

## **Appendix IS-2**

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### Historical Resource Assessment Report



**HISTORICAL RESOURCES ASSESSMENT REPORT**

## **Bellwood Apartments**

*May 2019*

**HISTORICAL RESOURCES GROUP**

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HISTORICAL RESOURCE ASSESSMENT REPORT

**Bellwood Apartments**

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## 1. EXECUTIVE SUMMARY

Historic Resources Group has evaluated the following multi-family residential properties for potential historic significance: 10328-10366 Bellwood Avenue, referred to historically as the Bellwood Manor Apartments<sup>1</sup> (for purposes of this report, the “southern apartments”); the bungalow courts at 10368-10384 Bellwood Avenue (the “bungalow courts”); and 10341-10381 Bellwood Avenue, referred to historically as the Paul Cummins Patio Apartments<sup>2</sup> (the “northern apartments”). The three parcels are collectively referred to as “Bellwood Apartments” or the “Project Site.” The Project Site is located in the West Los Angeles Community Plan Area (“CPA”) of the City of Los Angeles, California. This historic assessment analyzes each property’s eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument.

The southern apartments at 10328-10366 Bellwood Avenue are composed of four parcels with seven two-story multi-family residential buildings constructed between 1948 and 1950. The bungalow courts at 10368-10384 Bellwood Avenue comprise three single-story courts on two parcels constructed in 1940. The northern apartments at 10341-10381 Bellwood Avenue are a two-story apartment building designed by Carl L. Maston and constructed in 1951. None of the properties on the Project Site were identified by SurveyLA, Los Angeles’ citywide historic resources survey, as potential historic resources. We have conducted a more detailed review of the subject properties, including visual observation of the existing conditions; a review of relevant primary and secondary source research; a review of the relevant historic contexts and themes as established by SurveyLA; and an analysis under the eligibility criteria and integrity thresholds for listing at the federal, state, and local levels. Based on this analysis, Historic Resources Group concurs with the survey finding and concludes that none of the multi-family properties that comprise the Project Site are eligible for historic designation at the federal, state, or local levels. Therefore, none of the buildings on the Project Site are considered historical resources as defined by the California Environmental Quality Act (“CEQA”).

There is one historical resource located in the vicinity of the Project Site. The Olympic Boulevard Streetlights, identified as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments by SurveyLA. The Olympic Boulevard Streetlights are therefore treated as a historical resource as defined by CEQA for purposes of this report, and the proposed Project is analyzed for potential impacts to the streetlights. The proposed Project will not result in a substantial adverse impact to the streetlights; they will remain intact and in place following

<sup>1</sup> The name “Bellwood Manor” comes from a display ad and an article in the *Los Angeles Times*; the building is also referenced under this name in the City Directory. “Display Ad 15 – No Title,” *Los Angeles Times*, May 2, 1948 and “Recent Purchase,” *Los Angeles Times*, February 1, 1953.

<sup>2</sup> The name “Paul Cummins Patio Apartments” comes from an article in the *Los Angeles Times* regarding the completion of the building. “Newly Completed,” *Los Angeles Times*, December 14, 1952.

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implementation of the Project, they will continue to convey their historic significance, and they will remain eligible for listing at the federal, state, and local levels.

**Project Description**

The Senior Residential Community at The Bellwood (the “Project”) would provide for the development of a new eldercare facility for persons 62 years of age and older on a 2.22-acre (96,792 square feet) site located at 10328-10384 and 10341-10381 Bellwood Avenue (Project Site) in the West Los Angeles Community Plan area of the City of Los Angeles (the “City”). The Project would include 192 senior housing residential units and 50,463 square feet of common areas that include space for supporting services, common dining areas, a gym, indoor pool and spa, wellness center, activity rooms, family/living rooms, and building lobby and reception area. The proposed 192 senior housing residential units would be comprised of 71 senior-independent dwelling units, 75 assisted living guest rooms, and 46 memory care guest rooms. The Project would also provide 14,630 square feet of common open space, including several courtyards and terraces that would be distributed throughout the Project Site. The proposed uses would be located within a three- to six story building with a maximum height of 38 to 70 feet. A total of 140 vehicle parking spaces would be provided within two subterranean levels beneath the proposed building. The three existing multi-family residential developments with a total of 112 residential units and 43,939 square feet would be removed to accommodate the Project. Additionally, the Project includes the vacation of the portion of Bellwood Avenue that currently bifurcates the Project Site.

**Project Location**

The Project Site is located at 10328-10384 and 10341-10381 Bellwood Avenue within the West Los Angeles Community Plan area of the City. The Project Site is irregularly shaped and is bifurcated by Bellwood Avenue. Adjacent to the Project Site, Bellwood Avenue is a u-shaped street that connects to Olympic Boulevard at each end. The Project Site includes parcels located generally north/west and east/south of Bellwood Avenue as well as the portion of Bellwood Avenue that bifurcates the Project Site. The portion of the Project Site located generally north/west of Bellwood Avenue is bounded by the Century Park hotel to the north, Bellwood Avenue and multi-family residential uses to the east and south, and a small commercial shopping center to the west that includes a cleaners and a smog check station. The portion of the Project Site located east and south of Bellwood Avenue is generally bounded by a Courtyard by Marriott hotel and Bellwood Avenue to the north, single-family residential uses to the east and south, and a beauty salon to the west. Beyond the immediate surroundings of the Project Site are additional commercial and office uses along Olympic Boulevard, including a Ralph’s grocery store located to the north and a Goodwill Donation Center to the west. Single- and multi-family residential uses continue east and south of the Project Site. Additionally, the Project Site is located 0.5 mile south of the Century City commercial district.

[See Figure 1. Project Location Map below.]

FIGURE 1. Project Location Map



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### 3. ASSESSMENT METHODOLOGY

The three multi-family properties that comprise the Project Site were each evaluated using eligibility criteria and integrity thresholds for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments. Research, field inspection, and analysis are based upon guidance from the National Park Service, the California Office of Historic Preservation, and the City of Los Angeles Office of Historic Resources for evaluating potential historic resources. A site visit was conducted on April 27, 2018.

This report was prepared using sources related to the history and development of each property. The following sources were consulted:

- Building permits
- Sanborn Fire Insurance maps
- Historic newspaper articles
- Other primary and secondary sources relevant to the history of the site
- SurveyLA Historic Context Statement, West Los Angeles Survey Report, and survey findings

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; and Molly Iker-Johnson, Associate Architectural Historian. Both meet the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History.

#### 4. REGULATORY FRAMEWORK

Historic resources may be designated at the federal, state, and local levels. Properties located in the City of Los Angeles can be listed in the National Register of Historic Places, listed in the California Register of Historical Resources, and/or designated as a City of Los Angeles Historic-Cultural Monument. In order for a property to qualify for historic listing or designation, it must meet one or more identified criteria for evaluation. The property must also retain sufficient historic integrity to evoke the sense of place and time with which it is historically associated.

##### **National Register of Historic Places**

The National Register of Historic Places was authorized by the National Historic Preservation Act of 1966 to serve as an authoritative guide to the nation's historic places worthy of preservation.<sup>3</sup> The National Register Program is administered by the National Park Service, U.S. Department of the Interior.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

<sup>3</sup> 36CFR60, Section 60.2.

- D. That have yielded, or may be likely to yield, information important in prehistory or history.<sup>4</sup>

### Historic Significance

As defined by the National Park Service, *historic significance* is “the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.”<sup>5</sup> It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

A property may be significant individually or as part of a grouping of properties.

### Integrity

In addition to meeting any or all of the designation criteria, eligible properties must also possess historic *integrity*. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>6</sup>

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

<sup>4</sup> 36CFR60, Section 60.3. Criterion D addresses potential archaeological resources, which is outside the scope of this assessment.

<sup>5</sup> U.S. Department of the Interior, “National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D.C.: National Park Service, 1997), 3.

<sup>6</sup> “National Register Bulletin 16A,” 4.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>7</sup>

### **California Register of Historical Resources**

The California Register of Historic Resources is an authoritative guide to the state's significant historic resources. For a property to be considered eligible for listing in the California Register, it must be found to be significant under at least one of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California or national history; or
3. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>8</sup>

For integrity purposes, a resource eligible for listing in the California Register must retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reason(s) for its significance. It is possible that a resource lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.<sup>9</sup>

### **City of Los Angeles Historic-Cultural Monuments**

The City of Los Angeles Cultural Heritage Ordinance, enacted in 1962 and amended in 2018, allows for the designation of buildings and sites as individual local landmarks in the City of Los Angeles, known as "Historic-Cultural Monuments" (HCMs).

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code defines a Historic-Cultural Monument as "any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles." A proposed Monument may be designated by the City Council upon the

<sup>7</sup> U.S. Department of the Interior, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" (Washington D.C.: National Park Service, 1995), 44-45.

<sup>8</sup> Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

<sup>9</sup> State of California Department of Parks and Recreation, "California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison" (Sacramento, CA: Office of Historic Preservation, 2011).

recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.<sup>10</sup>

Designation as a Historic-Cultural Monument is “reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature.”<sup>11</sup> For integrity purposes, a resource eligible for local designation should retain enough of its historic character or appearance to convey the reason(s) for its significance.

<sup>10</sup> Los Angeles Administrative Code (LAAC) Article 1, Chapter 9, Division 22; Added by Ordinance No. 178,402, effective 4-2-07; Amended by Ordinance 185,472, effective 4-28-18.

