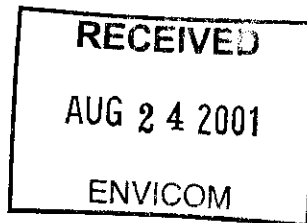
Sue Schechter
Sue Schechter, Chairperson

4/23/99
Date

6 August 2001

Mr. Greg Smith
The Casden Company
9090 Wilshire Blvd., Third Floor
Beverly Hills, CA 90211

Re: Palazzo Westwood
VTB&S Job #20003



Dear Mr. Smith:

Casden Properties requested a preliminary assessment of the life safety and building egress, disabled accessibility compliance, and energy code issues relating to Glendon Manor, 1070 Glendon Avenue, Los Angeles. A site survey was performed on 25 July 2001.

MEANS OF EGRESS

Existing Condition

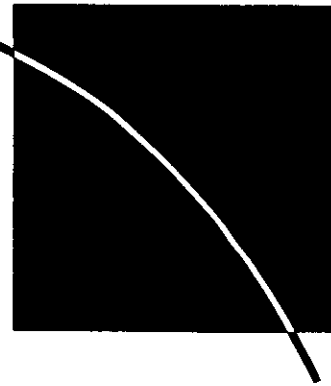
Glendon Manor has two open flights of stairs on the interior of the building. The west stair extends from the first floor to the roof level, and the east stair extends from the basement to the fourth level. An interior corridor running the length of the building connects the stairs at each floor.

The primary means of egress is via exterior fire escapes on the east and west ends of the main corridor. Subsequent renovations included the installation of fire doors in the main corridor, which were probably added in order to improve protection around the vertical shafts created by the stair openings at each floor.

Required Improvements

Every building shall be provided with a means of egress. A means of egress is an exit system that provides a continuous, unobstructed and undiminished path of exit travel from any occupied point in a building to a public way.

Two exits are required from Glendon Manor. CBC 1004.2.3. Where two exits are required from any level or portion of a building, the exits shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area served measured in a straight line between the center of such exits. CBC 1004.2.4.



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In our opinion, extensive revisions to the primary path of egress would be necessary to meet minimum life safety standards. At a minimum, the building would require the addition of two new stairwells not less 75 feet apart, and the removal of the existing fire doors that currently obstruct the common corridor. The new exit enclosures would be required to be of fire-resistive construction in accordance with the following specifications.

In buildings of any type of construction and four or more stories in height, exit enclosures shall not be of less than two-hour fire-resistive construction. CBC 1005.3.3.2. Exit enclosures shall be continuous and fully enclose all portions of the stairway or ramp to include parts of floors connecting stairway flights. Exit enclosures shall exit directly to the exterior of the building. CBC 1005.3.3.3. Openings in exit enclosures shall be limited to those necessary for egress from normally occupied spaces into the enclosure and those necessary for egress from the enclosure. All interior doors in an exit enclosure shall be protected by a fire assembly having a fire-protection rating of not less than one and one-half hours where two-hour enclosure construction is required.

The removal and replacement of the apartment unit doors with all new rated doors and frames with automatic closures would be required for each apartment unit. All exit-access doorways and doorways from unoccupied areas to a corridor shall be protected by tight fitting smoke- and draft-control assemblies having a fire-protection rating not less than 20 minutes. The door and frame shall bear an approve label or other identification showing the rating thereof. Doors shall be maintained self-closing. CBC 1004.3.4.3.2.1.

The elevator is located along the main corridor. Elevators opening into a corridor shall be provided with an elevator lobby at each floor containing such a corridor. The lobby shall completely separate the elevators from the corridor. CBC 1004.3.4.5. We recommend that the elevator be relocated to provide a separate lobby enclosure.

We recommend that the fifth floor apartment unit located in the tower at the southwest corner of the building not be re-occupied. The unit is accessed by exiting the existing stairwell penthouse and walking outdoors across the roof to the front door of the unit. Given that no direct path of egress is provided from the unit to a stairwell and the building is five-story wood frame construction, the unit would represent a significant life safety hazard to its occupants.