<sup>11</sup> “Historic-Cultural Monuments: What Makes a Resource Historically Significant?” Los Angeles Department of City Planning, Office of Historic Resources, <https://preservation.lacity.org/commission/what-makes-resource-historically-significant> (accessed August 2018).

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#### 5. PREVIOUS EVALUATIONS AND DESIGNATIONS OF POTENTIAL HISTORICAL RESOURCES ON THE PROJECT SITE

The southern apartments (10328-10366 Bellwood Avenue), the bungalow courts (10368-10384 Bellwood Avenue), and the northern apartments (10341-10381 Bellwood Avenue) have not been identified in a previous survey and are not listed in the California Historical Resources Inventory (HRI).<sup>12</sup> SurveyLA, the Citywide historic resources survey overseen by the City of Los Angeles' Office of Historic Resources, did not identify any of these properties as potential historic resources when the West Los Angeles Community Plan Area was surveyed in 2011-2012.

<sup>12</sup> California Historical Resources Inventory, August 15, 2011. This is the most recent version of the HRI currently available from the California Office of Historic Preservation.

## 6. HISTORY AND DESCRIPTION OF THE SURROUNDING AREA

The Project Site is located near the Century City neighborhood of the West Los Angeles Community Plan Area in the City of Los Angeles.<sup>13</sup> The neighborhoods of the West Los Angeles CPA are diverse in uses and property types. The CPA includes the Los Angeles neighborhoods of Sawtelle, West Los Angeles, Cheviot Hills, Beverlywood, Rancho Park, and Century City. The CPA can generally be characterized by its mix of quiet residential neighborhoods and busy arterials lined with commercial uses. The area's prominence as a center of business activity is evident in the large areas of land occupied by Fox Studios and Century City. In particular, Century City's high-rise towers are visible throughout the Los Angeles basin.

After the secularization of the Spanish missions in 1833, West Los Angeles was occupied by portions of several Spanish and Mexican land grants that were divided, sold, and resold. With its expanses of fields and hills, West Los Angeles was poised for residential development in the early 20<sup>th</sup> century. A combination of factors contributed to the area's desirability among middle-class families, including the development of the University of California's Los Angeles campus (1929) in nearby Westwood, the charms of beach-accessible living in adjacent Santa Monica and Venice, and the local entertainment industry.

During the 1920s, large residential tracts were developed by several of Los Angeles' key community builders, including the Janss Investment Company, Frank Meline, Frans Nelson, and Ole Hansen, who recognized the opportunity in the relatively cheap land and the pressing demand for single-family homes.

The entertainment industry also played a role in the development of West Los Angeles. Fox Studios (now Twentieth Century Fox), one of Los Angeles' "Big Eight" major motion picture studios, established its West Los Angeles operations in 1928 on a large open tract that had been previously used as a "ranch" set location in silent-era films for Hollywood cowboy movie star Tom Mix. The presence of the studio contributed to the area's "Hollywood" cachet as well as its residential development by providing employment, which, in turn, furthered the need for local housing. Advertisements promoting the new Janss Investment Company subdivisions during the 1920s depicted maps indicating the location of Fox Studios as well as other nearby studios, touting West Los Angeles as "The Second Hollywood."

Beginning in the 1940s and continuing to the present, large swaths of multi-family apartments and condominiums of varying styles and sizes were constructed along major streets in West Los Angeles. In many cases, concentrations of multi-family residences extend into the earlier tract developments, creating a marked division between the older single-family residences and the considerably newer and larger multi-family buildings.

The 1950s and 1960s brought an increase in infrastructural, governmental, and business uses to West Los Angeles that continue to characterize the area today. The construction of the West

<sup>13</sup> West Los Angeles context adapted from Sapphos Environmental, Inc., *Historic Resources Survey Report: West Los Angeles Community Plan Area*, prepared for City of Los Angeles Department of City Planning, Office of Historic Resources, August 2012.

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Los Angeles Civic Center reflects the expansion of the City of Los Angeles in the post-World War II era and the corresponding need for local governmental services. The West Los Angeles Branch City Hall was opened in 1961 in partial realization of the City Planning Commission's Master Plan, which called for decentralization of City services to outlying areas to serve the rapidly expanding population during this era.

A key development, conceived of as a "city within a city," the Century City complex built during the 1960s is one of the city's several important commercial centers. With a master plan by noted architect Welton Becket, the complex included high-rise office towers, a retail center, residential towers, and the Century Plaza hotel, designed by renowned architect Minoru Yamasaki. Explored in a series of visionary plans, the full scope of the Century City development was unrealized. However, several key individual buildings designed by the era's most renowned architects, including I.M. Pei and Welton Becket, were built as originally envisioned. The spine of the development and an enduring component of Century City is the Avenue of the Stars, a broad and fast-moving road of landscaped medians, custom street lights, mature vegetation, and a prominent fountain that conveys the grandeur of the development.

### **Bellwood Avenue**

Bellwood Avenue is a U-shaped street that connects to Olympic Boulevard on both ends. In 1929, an improvement project transformed Tenth Street, Country Club Drive, and Louisiana Avenue into a through highway from the east side of Los Angeles to Santa Monica.<sup>14</sup> The Tenth Street District Improvement Association proposed renaming Tenth Street "Olympic Boulevard" as soon as the entire street was improved.<sup>15</sup> The boulevard began at Indiana Avenue and ran west on Tenth Street and Country Club Drive and continuing along Louisiana Avenue.<sup>16</sup> The street was 100 feet wide, with the roadway 70 feet wide "between San Pedro and Hoover Streets, and seventy-four feet wide elsewhere."<sup>17</sup> By December 1930, Olympic Boulevard was partly open, and was fully complete by November 1931.<sup>18</sup> Further expansion of the Boulevard continued throughout the 1930s, with the section intersecting Fox Studios posing "the remaining principal barrier" to the road's completion.<sup>19</sup> In 1937, Fox dedicated a right-of-way for the boulevard through its studio.<sup>20</sup> When the construction of Olympic Boulevard was completed in this area, it bisected not only the studio property but also a tract of vacant parcels between Bellwood Avenue to the south and Lauriston Avenue to the north, creating a triangular island at Bellwood and Olympic, and an irregularly-shaped island at Lauriston and Olympic.<sup>21</sup>

<sup>14</sup> "Fox Studio Lot Divided by Highway," *Los Angeles Times*, November 16, 1929.

<sup>15</sup> "Tenth Street's Name Proposed," *Los Angeles Times*, July 20, 1929.

<sup>16</sup> "Fox Studio Lot Divided by Highway," *Los Angeles Times*, November 16, 1929.

<sup>17</sup> "Boulevard Improving Advanced," *Los Angeles Times*, July 8, 1930.

<sup>18</sup> "Olympic Boulevard Partly Open," *Los Angeles Times*, December 7, 1930; "Olympic Made Stop Artery," *Los Angeles Times*, November 1, 1931.

<sup>19</sup> "Road-to-Sea Links Added," *Los Angeles Times*, January 25, 1936.

<sup>20</sup> "New Impetus Given Formation of Olympic Boulevard," *Los Angeles Times*, January 17, 1937.

<sup>21</sup> 1938 and 1950 Sanborn Fire Insurance Maps.

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**Southern Apartments (10328-10366 Bellwood Avenue)**

The southern apartments (10328-10366 Bellwood Avenue) are located on the east side of Bellwood Avenue, east of Olympic Boulevard near the Century City neighborhood of the City of Los Angeles. The four parcels comprising this property contain seven two-story multi-family residential buildings, constructed between 1948 and 1950, arranged in a linear fashion on the southern portion of the property.<sup>22</sup> There are low brick planters at the west (primary) façades of the three buildings fronting Bellwood Avenue, and mature landscaping and concrete paths between the three western (front) buildings and the four eastern (rear) buildings. The Mid-century Modern style buildings each have a roughly rectangular plan, complex massing, and asymmetrical composition. There are flat roofs with parapets and wide overhanging eaves at the primary (west) façade, clad in built-up roofing. There are stepped fascias at the eaves. Exterior walls are clad in smooth cement plaster with reeded accent panels. There are full-width covered balconies supported on grouped wood posts at the primary (west) façades, with gridded wood balustrades or parapets of horizontal lap siding. Fenestration consists of divided light wood sash double-hung and hopper windows. Apartment entrances consist of a single door with security door and small transom light above, accessed from the sidewalk by a brick stair and concrete path; second floor apartments are accessed from the sidewalk by a brick stair, concrete path, exterior stair, and balcony. There is a pool and a surface parking lot paved in asphaltic concrete at the north portion of the property, enclosed by a metal fence and gate.