Similarly, we recommend that the basement janitor's unit not be re-occupied. Two exits are required from the occupied basement level of any structure. The placement and requirements for these exits would be infeasible given the configuration of the basement unit.

DISABLED ACCESSIBILITY

Existing Conditions

Glendon Manor was not designed for persons with disabilities, and therefore, does not meet current accessibility standards.

Required Improvements

Access to buildings open to the public is a civil right provided under the Federal Americans with Disabilities Act (ADA). Accessibility standards are provided in applicable provisions of City and State accessibility codes, CBC Chapter 11. Under Title III of the ADA, property owners must make "readily achievable" changes to "public accommodations" to allow accessibility. Glendon Manor is defined as a "public accommodation", and therefore, is not exempt from providing accessibility for people with disabilities. Specific accessibility requirements are triggered when alterations are made, including renovation work.

Building and Site Entrances

Modifications to the main entrance of Glendon Manor would be required to provide accessibility. When a building is required to be accessible, an accessible route shall be provided to all portions of the building, to accessible building entrances, connecting accessible pedestrian walkways and the public way. CBC 1103.2.2. Thus, an accessible route from a public sidewalk to the entrance is required. Whenever possible, this route should be the primary route used by the general public.

Creating an accessible entrance usually involves overcoming a change in elevation. At Glendon Manor, the vertical change in elevation from the public sidewalk to the first floor apartment units is approximately 7'-0". The path of travel from the public sidewalk to the front door of Glendon Manor includes 10 steps, representing a vertical grade change of approximately 5'-6". The interior lobby contains an additional set of three steps leading to the interior corridor, representing a vertical grade change of 1'-6".

Typical solutions include regrading, incorporating ramps, installing wheelchair lifts, or creating new entrances. The building is set back 15 feet from the

public sidewalk, and therefore, regrading the entrance is impossible because a maximum slope of less than 1:20 (5%) cannot be achieved in 15 horizontal feet. An accessible ramp is technically infeasible because it would require at least 96 feet of horizontal run at the steepest allowable slope of 1:12 (8%), excluding switchbacks, intermediate landings, and a level area at the door threshold. Such a ramp would require at least three switchbacks to arrive at the center door of Glendon Manor, which cannot be accommodated in a front yard that is only 80 feet wide by 15 feet deep.

Platform lifts or inclined stair lifts, both of which can accommodate only one person, would be the only viable option to overcome the seven-foot change in elevation. Such a lift should be installed in an enclosure to prevent exposure to the elements and reduce maintenance.

The building entry door is not original and would be completely replaced with a new door, hardware, and threshold meeting accessibility standards.

Elevators

An elevator provides access to the upper floors of Glendon Manor. The existing elevator cab measures approximately 2'-8" by 3'-4", and includes a manually operated, dual sliding door system. The hoistway doors are hinged to the corridor side with a heavy closure and steel plate on the hoistway side. The elevator cab door is a manually operated sliding door that can be actuated at each floor level. The controls are manually operated and there are no timing devices, automated door systems, or audible floor indicators.

The existing elevator is not accessible to persons with disabilities because of its interior size, door mechanism, hinge pressure, and control panels. Thus, a new elevator and hoistway would be required to meet accessibility standards, including a new elevator vestibule. We are unable to determine the structural implications of such an extensive revisions until a study of the structural system is performed.

Accessible Apartment Units

Extensive renovations to at least four apartment units would be required to meet accessibility requirements. In Group R, Division 1 Occupancy apartments containing more than 20 dwelling units, at least two percent of the dwelling units shall be Type A dwelling units. CBC 1103.1.9.3.

Depending on the units selected, renovations would include reconfiguring the bathroom walls to increase maneuvering space, replacing all fixtures, installing grab bars around toilets and bathtubs, insulating pipes under sinks to prevent burns, and providing a sink, mirror, and paper dispenser at a height suitable for wheelchair users.

ENERGY CODE AND VAPOR BARRIER

Building Insulation

Glendon Manor has no wall or roof insulation. In order to improve the performance of the building envelope to meet current energy code requirements, we recommend the following improvements:

- Add exterior wall and roof insulation;
- Replace the single-glazed windows with dual-glazed, thermally efficient windows;
- Add a vapor barrier to control the migration of moisture into the new insulation; and
- Caulk windows and doors to prevent air infiltration.

Vapor Barrier

The introduction of a cooling system into Glendon Manor may cause extensive water vapor damage unless a vapor barrier is installed. The greater the temperature and humidity differential between the interior and exterior air, the greater the potential is for damage. Vapor pressure moves moisture from a warm area to a colder, dryer area, creating condensation on or in building materials in the colder area. High humidity causes moisture to collect on cold surfaces like windows, or to migrate into walls. As a result, this condensation deteriorates wooden windows and causes rotting of walls and wooden structural elements, dampens insulation, and holds moisture against exterior surfaces. Moisture migration through walls can also corrode metal anchors, nails and wire lath, and can blister and peel exterior paint.

We recommend that an exterior wall and roof vapor barrier be installed as part of the exterior wall insulation system noted above.

Very truly yours,



Roger Wolf, AIA
Associate



Jitu Mehta
Principal
Nart Mevises
Principal

PRELIMINARY REPORT OF SEISMIC STUDY

JMA PROJECT #: 01901
DATE OF REPORT: July 16, 2001
LOCATION: Glendon Manor Apartments 1070 Glendon Avenue, Los Angeles
DATE OF INSPECTION: June 15, 2001
PRESENT: Jitu Mehta – Group M Engineers, Inc.

DESCRIPTION

Casden Properties requested a preliminary engineering assessment of Glendon Manor in Westwood Village. The subject property is a 4-story apartment building that was built approximately 70 years ago. It is located in a well-developed residential/commercial area in Westwood, Los Angeles, CA. The front of the apartment faces west. The first floor of the subject apartment building is approximately 5-6 feet higher than the street elevation and is accessed by concrete steps on the both sides of the entry.

The plan dimensions of the building are approximately 135' in the east/west direction and 60' in the north/south direction. The building is a 4-story wood and unreinforced masonry structure. A portion of the building has a one level basement, which houses the utility areas - including the washer/dryer room, electrical panels and meters, gas meters, etc. There are ten units per floor, for a total of 40 units in the building. The central corridor runs in the east/west direction with five units located on each side of the corridor.

EXTENT OF INSPECTION

Our inspection consisted of a visual walk through only. Our comments are solely directed toward assessing the seismic condition of the building.

EXISTING CONDITON OF GLENDON MANOR

Damage that occurs during an earthquake may be directly related to the building's existing condition and maintenance history. The capacity of the structural system to resist earthquakes may be severely reduced if previous alterations or earthquakes have weakened structural connections, or if materials have deteriorated from moisture, termite, or other damage. Particular to unreinforced masonry buildings, such as Glendon Manor, deteriorated mortar joints can weaken walls. Thus, periodic maintenance to reduce moisture penetration and erosion of materials is critical.

From the photographs of the building, it appears that Glendon Manor has suffered from lack of maintenance in recent years and fallen into a state of disrepair. Evidence of water intrusion can be seen in the stairwell areas at the roof level, and in the top floor units. Further invasive testing is required to determine the strength of the concrete structural elements and condition of the mortar joints.

OBSERVATIONS

1. The brick wall construction is visible on the north, south and east face of the building. The west face appears to be stucco applied over the brick wall construction.
2. There appears to be seismic retrofit work done at each floor on the north, south and east face of the building. This is evidenced by the presence of steel plates/bolts.
3. There are numerous diagonal cracks around the window and door openings that are visible on all sides of the building.
4. There are several patches visible in the front of the building indicating either repair work or filling the existing openings.

EARTHQUAKE EFFECTS ON STRUCTURES

Earthquakes result from sudden movements of the geological plates that form the earth's crust, generally along cracks or fractures known as "faults." If a building has not been designed and constructed to absorb these swaying ground motions, then major structural damage, or outright building failure, can result in grave risk to human life.