**Bungalow Courts (10368-10384 Bellwood Avenue)**

The bungalow courts (10368-10384 Bellwood Avenue) are located on the south side of Bellwood Avenue, southeast of Olympic Boulevard near the Century City neighborhood of the City of Los Angeles. The two parcels comprising the property contain three single-story bungalow courts (six multi-family residential buildings) and four garages, constructed in 1940.<sup>23</sup> The bungalow courts are set back from Bellwood Avenue by small lawns and mature trees. Each of the Streamline Moderne buildings has a rectangular plan with one curved corner, simple massing, and asymmetrical composition. The buildings have flat built-up roofs with parapets, and shallow projecting canopies along the primary façades that wrap the rounded corners. Exterior walls are clad in smooth cement plaster, with plaster sill courses on the primary façades. Fenestration consists of divided light (two-over-two) wood sash double-hung windows. Each apartment entrance consists of a single paneled wood door, accessed from the sidewalk by a concrete path and step. There are secondary entrances to each apartment, consisting of a single, partially-glazed wood door. The four garages are arranged in pairs around two long, concrete

<sup>22</sup> Original building permits for the buildings at 10328-10366 Bellwood Avenue were not found; construction history based on a Certificate of Occupancy for City of Los Angeles building permit LA33557, June 23, 1948, and the 1950 Sanborn Fire Insurance map of the area.

<sup>23</sup> Building permits for the bungalow courts and three garages were found, dating to 1940; the fourth garage appears on the parcels in the 1950 Sanborn Fire Insurance map of the area.

driveways and are rectangular in plan with flat roofs clad in built-up roofing. Exterior walls are clad in smooth cement plaster.

**The Northern Apartments (10341-10381 Bellwood Avenue)**

The northern apartments (10341-10381 Bellwood Avenue) are located on the north side of Bellwood Avenue, southeast of Olympic Boulevard near the Century City neighborhood of the City of Los Angeles. The parcel contains a two-story apartment building, designed by Carl L. Maston in 1951. The Mid-century Modern building is roughly L-shaped in plan, with complex massing and asymmetrical composition. There is a flat roof with built-up roofing and projecting canopies over second-floor balconies. Exterior walls are clad in smooth cement plaster. Fenestration consists primarily of steel frame casement windows with divided light transom lights, metal frame horizontal-sliding windows arranged twos and threes, and fully-glazed metal frame sliding doors. Apartment entrances consist of a single wood door, accessed from the sidewalk by a concrete path and exterior stair. Secondary entrances consist of fully-glazed metal frame sliding doors, accessed by exterior stairs with metal pipe railings. There is a swimming pool surrounded by a paved courtyard at the northeast portion of the parcel, and a carport and a small surface parking lot paved in asphaltic concrete at the west side of the lot. The property is surrounded by a brick wall and metal fence and gates. Some units have balconies or patios.

**Photographs of Evaluated Resources**

The Southern Apartments (10328-10366 Bellwood Avenue)



Overall view of 10328-10366 Bellwood Avenue, facing southwest.



Overall view of 10328-10366 Bellwood Avenue, facing northeast.

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Associated surface parking for 10328-10366 Bellwood Avenue, facing northeast.

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Overall view of 10368-10384 Bellwood Avenue, facing southeast.



Overall view of 10368-10384 Bellwood Avenue, facing west.



Bungalow court at 10368-10370 Bellwood Avenue, facing south.



Bungalow court at 10372-10374 Bellwood Avenue, facing south.

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Bungalow court at 10376-10378 Bellwood Avenue, facing south.



Bungalow court at 10382-10384 Bellwood Avenue, facing south.

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Overall view of 10341-10381 Bellwood Avenue, facing west.



Overall view of 10341-10381 Bellwood Avenue and carport, facing northeast.

### Construction History

#### The Southern Apartments (10328-10366 Bellwood Avenue)

The southern apartments (10328-10366 Bellwood Avenue) were constructed between 1948-1950; the original owner is listed as the Pacific Construction Finance Company.<sup>24</sup> It was designed in the Mid-century Modern architectural style and is composed of four parcels containing seven two-story multi-family residential buildings. In 1949, architect Charles DuBois was hired to remodel a portion of the front balcony and “add architectural beauty.”<sup>25</sup> In 1953, a new retaining wall was added to the site. In 1960, a swimming pool court was added, followed by a swimming pool in 1961. Security doors have been added to apartment doors.

#### *Summary of Building Permits*

DATE	PERMIT NO.	OWNER	ARCHITECT	WORK
1948-06-08	LA17267	Pacific Construction Finance Co.	N/A	80' x 115' Parking lot
1948-06-23	LA33557	Russell L. Walton		Certificate of Occupancy: 2-story Type V apt house-hotel, 12 guest rooms, 6 apts
1949-12-20	LA29896	Bellwood Corp.	Chas (Charles) DuBois (architect)	Remodel portion of the front balcony; “add architectural beauty”
1961-02-02	LA52900	Jaffe Realty Co.	Geo J. Fosdyke	Retaining wall
1961-02-02	LA68486	Jaffe Realty Co.	Geo J. Fosdyke	Backfill behind retaining wall
1960-10-27	WLA31463	Simon Grawler	L. Nerenbaum	Swimming pool court
1960-10-27	WLA34314	Simon Grawler	Jerrold M. Caris	200' retaining wall, 104' fence, concrete slab, equipment cab
1961-02-02	LA80248	Bellwood Manor Apts.	James Fox (Engineer)	Semi-public swimming pool
1969-05-06	LA09547	Gravar	Peter Rollband (Contractor)	Plaster patching
1989-01-23	WLA79389	Dr. McClaney	Young's Roofing (Contractor)	Reroof existing bldg. – built up roof, nail base sheet 2 layer 10; ply 1 layer 72 capsheet
2005-04-06	05016-90000-06177	Moises Witemberg Trust Et Al		Replace damaged wood framing (less than 10%). Same size/spacing/type.

<sup>24</sup> Original building permits for the buildings at 10328-10366 Bellwood Avenue were not found; construction history based on a Certificate of Occupancy for City of Los Angeles building permit LA33557, June 23, 1948, and the 1950 Sanborn Fire Insurance map of the area.

<sup>25</sup> City of Los Angeles Building Permit No. LA29896, December 20, 1949.

### *Mid-century Modern Architecture*

The southern apartments at 10328-10368 Bellwood Avenue were designed in the Mid-century Modern architectural style. Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These post-war architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

### *Architect Charles DuBois*

Charles E. DuBois (1903-1996), AIA was born in Rochester, New York, and educated at UCLA and MIT. Prior to starting his own practice in 1938, he worked in the offices of Walker & Eisen (1923-1931), Gogerty & Weyl (1926-1929), and Horatio W. Bishop (1929). During World War II, DuBois worked as a Senior Screen Set Designer at Metro-Goldwyn-Mayer studios.<sup>26</sup> After the war he specialized in Ranch-style tract housing for developers. Notable works include Hollywood Riviera Estates (1955) in Palos Verdes, Riviera Beach Estates (1955) in Torrance, and Santa Anita Estates (1955) east of Pasadena. He frequently collaborated with developer J. George Wright and Don-Ja-Ran Construction Company, including such projects as Fairwood Estates (1964) in Granada Hills and the Kingswood Series of Woodland West (1961) in Woodland Hills. In the late 1950s and early 1960s, DuBois worked for developers George and Robert Alexander and Robert Fey in Palm Springs.

<sup>26</sup> AIA Application for Membership, Charles E. DuBois, August 27, 1946, 4.

### Bungalow Courts (10368-10384 Bellwood Avenue)

The bungalow courts (10368-10384 Bellwood Avenue) were constructed in 1940 for owner Walter Blake. The contractor is listed as L. Sedlachek and the engineer was Gerald Marsac; there is no architect listed on the building permits. No biographical information is available for the contractor or engineer.

10368-10384 Bellwood Avenue represents the bungalow court property type. It was designed in the Streamline Moderne architectural style and is composed of two parcels which contain three single-story bungalow courts (six multi-family residential buildings) and four garages, constructed in 1940. A garage was added to the site between 1940 and 1950.<sup>27</sup> Based on visual observation, some windows have been replaced, and screen doors have been added to some entrances.

#### *Summary of Building Permits*

DATE	PERMIT NO.	OWNER	ARCHITECT	WORK
1940-06-07	LA22320	Walter Blake	L. Sedlachek (contractor)/Gerald Marsac (Engineer)	1-story house for 3 families with 6 rooms (23' x 47') – House Court 1
1940-06-07	LA22314; LA22315	Walter Blake	L. Sedlachek (contractor)/Gerald Marsac (Engineer)	1-story house for 3 families with 6 rooms (23' x 47') – House Court 2
1940-06-07	LA22316; LA 22317	Walter Blake	L. Sedlachek (contractor)/Gerald Marsac (Engineer)	1-story house for 3 families with 6 rooms (14' x 78') – House Court 3
1940-06-07	LA22318; LA22323	Walter Blake	Gerald Marsac (Engineer)	1-story private garage (25 1/2' x 19')
1940-06-07	LA22319	Walter Blake	Gerald Marsac (Engineer)	1-story private garage (17' x 19')
1940-07-15	LA27874	L. Sedlachek	Jaeger Bros. Tile Co. (Contractor)	Interior tile work
1992-04-10	WV22889	Beverly Violin		Remove existing rfg; apply 24 sq class A fbrgls.

<sup>27</sup> Building permits for the bungalow courts and three garages were found, dating to 1940; the fourth garage appears on the parcels in the 1950 Sanborn Fire Insurance map of the area.

10368-10384 Bellwood Avenue is an example of the bungalow court property type that was first established in Southern California in the early 20<sup>th</sup> century. The bungalow court was the earliest iteration of the low-rise, high-density courtyard building which would eventually become the predominant multi-family housing dwelling type in Southern California. Consisting of small, single-unit bungalows clustered on large lots, the bungalow court first began to appear around 1909 and flourished throughout the Los Angeles region – but particularly in rapidly growing areas such as Pasadena, Santa Monica, and Hollywood – until the end of the 1930s. The early courts were first designed as vacation residences for those “wintering” in the state, although as the population of Southern California grew exponentially in the 1920s and 1930s they became more associated with year-round rental housing for people with moderate or lower incomes. Composed of a series of individual dwelling units (bungalows) oriented around a central courtyard, the bungalow court promised much of the quiet and privacy of a single-family house with the flexibility and affordability of rental housing. A typical bungalow court might include between six and ten units, depending on the size of the property on which it was constructed. Smaller lots often featured linear plans of multiple units joined in a single row by common walls, while larger lots could accommodate a U-shaped plan around a shared central courtyard.

Historian Robert Winter attributes the concept of the bungalow court to East Coast influences, observing that the roots of the building type “go back to groupings of cottages built usually in religious campgrounds from Martha’s Vineyard to Chautauqua to Winona Lake in Indiana and beyond.” The bungalow court can also be seen as a direct offshoot of the California bungalow tradition – a regionally suitable, moderately priced, and carefully designed domestic architecture. The bungalow court was a unique compromise for high-density housing, bringing together the amenities of privacy and open space usually reserved for single-family living with the convenience of an apartment. With front porches and common areas encouraging socializing among the residents, bungalow courts also helped provide new residents with a sense of identity and place.

The first bungalow court is attributed to Pasadena architect Sylvanus Marston. His 1908 design for St. Francis Court in Pasadena was touted in contemporary advertisements as “a wonderfully artistic arrangement of eleven beautifully furnished bungalows around a large private court. Every appointment for comfort and welfare of tenants...Just the thing for winter tourists.” Marston’s concept of the residential courtyard is recognized as the first of its kind in the United States. St. Francis Court quickly became a popular seasonal residence for the upper middle-class wintering in Pasadena, particularly those “wanting to avoid the formality and activity at the leading resort hotels.” Soon other architects and contractors were capitalizing on Marston’s idea,

<sup>28</sup> Description of the bungalow court property type adapted from City of Los Angeles, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization, 1880-1980, Multi-Family Residential Development, 1895-1970*, December 2018.

and the building type would become “a favorite in Southern California for the first three decades of the 20<sup>th</sup> century.”

Even as the bungalow court evolved to a lower-cost permanent housing model, characteristics found in Marston’s initial design remained and came to define the dwelling type. Whether modest or extravagant, bungalow courts retained the same essential composition regardless of their style, level of architectural detail, or amenities. Indeed, as architect Ross Chapin acknowledges, the success of the form comes in part from the ease with which it could adapt to lot dimensions and the wide variety of styles that were possible.

According to Chapin, early courts, constructed through the mid-1910s, were mostly organized in a U-shaped plan on lots with a street frontage of 150 feet or more and equal depth. This allowed for a central garden space 50 feet wide, with room for porches, small private yards, and significant landscaping in the shared court. Early versions of the type were also composed of a single row of detached units arranged along a side court. These types of courts replicate the experience of a single-family house because though the individual bungalows are often very small, they are usually free-standing or include only one common wall with a neighboring unit. Each unit featured an individual entrance, typically with a small porch, while the common courtyard took the place of the individual front yard. Because bungalow courts tended to blend nicely into single-family streetscapes, they were “utilized extensively in spot development that did not disrupt the physical and social context of given neighborhoods.”

After World War I, however, it was more common for the courts to be composed of larger residential buildings containing a series of attached units, reflecting the increasing density of Los Angeles. Units were still arranged in the characteristic pattern, with separate entrances (often with small porches) oriented directly onto a central court. Often, a larger, multi-unit building was situated at the rear of the courtyard, creating a U-shaped configuration and providing a visual terminus to the courtyard itself.

Land prices increased after World War I, which led to courts being constructed on even narrower lots, to about 75 feet wide, with the common space taking up the slack.<sup>29</sup> A half-court pattern appeared on a still smaller lot, in an L-shaped configuration. Pushing the limits further, some court layouts morphed into a series of one- or two-sided attached garden apartments.<sup>30</sup> Although these later buildings did not have the same character as the earlier one- or two-unit bungalow courts, they were a step in the transition in courtyard housing from true bungalow courts consisting of single or duplex units to U-shaped courtyards.

While examples of various styles and configurations were constructed throughout Southern California, bungalow courts became especially prevalent in Los Angeles, particularly in those parts of the city where the pressure for housing combined with an increasing urbanization and density. In these areas, single-family residences on their large lots were no longer the most

<sup>29</sup> Chapin, 46.

<sup>30</sup> Chapin, 46.

optimal use of the land. Thus, bungalow courts often appear as infill development in previously-established single-family neighborhoods. Beginning in the teens and continuing through the 1930s, bungalow courts appeared in nearly every Los Angeles neighborhood that was experiencing increasing residential density. As indicators of where these residential types were originally constructed, concentrations persist today in Hollywood, San Pedro, Silver Lake, Venice, Westlake, and Koreatown.

### *Streamline Moderne Architecture*

The bungalow courts at 10368-10384 Bellwood Avenue reflect elements of the Streamline Moderne architectural style. The constraints of the Great Depression cut short the development of Art Deco architecture, but replaced it with a purer expression of modernity, the Streamline Moderne. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture. The prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or plaster. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples simply because there was so little construction activity during the Depression.

Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building incorporating some Art Deco elements was not uncommon, particularly in the Federally-funded projects of the Works Progress Administration. The buildings executed under those programs are often referred to as PWA Moderne. They incorporate the clean lines of Streamline Moderne with simplified decorative elements of Art Deco to create an appropriately monumental but restrained architectural language for post offices, courthouses, schools, libraries, city halls, bridges, and other institutional and infrastructure projects across the country.

The Northern Apartments (10341-10381 Bellwood Avenue)

The northern apartments (10341-10381 Bellwood Avenue) were constructed in 1951 for owner Paul S. Cummins. The property is composed of one parcel which contains a two-story apartment building, designed in the Mid-century Modern architectural style by Carl L. Maston. In 1952, two apartment units, also designed by Maston, were added to the property, along with two fireplace chimneys, the pool, and the carport; and the front roofs were enlarged.<sup>31</sup> The balcony railing and privacy fencing around the pool have been replaced. Some windows have been replaced with aluminum horizontal-sliding windows.

*Summary of Building Permits*

DATE	PERMIT NO.	OWNER	ARCHITECT	WORK
1951-07-10	WLA2551	Paul S. Cummins	Carl Louis Maston	2-story apartment house for 11 families with 35 rooms (121' x 63')
1951-09-28	WLA2849	Paul S. Cummins	Carl Maston	Change proposed foundation to utilize caissons required to meet condition
1951-10-05	WLA2974	Paul S. Cummins	Carl Maston	Caisson & reinforce concrete beam foundations
1951-12-27	WLA3644	Paul S. Cummins		Addition of a fire place over door/stair in apts 9 and 10
1952-02-11	LA25298	Paul S. Cummins	Robert Kadow (Engineer)	Construct 18' x 34' pool
1952-02-11	WLA3964	Paul S. Cummins	Carl Maston	Add two apartment units per plans; add two fireplace chimneys
1952-04-14	WLA4657	Paul S. Cummins	Carl Maston	Enlarge front roofs
1952-09-18	WLA6221	Paul S. Cummins	Carl Maston	Construct 20' x 63' car port
1986-01-23	N/A	M. C. Cleney		Repair patio floor @ 2 <sup>nd</sup> floor – Apt 8

<sup>31</sup> City of Los Angeles building permits LA25298, February 11, 1952; WLA3964, February 11, 1952; WLA4657. April 14, 1952; WLA 6221, September 18, 1952.

### *Mid-century Modern Architecture*

The northern apartments were designed in the Mid-century Modern architectural style, which is discussed above.

### *Architect Carl Maston*

Carl L. Maston (1915-1992), AIA, designed more than 100 buildings, including private residences, apartment buildings, shopping centers, and large-scale institutional projects. He studied at the University of Southern California, receiving his architecture degree in 1937. Upon graduation, Maston worked for the offices of Floyd Rible, A. Quincy Jones, Fred Emmons, Phil Daniel, and Allied Architects before opening his own office. His homes, shopping centers, military housing units, and university buildings can be found throughout Southern California. After serving in World War II, Maston returned to Los Angeles and opened his first office in Beverly Hills. In 1946, he was commissioned to build the Pandora Apartments, marking the beginning of his experimentation with garden-apartment design. In 1954, Maston completed his portion of the quintessential California apartment complex, the National Boulevard Apartments (Maston designed one building, architect Ray Kappe the other).<sup>32</sup> Among his most noted commissions are the School of Environmental Design at California Polytechnic State University, Pomona, and the Creative Arts Building at the California State University, San Bernardino. Carl Maston was 77 when he died in Hollywood in 1992.

<sup>32</sup> Andrew Wagner, "Maston Remastered," *Dwell Magazine*, September 2005.

### Ownership/Occupant History

Research of building permit history, City Directories, and other applicable sources was conducted to identify potentially significant owners or residents of any of the properties on the Project Site.

#### The Southern Apartments (10328-10366 Bellwood Avenue)

The southern apartments were constructed for the Pacific Construction Finance Company. Subsequent owners include Russell L. Walton; the Bellwood Corporation; Jaffe Realty Company; and Simon Grawler. There is no evidence to suggest that any of the owners made significant contributions to history.