The performance of a building during a seismic event is mainly influenced by six factors:

- 1) Proximity of the building to the earthquake epicenter
- 2) Depth of the earthquake
- 3) Duration of the earthquake, including after-shock tremors
- 4) Geological and soil conditions
- 5) Building construction details, materials, structural system, and configuration
- 6) Existing building condition

The first three factors are beyond human control. The fourth factor relates to the tendency for soft, unstable soils to "liquefy" as the ground vibrates, causing the building foundations to sink unevenly. According to the soil engineer's report on the adjacent property, the site is not expected to contain such materials. The last two factors, the building's construction type and its existing physical condition, are the two factors that can be improved by seismic retrofit of the building.

BUILDING CONFIGURATION

The configuration of the structure determines how the building functions during a seismic event. Small round, square, or rectangular buildings generally survive an earthquake because their geometry allows for equal resistance of lateral forces in all directions. The more complex and irregular the plan, the more likely the building will be damaged during an earthquake because of its uneven strength and stiffness in different directions. Structures having an "L," "T," "H," "U," or "E" shape have unequal resistance, with the stress concentrated at corners and intersections.

The configuration of the building plan is of particular concern with regard to Glendon Manor. The building is configured as a four-story "H" plan, and includes an asymmetrical, five-story, unreinforced tower element rising from the southwest corner of the building. Such a building configuration possesses several inherent areas of weakness, including the short return walls in the "light well" areas and the unreinforced brick tower at the southwest corner of the building. The tower is of particular concern because of the large arched window openings in the south and west elevations.

EXISTING STRUCTURAL SYSTEM

Glendon Manor employs a structural system that was typical for the period in which it was built. The building is four-stories with a basement housing the building services. The structural frame is comprised of horizontal, cast-in-place, reinforced concrete bond beams at each floor level, supported by unreinforced¹, load-bearing brick exterior walls. The lack of vertical reinforcing makes the walls particularly vulnerable to lateral forces generated during a seismic event. The floors are constructed of wood floor joists with plywood as the flooring material. The connection between the wood floor and the concrete bond beam relies on a minimal tied connection.

Generally, the construction methods and materials used determine a building's behavior during an earthquake. Heavy, load-bearing materials generate inertia that must be resisted during a seismic event. Thus, buildings constructed of unreinforced brick and concrete bond beams, such as Glendon Manor, are more susceptible to damage from shaking because of the weight of the materials. Structures dating from this period were also designed principally to withstand the vertical, load-bearing forces of gravity. Lateral, side-to-side forces generated during seismic events, for which Glendon Manor was not designed to withstand, are primarily responsible for building damage and structural failure. If an earthquake is strong, or continues for a long time, building elements that are unreinforced or poorly attached may collapse.

The strength of the concrete bond beams is largely dependent upon the extent and configuration of steel reinforcement. Early concrete buildings are often inadequately reinforced and/or inadequately tied, and are thus susceptible to damage during earthquakes. Determining the strength of these bond beams, used to support the floors of Glendon Manor, is impractical because it would require destructive testing to determine the strength of the concrete and actual reinforcing used. In addition, many older buildings that are left standing in earthquake zones that have survived some shaking may be internally structurally weakened. Diagonal shear cracking that can be seen around the window openings of the unreinforced brick walls is indicative of internal structural weakening.

Typical earthquake damage not only results from poor ductility or flexibility of the structural frame, but also from poor structural connections between walls, floors, and foundations. Since detailed structural drawings are unavailable, determining the adequacy of the structural connections used in the construction of Glendon Manor would require the removal of the interior finishes and physical inspection of the connections. The walls, floors, roofs, skylights, and stairs, which rely on tied connections, are prone to failure because of the lack of adequate bearing surfaces. The shaking caused by an earthquake tends to pull these connections apart;

¹ The extent or location of vertical reinforcing, if at all, is unknown. Buildings constructed during this period typically rely on the mass of the infill panels to support the floors above, with little or no vertical reinforcing to resist lateral forces.

failure results from the insufficient bearing surface for beams, joists, and rafters against the load bearing walls or support columns. The resulting structural inadequacy may cause a partial or complete building collapse, depending on the severity of the earthquake and the internal wall configuration. The unreinforced parapets and chimneys used at Glendon Manor are also susceptible to failure during an earthquake, and represent significant hazards to persons below.