Several members of the entertainment industry were identified as residents of the southern apartments. In 1956, biographer, novelist, screenwriter, and film critic Gavin Lambert was a tenant.<sup>33</sup> Lambert<sup>34</sup> was educated at Oxford and took over Oxford Film Society's magazine *Sequence* in 1947 with Lindsay Anderson, Peter Ericsson, and Penelope Houston. In 1949, he transformed the British Film Institute journal, *Site and Sound*. By the time Lambert lived in the southern apartments, he had directed the film *Another Sky* (1954), which was admired by American director Nicholas Ray (*Rebel Without a Cause*). Lambert and Ray began a love affair, prompting Lambert's move to Hollywood to become Ray's assistant and a writer on *Bigger than Life* (1956) and *Bitter Victory* (1957). Lambert also collaborated on the script for *Sons and Lovers* (1960), which was nominated for an Academy Award, and on the script for *The Roman Spring of Mrs. Stone* (1961). During the same period, Lambert completed the first two books in his Hollywood Quartet: *The Slide Area* (1959) and *Inside Daisy Clover* (1963). The latter was made into a movie starring Natalie Wood. Lambert received a second Academy Award nomination in 1977 for his adaptation of Tony Page's *I Never Promised You a Rose Garden* (1977). By 1960, Lambert was living in Santa Monica.<sup>35</sup> He became an American citizen in 1964, but between 1974 and 1989 spent most of his time with his partner in North Africa. He continued to write fiction and Hollywood history and biographies until the end of his life. In Lambert's 2005 obituary, writer Armistead Maupin noted, "Decades before it was fashionable, Gavin Lambert expertly wove characters of every sexual stripe into his lustrous tapestries of southern California life. His elegant, stripped-down prose caught the last gasp of old Hollywood in a way that has yet to be rivalled."<sup>36</sup>

Among Lambert's neighbors in 1956 were Judith P. Spreckels and Dolph von Rudeen. Spreckels, a writer, actress, and friend of Elvis Presley, was briefly married to Spreckels Sugar heir Adolph B. Spreckels, Jr. in the early 1950s. Rudeen was a film and sound editor, who most notably

<sup>33</sup> *Los Angeles City Directory*, 1956.

<sup>34</sup> Biographical information adapted from "Gavin Lambert," *The Independent*, July 19, 2005.

<sup>35</sup> In 1960, he lived at 225 Ocean Avenue (per his passenger arrival card); in 1964 his address is listed as 319 Sumac Lane (per his naturalization card).

<sup>36</sup> "Movies: Gavin Lambert," *The Guardian*, July 22, 2005.

worked on the television series *Voyage to the Bottom of the Sea* (1966-1967) and the film *Time to Run* (1973).

Bungalow Courts (10368-10384 Bellwood Avenue)

The bungalow courts were originally constructed for Walter Blake. Subsequent owners include L. Sedlacheck (who was the contractor for the original construction of the property). There is no evidence to suggest that any of the owners made significant contributions to history. No significant residents were identified.

The Northern Apartments (10341-10381 Bellwood Avenue)

The northern apartments were constructed for Paul S. Cummins. Paul Stedman Cummins (1907-1983) was born in Cedar Rapids, Iowa, to Joseph E. Cummins and Ruby Stedman Cummins. He graduated from Northwestern University in 1932.<sup>37</sup> By 1952, he was president of the United Soya Co. and the Paul S. Cummins Building Co.<sup>38</sup> He was the owner-builder of the Paul Cummins Patio Apartments, and also owned the Paul Cummins Huddle Restaurant Group.<sup>39</sup> Cummins had a number of other real estate holdings in the Los Angeles area, including “one of Westwood’s major office buildings” at the corner of Westwood Boulevard and Kinross Avenue,<sup>40</sup> the Biltmore Theater,<sup>41</sup> Gay 90’s Restaurant,<sup>42</sup> and the Roaring 20’s Restaurant.<sup>43</sup> Cummins died in 1983, at the age of 75. No evidence was found to suggest that Paul S. Cummins ever lived on the property.

Research did not uncover any additional notable owners of the northern apartments. By 1986, the property was owned by M.C. Cleney; no significant biographical information is available about Cleney. No potentially significant residents were identified.

<sup>37</sup> No indication of his degree or major was found.

<sup>38</sup> “Northwestern Alumni Honor Paul S. Cummins,” *Los Angeles Times*, July 2, 1952.

<sup>39</sup> “Newly Completed,” *Los Angeles Times*, December 14, 1952; “Financial News Briefs,” *Los Angeles Times*, June 2, 1957; “Albert Sheetz Chain Acquired by Huddle Group,” *Los Angeles Times*, June 14, 1957.

<sup>40</sup> “Glendale Federal Buys Building,” *Los Angeles Times*, January 12, 1958.

<sup>41</sup> “Biltmore Theater Sold and May Be Demolished,” *Los Angeles Times*, May 28, 1958.

<sup>42</sup> Joan Winchell, “Little Known Facts,” *Los Angeles Times*, May 8, 1959.

<sup>43</sup> Christy Fox, “No Pique-Nique? You’ve Missed Fun,” *Los Angeles Times*, September 28, 1959.

**HISTORICAL RESOURCE ASSESSMENT REPORT**

## Bellwood Apartments

**HISTORIC RESOURCES GROUP**

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and a Los Angeles Historic-Cultural Monuments.

Utilizing the Historic Context Statement developed by SurveyLA, the multi-family residences on the Project Site are evaluated under the contexts and themes as outlined below.

The Southern Apartments (10328-10366 Bellwood Avenue)

**Context:** *Entertainment Industry, 1908-1980*

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

**Sub-Theme:** *Residential Properties Associated with Significant People in the Entertainment Industry, 1908-1980<sup>44</sup>*

**Criteria:** NR: B CR: 2 Local: 2

**General Guidance on Evaluations:** There are many hundreds of residential properties in Los Angeles associated with persons in the entertainment industry and, in some cases, there are multiple residences associated with a single individual. Not all of these resources are significant under this theme. As indicated in the eligibility standards below, the property must be directly associated with the productive life of the person within the entertainment industry AND the individual must be proven to have made an important contribution to the entertainment industry. Eligibility standards developed for this theme are largely based on the National Register Bulletin "Guidelines for Evaluating and Documenting Properties Associated with Significant Persons" (<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb32.pdf>) which may provide additional information to apply in making property evaluations under this theme, particularly as it related to comparative analysis.

**Summary Statement of Significance:** Los Angeles' identity is inextricably tied to its role in the entertainment industry. The well-known advertising slogan "The Entertainment Capital of the World" reflects the city's central place in the motion picture, radio, television, and recording/music industries. Residential properties evaluated under this theme are significant in the areas of Entertainment and/or Ethnic History and are directly associated with individuals who made significant contributions to the entertainment industry. This may include actors, directors, writers, producers, musicians, technicians, recording artists, and others. Residential properties were often designed and built for a significant person and/or were the long-term home of a significant person.

<sup>44</sup> City of Los Angeles, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Entertainment Industry, 1908-1980*, October 2017, 27-29.

**Eligibility Standards:**

- A residence, estate, or multi-family property designed specifically for a significant person in the entertainment industry and/or
- The long-term residence, estate, or multi-family property of a significant person in the entertainment industry
- Is directly associated with the productive life of the person within the entertainment industry (film, radio, television, and recording industries)
- Individual must be proven to have made an important contribution to the entertainment industry

**Character Defining/Associative Features:**

- Retains most of the essential character defining features from the period of significance when the property was associated with the significant person
- The individual must have resided in the property during the period in which he or she achieved significance
- For multi-family properties, the apartment or room occupied by the person must be readable from the period of significance
- If the property is the only remaining resource associated with a person significant in the entertainment industry, it may be eligible even if all or most of the person's significant work occurred before living in the property

**Integrity Considerations:**

- Should retain integrity of Location, Design, Feeling, and Association from the period of significance
- Integrity is based on the period during which the significant person occupied the residence
- Properties may be difficult to observe from the public right-of-way due to privacy walls and landscaping
- Adjacent setting may have changed
- Some original materials may be altered or removed

The Southern Apartments (10328-10366 Bellwood Avenue) & Northern Apartments (10341-10381 Bellwood Avenue)

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

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

**Theme:** *Post-War Modernism, 1946-1976*

**Sub-Theme:** *Mid-century Modernism, 1945-1970<sup>45</sup>*

**Criteria:** NR: C CR: 3 Local: 3

**Eligibility Standards:**

- Exhibits quality of design through distinctive features
- Retains the essential character defining features of Mid-century Modernism from the period of significance
- Was constructed during the period of significance

**Character Defining/Associative Features:**

- Direct expression of the structural system, often wood or steel post and beam
- Flat roof, at times with wide overhanging eaves
- Floor-to-ceiling windows, often flush-mounted metal framed
- Horizontal massing
- Simple, geometric volumes
- Unornamented wall surfaces

**Integrity Considerations:**

- Original garage doors may have been replaced
- Original setting (surrounding buildings, landscape) may not be intact
- Original use may have changed
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- The addition of decorative elements to originally sparse facades
- The addition of security features such as screen doors and bars at windows
- The painting of surfaces (wood) that might have been originally unpainted

Bungalow Courts (10368-10384 Bellwood Avenue)

**Context:** *Residential Development and Suburbanization, 1880-1980*

**Theme:** *Multi-family Residential Development, 1895-1970*

**Sub-Theme:** *The Bungalow Court, 1910-1939<sup>46</sup>*

<sup>45</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, 1850-1980 Eligibility Standards*, 472-473.

<sup>46</sup> City of Los Angeles, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization, 1880-1980, Multi-Family Residential Development, 1895-1970*, December 2018, 49-50.

**Summary Statement of Significance:** Bungalow courts evaluated under this theme are significant in the area of Community Planning and Development. They represent an important multi-family building type that proliferated throughout the city during most of the twentieth century and reflects trends in urban planning to accommodate full and part time residents as well as tourists and other visitors. The bungalow court provided the privacy, open space, and other features associated with a single-family house, with the convenience and affordability of apartment living. Many examples are also significant in the area of Architecture as excellent examples of their respective architectural styles. Bungalow courts are becoming increasingly rare and are a highly threatened property type.

**Period of Significance:** 1910-1939

**Criteria:** NR: A/C CR: 1/3 Local: 1/3

**Eligibility Standards:**

- A good to excellent example of the type
- Was constructed during the period of significance
- Represents an intact court plan from the period of construction

**Character Defining/Associative Features:**

- Retains most of the essential character-defining features from the period of significance
- One story, occasionally with a two-story structure at the rear
- Composed of multiple detached or semi-detached buildings
- Typically occupies a single or double residential lot
- Units are oriented around a central common open area, a primary feature of the design (typically a landscaped area with a central walkway or simple cement sidewalk; a paved central motor court is less common)
- The primary entrance to individual units open directly onto the shared central walkway; front units may open onto the street
- Early examples have little or no accommodation for the automobile
- Examples that accommodate automobiles may include a central motor court or side alleys leading to a parking area or garages
- Examples built on steep topography may have parking garages at the street level
- May also be significant as a good to excellent example of an architectural style from its period and/or the work of a significant architect or builder
- Property as a whole is composed of a unifying architectural style
- Bungalow courts are of particular significance in Hollywood, where large colonies once existed to accommodate people working in the burgeoning entertainment industry

**Integrity Considerations:**

- Should retain integrity of Location, Design, Materials, and Setting (must retain the relationship between the units and the courtyard), and Feeling

- Some original materials may be altered or replaced
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Original landscaping may have been altered or removed
- Surrounding buildings and land uses may have changed
- If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable

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

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

**Theme:** *Related Responses to Modernism, 1926-1970*

**Sub-Theme:** *Streamline Moderne, 1934-1945<sup>47</sup>*

**Criteria:** NR: C CR: 3 Local: 3

**Eligibility Standards:**

- Retains the essential character defining features of the Streamline Moderne style from the period of significance
- Was constructed during the period of significance
- Exhibits quality of design through distinctive features

**Character Defining/Associative Features:**

- Horizontal orientation
- Rounded corners and curved surfaces, emulating a “windswept” appearance
- Flat or nearly flat roofs
- Speedlines at wall surfaces, such as horizontal moldings and continuous sill courses
- Smooth stucco cladding
- Metal, often steel casement, windows
- Unadorned wall surfaces, with minimal ornament
- Windows “punched” into walls, with no surrounds

**Integrity Considerations:**

- Setting may have changed (surrounding buildings and land uses)
- Location, may have been moved for preservation purposes
- Original use may have changed

<sup>47</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, 1850-1980 Eligibility Standards*, 451-452. The narrative for the L.A. Modernism context has not yet been published; therefore, there is no summary statement of significance included.

- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- The addition of security features such as screen doors and bars at windows
- Original garage doors may have been replaced

The multi-family residences that comprise the Project Site have been evaluated individually for potential historic significance using the eligibility criteria and integrity thresholds for listing in the National Register of Historic Places, the California Register of Historical Resources, and as Los Angeles Historic-Cultural Monuments.

### **The Southern Apartments (10328-10366 Bellwood Avenue)**

#### Criterion A/1/1

According to guidance from the National Park Service, to be considered for listing for its association with an event or trend, a property “must have an important association with the event or historic trends, and it must retain historic integrity [...It] must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events and to have been associated with those events[...]. Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.”<sup>48</sup>

The southern apartments (10328-10366 Bellwood Avenue) were constructed between 1948 and 1950 to fill a need for housing in the period following World War II and do not conform to any planned development of the area. As noted above, in the postwar period, large swaths of multi-family apartments and condominiums of varying styles and sizes were constructed in West Los Angeles. In many cases, concentrations of multi-family residences acted as infill in earlier tract developments. The southern apartments were constructed as infill on the edge of an earlier single-family residential tract. The construction of this multi-family residence does not represent a cohesive or organized development effort associated with a particular period, and no evidence was found to suggest that any important events took place in this location. Therefore, the southern apartments (10328-10366 Bellwood Avenue) are not eligible under Criterion A/1/1.

#### Criterion B/2/2

According to the eligibility standards developed by SurveyLA for evaluating properties that may be significant for an association with an important person in the entertainment industry, the property must be directly associated with the productive life of the person within the entertainment industry and the individual must be proven to have made an important contribution to the entertainment industry.

In 1956, biographer, novelist, screenwriter, and film critic Gavin Lambert was one of the building's tenants.<sup>49</sup> However, Lambert only lived in the southern apartments for a brief time,

<sup>48</sup> *National Register Bulletin 15.*

<sup>49</sup> *Los Angeles City Directory, 1956.*

and it was not the period during which he achieved significance in the field. His productive period spanned from 1959, when the first book in his Hollywood Quartet, *The Slide Area*, was published, and continued through 1977, when he received an Academy Award nomination for his adaptation of Tony Page's *I Never Promised You a Rose Garden*. Lambert's significance in his field does not coincide with his residence at the southern apartments. According to available information about Lambert's life, he lived in several locations in Southern California during his productive period. Therefore, the property does not meet the eligibility standards as outlined in SurveyLA for a property that is significant for an association with an important person in the entertainment industry. It is not the only remaining property associated with Lambert's life; it was not designed or built for a significant person in the entertainment industry; it was not the long-term home of a significant person in the entertainment industry; and it is not directly associated with a significant person's productive life.

Among Lambert's neighbors in 1956 were Judith P. Spreckels and Dolph von Rudeen. However, no documentation was found to suggest that Spreckels, Rudeen, or any other owner or tenant of the southern apartments made an important contribution to the entertainment industry or were otherwise significant in local, state, or national history.

Therefore, the southern apartments (10328-10366 Bellwood Avenue) are not eligible under Criterion B/2/2.

### Criterion C/3/3

According to guidance from the National Park Service, properties that are eligible for their architectural merit should embody the distinctive characteristics of a style or type and/or possess high artistic value. A property that is an example of a recognizable style or property type does not automatically qualify it for designation; typically, the property should be an excellent or rare example of its style or type that distinguishes it from other examples from the period. Further, per the eligibility standards developed by SurveyLA for evaluating Mid-century Modern residential architecture in Los Angeles, an eligibility property must exhibit "quality of design through distinctive features."

Additionally, per the National Park Service, "a master is a figure of generally recognized greatness in a field [...] The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style."<sup>50</sup>

The southern apartments were designed in the Mid-century Modern architectural style and exhibit general character-defining features of the style as identified by SurveyLA, including a flat

<sup>50</sup> *National Register Bulletin 15.*

roof with wide, overhanging eaves, horizontal massing, simple, geometric volumes, and unornamented wall surfaces. However, the buildings are an unremarkable example of the style, particularly when compared with other Mid-century Modern multi-family residential buildings in the area and throughout Los Angeles. The southern apartments are not an excellent example of the style, they do not exhibit quality of design through distinctive details, and they do not have a characteristic style or quality that is distinguishable from other standard Mid-century Modern multi-family residential buildings constructed in large numbers during the same period.

The architect of the original 1948 design is unknown; no original buildings permits are on file and the certificate of occupancy does not list an architect. In 1949, the buildings were altered by local architect Charles DuBois, who was hired to alter the front balcony and “add architectural beauty.” DuBois was prolific in the post-World War II era, but there is no evidence to indicate that DuBois was a figure of generally recognized greatness in his field, and the alterations at the southern apartments do not represent a characteristic style and quality specific to DuBois’ work.

The southern apartments do not embody the distinctive characteristics of a style or type; they do not represent the work of a master; they do not possess high artistic values; and they do not meet the eligibility standards for evaluating Mid-century Modern residential buildings as outlined by SurveyLA. Therefore, the southern apartments (10328-10366 Bellwood Avenue) are not eligible under Criterion C/3/3.

### **Bungalow Courts (10368-10384 Bellwood Avenue)**

#### Criterion A/1/1

The buildings comprising the bungalow courts at 10368-10384 Bellwood Avenue were constructed in 1940. They were constructed as infill development and do not conform to any planned development of the area. They do not represent a cohesive or organized development effort associated with a particular period, and no evidence was found to suggest that any important events took place in this location. Therefore, they are not eligible under Criterion A/1/1.

The property is a late example of the bungalow court property type; it is evaluated as an example of the type under Criterion C/3/3, below.