EXISTING SEISMIC RETROFIT

Glendon Manor has apparently undergone a limited seismic retrofit required by Division 88 of the Los Angeles Building Code, in order to address the most serious life-safety concerns. Although structural details and calculations are unavailable for this work, evidence of the seismic retrofit can be seen on the exterior of the building. The building in its present condition does not meet the current Building Code requirements.

The seismic improvements are believed to have been performed to correct the most severe deficiencies that could lead to total building failure and collapse. This includes the infill of ground floor windows, tying the connections at each floor level to the exterior wall with bolts and plate washers, and bracing the roof parapet walls.

Infill of Ground Floor Openings - The closure of three windows on the ground floor of the western facade appears to be seismically related. Large or multiple ground floor openings around the building, such as storefronts or floors with columns and walls running in only one direction, are commonly known as "soft stories". "Soft stories" cannot adequately resist the lateral forces generated at ground level during a seismic event, and therefore, are prone to structural damage and failure. Although the precise reason for infilling these windows is not known, the desire to strengthen the ground floor of the west elevation against seismic forces may account for this change.

Floor Connection Reinforcing - The installation of bolts and plate washers appearing on the exterior of the building appears to be seismically related. Unreinforced masonry and concrete frame buildings typically have a friction-fit connection between horizontal and vertical structural members. Retrofitting the connections involves tying the building together by making a positive anchored connection between walls and floor framing members. The installation of bolts and plate washers is believed to serve this purpose, tying the floor framing to the exterior walls to prevent the total failure of the floor system.

Bracing of Unreinforced Parapets - The bracing of the roof parapet is seismically related. Unbraced roof parapets are extremely vulnerable during a seismic event. The installation of steel angles that can be seen on the roof is intended to brace the parapet walls against lateral forces.

ADDITIONAL SEISMIC RETROFIT WORK

Glendon Manor requires substantial rehabilitation to meet current seismic retrofit building code provisions and ensure that basic life safety is adequately addressed. Seismic strengthening of Glendon Manor is achieved through the reinforcement of structural elements, which may include anchored ties, reinforced mortar joints, braced frames, bond beams, moment-resisting frames, shear walls, and horizontal diaphragms.

Specific improvements that would be required to meet current seismic codes include:

- A structural system designed to resist the earthquake forces in both directions. This system can be structural steel braced frames, moment frames, or a combination of both.
- The exterior elements such as parapets, chimneys and other nonstructural elements require adequate bracing.
- Proper connections between vertical and horizontal elements such as unreinforced masonry walls and wood floor diaphragm.

Providing these additional seismic retrofit elements would require a complete review of the existing structure, including a physical inspection to determine the adequacy of the connections between various components and a detailed structural analysis. It is our opinion that the retrofit elements would consist mainly of structural steel members for strength and to allow for ease of construction. Since the existing building is constructed of masonry exterior walls, the seismic reinforcing system should be made of structural steel members (braced frame or moment frame), concrete members (shear walls or concrete frames), or additional masonry walls. We do not recommend the use of wood shear walls to resist seismic forces.

STRUCTURAL FRAMES

Based on our initial field observations of Glendon Manor, our preliminary engineering recommendation would require the addition of structural frames consisting of either braced frames, moment frames, or a combination of both. In order not to impede upon the function of the building, it would be necessary to add these frames at or near existing walls. The most logical location from a construction standpoint would be to add these frames on the exterior of the building. We recommend locating the frames in the long (east/west) direction on the exterior of the building, and the short (north/south) direction on the interior of the building.

The exterior east/west frames would probably be moment frames in order to avoid obstructing the doors and windows in the exterior walls. These frames would be located next to the existing brick walls. Proper connections would need to be installed from the existing floor members to the new steel frames. These frames cannot be located on the interior, as the steel members are likely to be wider and deeper than the thickness of the brick walls and the depth of the concrete

bond beams. Moreover, locating the frames on the interior would impair the function and use of the apartment units, and would be cost prohibitive due to the extensive cutting and notching of interior structural elements.