#### Criterion B/2/2

According to guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past: individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property

must be associated with a person's productive life, reflecting the time period when he or she achieved significance.<sup>51</sup>

No documentation was found to suggest that any former owner or tenant of the bungalow courts at 10368-10384 Bellwood Avenue was significant in local, state, or national history. Therefore, it is not eligible under Criterion B/2/2.

### Criterion C/3/3

The bungalow courts at 10368-10384 Bellwood Avenue were constructed in 1940, and they exhibit characteristics of the Streamline Moderne architectural style, including a horizontal orientation, rounded corners, flat roofs, speedlines (represented in the canopies), smooth stucco cladding, unadorned wall surfaces, and windows "punched" into the walls, with no surrounds. However, the bungalow courts are an unremarkable example of the style. They do not represent an excellent example of the style, they do not possess high artistic value, and they do not exhibit quality of design through distinctive details.

10368-10384 Bellwood Avenue is an example of the bungalow court property type, first established in Southern California in the first decade of the 20<sup>th</sup> century. However, the property is a late example of the type, constructed outside the period of significance for bungalow courts in Los Angeles, it is not an excellent example of the type, and it does not reflect the significant character-defining features of the bungalow court. The buildings that comprise the court were designed and sited to fit the shape of the parcels, and do not conform to a particular bungalow court plan. As identified by the SurveyLA Historic Context Statement, bungalow courts have particular significance in certain areas of the city; they were not an important type in West Los Angeles, which saw significant multi-family residential development in the period after World War II.

No architect is associated with the bungalow courts' design; the building permits name only the structural engineer, Gerald Marsac. There is no evidence to indicate that Marsac was a figure of generally recognized greatness in his field, or a known craftsman of consummate skill; and his work, as exemplified at 10368-10384 Bellwood Avenue, has no characteristic style and quality to distinguish it from other standard bungalow courts constructed in large numbers in Southern California between 1910 and 1939.<sup>52</sup>

The bungalow court apartments at 10368-10384 Bellwood Avenue do not embody the distinctive characteristics of a style or type; do not represent the work of a master; do not possess high artistic values; and do not meet the eligibility standards for evaluating Streamline Moderne

<sup>51</sup> U.S. Department of the Interior, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, as revised 2002).

<sup>52</sup> This is the period of significance for the bungalow court property type as defined in City of Los Angeles, Department of City Planning. "Context: Residential Development and Suburbanization, 1880-1980; Sub-context: Multi-Family Residential Development, 1910-1980; Theme: Multi-Family Residential, 1910-1980; Sub-theme: The Bungalow Court, 1910-1939," in *SurveyLA: Los Angeles Historic Resources Survey Project, Historic Context Statement*, 2017.

residential buildings or the bungalow court property type as outlined by SurveyLA. Therefore, the bungalow courts at 10368-10384 Bellwood Avenue are not eligible under Criterion C/3/3.

### **The Northern Apartments (10341-10381 Bellwood Avenue)**

#### Criterion A/1/1

The northern apartments at 10341-10381 Bellwood Avenue were constructed in 1951 to fill a need for housing in the period following World War II, and do not conform to any planned development of the area. As noted above, in the postwar period, large swaths of multi-family apartments and condominiums of varying styles and sizes were constructed in West Los Angeles. In many cases, concentrations of multi-family residences acted as infill in earlier tract developments. The northern apartments were constructed as infill on the edge of an earlier single-family residential tract. They do not represent a cohesive or organized development effort associated with a particular period, and no evidence was found to suggest that any important events took place in this location. Therefore, the northern apartments (10341-10381 Bellwood Avenue) are not eligible under Criterion A/1/1.

#### Criterion B/2/2

No documentation was found to suggest that any former owners or tenants of the northern apartments were significant in local, state, or national history. Paul Cummins was a real estate developer and owned numerous properties and commercial enterprises in Southern California; however, there is no evidence to suggest he made significant contributions to history, and he never resided at the property. Therefore, the northern apartments (10341-10381 Bellwood Avenue) are not eligible under Criterion B/2/2.

#### Criterion C/3/3

The northern apartments at 10341-10381 Bellwood Avenue were designed in the Mid-century Modern architectural style, with a flat roof with projecting canopies over the second-floor balconies, flush-mounted, metal framed windows and sliding doors, horizontal massing, simple, geometric volumes, and unornamented wall surfaces. However, the complex is a relatively unremarkable example of the style, particularly when compared to other Mid-century Modern multi-family residential buildings in the area and throughout Los Angeles. It does not exhibit quality of design through distinctive details, and it does not represent an excellent or distinctive example of the Mid-century Modern architectural style.

The northern apartments were designed by noted local architect Carl Maston. However, the apartment complex does not represent a distinctive or excellent example of Maston's work, and it does not reflect a significant development or transitional period in his career. There are other examples of Maston's work in the Los Angeles area that are more representative of his body of work and significance as an architect, including the garden apartments at 10565-10567 W. National Boulevard (Ray Kappe and Carl Maston, 1954-1955), which were identified during the West Los Angeles Community Plan Area of SurveyLA as excellent examples of Mid-century

Modern residential architecture in West Los Angeles, and as examples of the work of Kappe and Maston.<sup>53</sup>

The northern apartments do not embody the distinctive characteristics of a style or type; do not represent the work of a master; do not possess high artistic values; and do not meet the eligibility standards for evaluating Mid-century Modern residential buildings as outlined by SurveyLA. Therefore, the northern apartments (10341-10381 Bellwood Avenue) are not eligible under Criterion C/3/3.

<sup>53</sup> Examples of Carl Maston's work in the Los Angeles area can be found at the Pandora Apartments (1946, 744 S. Catalina Street, Los Angeles); Maston/Marmont House (1947; 1657 Marmont Avenue, West Hollywood); Hillside House (1962; 8707 S. Ives Drive, Los Angeles; City of Los Angeles Historic-Cultural Monument No. 688); and Chiat House (1967; 612 Camino Verde, South Pasadena).

The Olympic Boulevard Street Lights, six groupings of street lights spanning 1.6 miles along Olympic Boulevard between Fox Hills Drive and Cotner Avenue, were identified as a potential historical resource during the survey of the West Los Angeles Community Plan Area conducted by SurveyLA in 2012. The streetlights date to 1925 and were evaluated under the context “Public and Private Institutional Development, 1850-1980,” the sub-context “Government Infrastructure and services, 1850-1980,” the theme “Public Works, 1900-1980,” and the sub-theme “Street Lights and the Bureau of Street Lighting, 1900-1980.” They were found significant under Criteria A/1/1 and C/3/3, and were assigned the status code of 3S/3CS/5S3 which is defined as “appears eligible for listing in the National Register of Historic Places/the California Register of Historical Resources/and Locally as an individual property through survey evaluation,” as an “excellent and intact example of street lighting associated with the Bureau of Street Lighting in West Los Angeles.”<sup>54</sup> The Olympic Boulevard Street Lights are therefore treated as historical resources for purposes of this report.

The streetlights are located along both sides of Olympic Boulevard; there are three streetlights located on the south side of Olympic Boulevard at Bellwood Avenue, in the vicinity of the Project Site. In order for a project to have a substantial adverse impact on adjacent historical resources, it must be shown that the integrity and/or significance of the historical resources would be materially impaired. In practical terms, the significance of an historical resource can be materially impaired when the proposed changes to its surroundings substantially impair or obscure the ability of the resource to convey its historical significance such that it would no longer be eligible for listing in the National or California Registers or as a City of Los Angeles Historic-Cultural Monument.

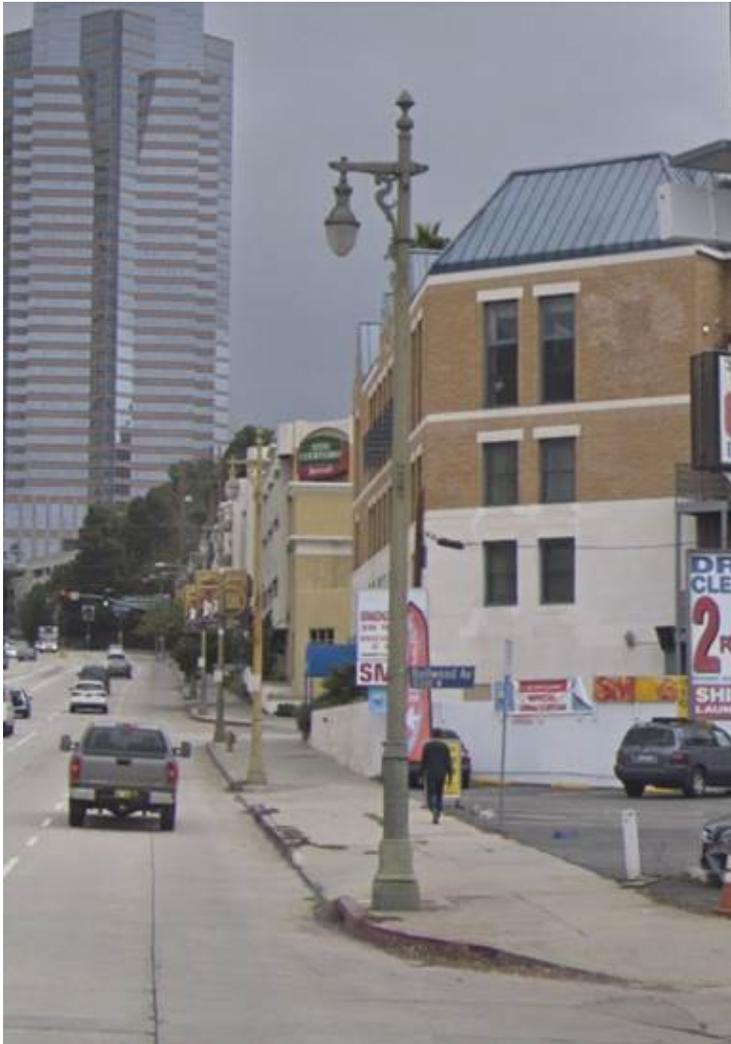
The proposed Project is located along Bellwood Avenue, and does not front Olympic Boulevard. At the western intersection of Olympic Boulevard and Bellwood Avenue, the Project Site is separated from the historic streetlights by the commercial parcels that front Olympic Boulevard and their associated surface parking lots; at the eastern intersection of Olympic and Bellwood, the Project Site is separated from the historic streetlights by multi-story hotel buildings. Therefore, there is adequate separation between the Project Site and the historic streetlights such that the Proposed Project will not impair the integrity or immediate surroundings of the streetlights, or their relationship to Olympic Boulevard. The Project will not materially alter any of the streetlights, which will remain intact in their current locations. While not anticipated, in the event utility work or other offsite infrastructure improvements require work in the area of the Olympic Boulevard Streetlights near the Project Site, one or more of the streetlights could be removed while the work occurs and reinstalled following the completion of the work. The Olympic Boulevard Streetlights will therefore continue to convey their significance and will remain eligible

<sup>54</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, “Non Parcel Resources,” in *Historic Resources Survey Report: West Los Angeles Community Plan Area*, prepared by Sapphos Environmental, Inc., August 2012.

for designation at the federal, state, and local levels following implementation of the Project. [See Figure 2. Map of Olympic Boulevard Street Lights.]

FIGURE 2: OLYMPIC BOULEVARD STREET LIGHTS





View of Olympic Boulevard Street Lights, along the south side of Olympic Boulevard at Bellwood Avenue.

Based on a review of the previous survey findings for the area, the relevant historic contexts, and an analysis under each of the eligibility criteria for designation, the southern apartments (10328-10366 Bellwood Avenue), the bungalow courts (10368-10384 Bellwood Avenue), and the northern apartments (10341-10381 Bellwood Avenue) do not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as City of Los Angeles Historic-Cultural Monuments. None of the buildings were identified as potential historic resources by SurveyLA; and none are significant for an association with important events/patterns of development, an association with important people, as an excellent example of an architectural style or property type, or as the work of a master. Therefore, the multi-family residences on the Project Site do not warrant further consideration or additional analysis as historical resources as defined by the California Environmental Quality Act (CEQA), and no mitigation measures are recommended or required.

There is one historical resource located in the vicinity of the Project Site. The Olympic Boulevard Streetlights, identified as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments by SurveyLA, span both sides of Olympic Boulevard, including the block where Olympic intersects with Bellwood Avenue. The proposed Project will not result in a substantial adverse impact to the streetlights; they will remain intact and in place following implementation of the Project, and they will continue to convey their historic significance. Therefore, no mitigation measures are recommended or required.

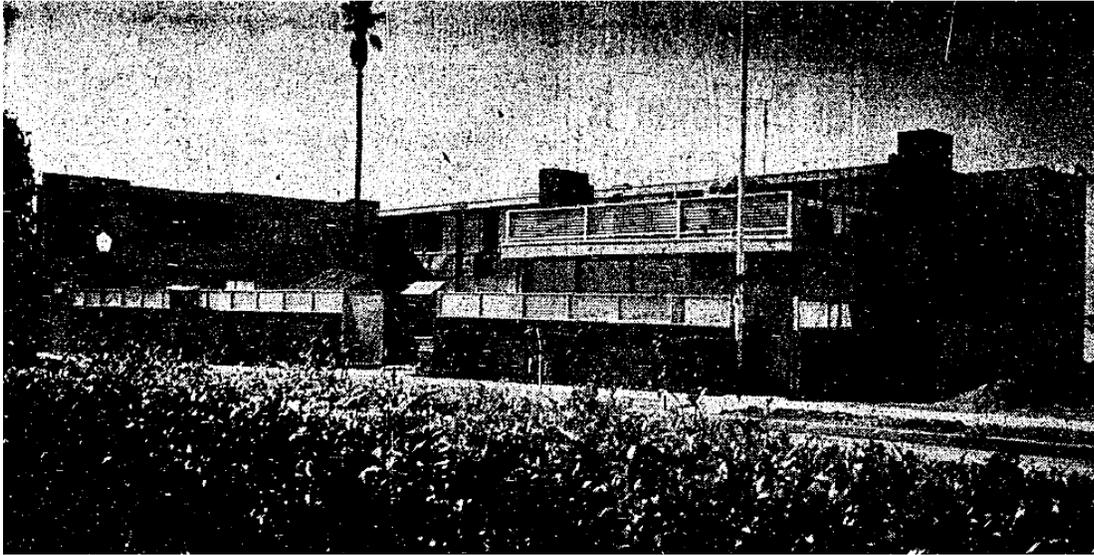
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**10341-10381 Bellwood Avenue**



North and east view of the "Paul Cummins Patio Apartments," 1952. Source: "Newly Completed," *Los Angeles Times*, December 14, 1952.



# HISTORIC RESOURCES GROUP

**Years of Experience:** 15

## **Education**

Master of Heritage Conservation  
University of Southern California

Bachelor of Arts, Art History  
Pennsylvania State University

## **Professional Affiliations**

Los Angeles Conservancy

California Preservation Foundation

National Trust for Historic Preservation

Docomomo\_US

## **CHRISTINE LAZZARETTO**

### **MANAGING PRINCIPAL**

#### **Experience Profile**

Christine Lazzaretto is an Architectural Historian with 15 years of experience in historic preservation in Southern California. Christine joined Historic Resources Group in 2008 and became Managing Principal in 2018. At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys, authored a wide range of historic context statements and successful National Register nominations. Her deep understanding of CEQA principles, significance, context and environmental impacts make her a leading expert in cultural resources analysis for environmental review. Christine also manages teams of professional colleagues on large-scale planning efforts.

Selected projects include: Citywide surveys for Beverly Hills, Los Angeles, Modernism in Riverside; Context Statements for City of Pasadena Recent Past, Paso Robles, San Luis Obispo, Beverly Hills, South Pasadena; City of Long Beach Historic Preservation Element; National Register nomination for the University of Southern California; Forum historic tax credit project; Master Plan for University of Southern California.

Prior to joining HRG, Christine worked at Pasadena Heritage as Preservation Director and Program Director, where her responsibilities included administering the Preservation Easement Program; assisting with advocacy efforts; attending local hearings and advising neighborhood groups on preservation issues; conceiving, organizing and implementing all of the organization's highly successful educational tours and programs.

Christine serves on the Board of Trustees of the California Preservation Foundation; she is the Vice-President of the Southern California chapter of Docomomo\_US; and she is a lecturer in the University of Southern California Heritage Conservation summer program.

Christine Lazzaretto meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

#### **Selected Project Experience**

City of Palm Springs Citywide Survey

City of Santa Monica Citywide Survey Update

Forum Rehabilitation and Historic Tax Credit Project

Paramount Pictures Master Plan, Los Angeles

South Glendale Survey

SurveyLA, City of Los Angeles Citywide Survey

University of Southern California Consulting Services

HISTORICAL RESOURCE ASSESSMENT REPORT

## **Bellwood Apartments**

HISTORIC RESOURCES GROUP

# HISTORIC RESOURCES GROUP

Years of Experience: 4

## Education

Master of Arts, Historic Preservation,  
University of Delaware, Newark,  
2015

Bachelor of Arts, History and  
Bachelor of Music in Instrumental  
Performance, Chapman University,  
Orange, CA, 2013

## Professional Affiliations

Los Angeles Conservancy  
Vernacular Architecture Forum

## MOLLY IKER-JOHNSON

### ASSOCIATE ARCHITECTURAL HISTORIAN

#### Experience Profile

Molly Iker-Johnson is an Associate Architectural Historian at Historic Resources Group. She has a Bachelor of Arts in History and a Bachelor of Music in Instrumental Performance from Chapman University and a Master of Arts in Historic Preservation from the University of Delaware. She has been with Historic Resources Group since 2014.

Prior to joining HRC, Molly worked as a Graduate Research Assistant for the Center for Historic Architecture and Design, a historic preservation organization located at the University of Delaware. Her responsibilities included assisting with large-format re-photography of early 20<sup>th</sup> century photographs taken by Delaware seed analyst Roydon Hammond, aiding in the compilation of lists of historically significant sites along Delaware's Byways, and creating photographic databases of historic sites along Delaware's Byways and Newark, Delaware's Main Street. She also worked for such organizations as Chapman University's Honors Program and CBS' Consumer Products division. At HRC, Molly works on historic resources surveys, historic context statements, historic assessments, and National Register nominations. She has worked on several large-scale historic resources surveys, including Citywide survey updates in Palm Springs, South Pasadena, and Santa Monica.

Molly meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

HISTORICAL RESOURCE ASSESSMENT REPORT

## Bellwood Apartments

HISTORIC RESOURCES GROUP