The interior north/south frames would probably be braced frames to reduce the size of the steel members. These frames would be located next to existing party walls within the apartments. The location of the frames at interior points is necessary from a structural point of view because of inherent weaknesses at the corners due to the building configuration. The shorter north/south walls creating the "light-wells" are particularly vulnerable to seismic forces. The installation of these interior frames would require extensive cutting and notching of the structural elements, leading to an unavoidable substantial cost impact.

The five-story tower at the southwest corner of the building would require an additional structural frame system. The tower is particularly vulnerable at the roofline where it abuts the four-story structure, since the tower develops a different frequency than the rest of the building during a seismic event. The new system would probably be a moment frame installed on the interior of the building to avoid impacting the exterior of the tower. Installation would require substantial cutting and notching to support all four sides of the tower element.

Proper connections from the new steel frames to the existing wood floor members must be provided. These connections would be clip angles welded to the steel frames with anchor bolt attachments to the concrete bond beams and/or wood floor members. In addition, new clip angle and anchor bolt connections to the unreinforced exterior brick walls must be provided in order to prevent in plane movement of the exterior walls.

Although proper care must be exercised in order to maintain some uniformity to match the exterior of the building, it is our experience that visual impact to the exterior of the building cannot be avoided. Note that the existing steel plate and anchor bolt system is unevenly distributed, which leads us to believe that the new system cannot be installed in a reasonably uniform manner so as not to impact the appearance of the work.

BUILDING CONNECTIONS

Further invasive inspection is required to provide recommendations for mechanically reinforcing stairwell and skylight connections. The decorative chimneys at the south elevation would require steel angle bracing to the roof diaphragm. The parapet bracing must also be inspected to determine if the connections are adequate to withstand lateral forces.

ALTERNATIVE METHODS

Alternatively, the LA Building Code allows the unreinforced brick exterior walls to be reinforced by adding a layer of reinforced concrete. We recommend that the new shear walls be added to the exterior of the building to avoid embedding the existing interior wood floor members in concrete. Obviously, this method would completely change the exterior appearance of the building.

In order to further reduce the effect of ground motion due to earthquakes, a base isolation system at the foundation level could be installed. This system involves separating the building from foundation by the use of "rollers" that dampen the effects of ground motion. The system is used in rare cases and does not lend itself to retrofit situations. It is our opinion that such a system would be cost prohibitive for Glendon Manor.

EPE-----

July 18, 2001

Gregory D. Smith, Senior Project Manager
The Casden Company
9090 Wilshire Blvd.
Beverly Hills, CA 90211

Re: Field Survey – Glendon Manor
1170 Glendon Ave.
Westwood, CA

Dear Mr. Smith,

Casden Properties requested a preliminary engineering assessment of Glendon Manor. On July 17th, a field survey was performed of the existing mechanical and plumbing systems. Glendon Manor is a four-story brick building constructed in 1929. In our opinion, the existing building mechanical and plumbing systems were neglected beyond repair.

Existing Mechanical System

The building has no mechanical air conditioning or cooling system. Individual wall-mounted gas heaters in each apartment unit provide heat, however none of the wall heaters appear to be operable. Gas meters are located in the basement. The kitchens and bathrooms have no mechanical ventilation. Operable windows at the end of the main corridor provide fresh air into the corridors. Building envelope deficiencies include the use of single-glazed, wood sash windows; the lack of roof or wall insulation and moisture barriers; and the lack of adequate caulking to prevent infiltration around door and window openings.

In order to comply with the latest code requirements and update the mechanical and plumbing system to marketable standards, the following options are available:

EMERY PALI 400 S. Beverly Drive Beverly Hills, Ca. 90212 (310) 277-1800

ENGINEERING

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HVAC System Options

1. Central HVAC system consisting of a gas-fired boiler located in the basement and an air-cooled chiller and pumps located on the roof. The roof would require substantial structural reinforcing to support the new chiller equipment room and vibration isolation curbs to prevent sound transmission into the units below. Each apartment would contain a fan and coil unit with ducted supply to each room, and would have individual thermostat controls for comfort. This system requires furred-down ceilings for equipment and ductwork, covering the existing coved ceiling work. New insulated hot and chilled water pipe loops would be installed throughout the building. Utility charges would be prorated between tenants.
2. Split system consisting of individual gas-fired furnaces located in each apartment and air-cooled condensing units located on the roof. The condensing units would require new equipment pads and structural reinforcing. Gas fired furnaces must be located in the closet space with ducted supply to each room. All closets must have combustion air openings to the outside, and type "B" flues through the roof. Each apartment unit will have a thermostat for individual comfort control. Ductwork must be located above a furred ceiling. The gas-fired furnaces are also connected to insulated refrigerant piping served by air-cooled condensers located on the roof. A new insulated refrigerant piping loop must be installed from each apartment unit to the roof. All tenants would be individually metered.
3. Split system heat pump consisting of fan and coil units located above furred ceilings with ducted supply to each room. Air-cooled heat pumps would be located on the roof. The heat pumps require an equipment pad and structural reinforcing to support the additional weight. Fan and coil units will be supplied by insulated refrigerant piping loops from the heat pump units. Each apartment would have a thermostat for individual comfort control. All tenants would be individually metered.

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Existing Plumbing System

The building has a central cold water system supplied by a water meter located in Glendon Avenue. Hot water is supplied to the building through a continuous water loop heated by a boiler located in the basement. The age and condition of the boiler and the presence of asbestos is unknown. The existing water pipes show numerous signs of leaks throughout the building and have been neglected beyond repair. Original faucets from this period are known to contain lead that leaches into the water supply and would therefore require replacement.

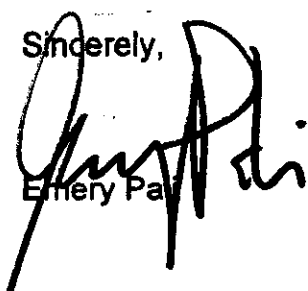
Our recommendations are:

- Replace the boiler with a new, energy efficient unit.
- Replace all hot water piping and install insulation per Title 24 requirements.
- Replace all cold water piping.

Replace all existing plumbing fixtures with new, energy efficient fixtures. All new fixtures, faucets, and showerheads must comply with current energy code requirements.

Please feel free to call me should you require any additional information.

Sincerely,



Emery Pal

ZACHARIAS VORGLIAS
Consulting Electrical Engineering Inc.
1810 So. Fair Oaks Ave., South Pasadena, Ca. 91030
Tele. (626) 441-1752 Fax (626) 441-6214

June 22, 2001

TO: THE CASDEN COMPANY
9090 Wiltshire Blvd. Third Fl.
Beverly Hills, Ca. 90211

ATT: GARY SMITH

REF: GLENDON MANOR

Dear Mr. Smith,

A site investigation was conducted on 1070 Glendon Ave. apartment building and the existing electrical system was reviewed. The main power is provided from a LADWP transformer located in a subterranean vault in Glendon Avenue. The switchgear and meter are located on the basement level. Most of the equipment dates from the time of the original construction. The apartments are fused using two or three 20 amp. Screw in type fuses that are no longer used today.

The main service is undersized per current N.E.C. standard and cannot be upgraded or modified because of the age and configuration of the system. The building does not have any provision for mechanical equipment. All public areas are underlet and do not comply with N.E.C. emergency lighting requirements. Additions and modifications made over time do not comply with present N.E.C. standards and must be removed. The current fire alarm system does not meet Code, and there is no low voltage smoke detection system. The wiring is not grounded for safety and should be removed and upgraded.

By visiting various apartment units, it was evident that none of the current outlets (spacing per 96 N.E.C.) lights (Title 24), appliance outlets, or GFCI outlets are in compliance. Some of the apartment units still have "ice boxes" with no provision for refrigerators. None of the apartments were designed for modern appliances, including microwaves, dishwashers, garbage disposals and exhaust fans. Convenience power appears to be inadequate to service devices that were not available at the time the building was built but are common on today's apartment units, such as hair dryers, toaster ovens, portable heaters, computers, televisions and VCR's.