

# Appendix E

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Historical Resources Report



# Belmont Village Senior Living Westwood II

## Historical Resource Assessment Report

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**April 2019**





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# Executive Summary

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Rincon Consultants, Inc. (Rincon) was retained by Belmont Village Senior Living (Client) to prepare a historical resources assessment for a proposed project at 10822 Wilshire Boulevard and 10812 Ashton Avenue in the Westwood neighborhood of the City of Los Angeles. The northern portion of the project site is occupied by the Westwood Presbyterian Church's sanctuary associated church buildings (including preschool classrooms, offices, and a fellowship hall), and surface parking areas. The 10812 Ashton Avenue parcel is occupied by a single-family residence, also owned by the church. The proposed project envisions a new twelve-story building, with three levels of underground parking, offering a senior assisted living and independent housing facility, to be constructed adjacent to the existing sanctuary. The project also proposes a new two-story building housing replacement preschool classrooms and church office space. The project would include demolition of the existing church preschool and office buildings and fellowship hall adjacent to the sanctuary as well as demolition of the single-family residence.

The tasks included as part of this historical resources assessment include the following: (1) conduct an assessment of the project site to identify and confirm the presence of historical resources, (2) review plans for the proposed Belmont Village project, and (3) provide an assessment of whether historical resources present on the site would remain eligible and retain their status as historical resources following project implementation.

One historical resource was identified within the project site, the Westwood Presbyterian Church sanctuary. Constructed in 1952, the sanctuary was found eligible through the City of Los Angeles Office of Historic Resources citywide historic survey, SurveyLA. According to SurveyLA, the sanctuary was found to be an "excellent example of Late Gothic Revival religious architecture in Westwood," qualifying under Criteria C/3/3 at the national, state and local levels (SurveyLA Westwood Report, Individual Resources, p. 65).

The sanctuary consists of a three-part design, with a higher central wing flanked by two lower wings. The two lower wings, both of which are considered of primary character-defining significance, would remain intact and would not be altered through the proposed project.

According to the entitlement package provided on June 6, 2018, the plans call for no alterations to the principal elevation or side elevations of the sanctuary, with the exception of the removal of a wood trellis and office addition constructed on the side elevation in 2006; this date is indicated in building permits on file with the City of Los Angeles.

The project would also remove a non-character-defining preschool classroom and church office addition on the rear elevation of the sanctuary, as well as the existing fellowship hall. All of these features are described in more detail in this report.

Following project implementation the sanctuary would retain sufficient integrity to continue to convey its historic associations and as such would remain eligible as a historic resource.

As a result of this study, three buildings—the preschool and office building, fellowship hall, and single-family residence—were found ineligible for national, state, or local landmark listing, either



**Belmont Village Senior Living Westwood II**

individually or as contributors to a historic district. These buildings are not considered historical resources pursuant to the California Environmental Quality Act (CEQA). All three buildings are slated for demolition as part of the proposed project.

Background research also identified one property adjacent to the project site which is a designated City of Los Angeles Historic Cultural Monument (HCM) and therefore a historical resource pursuant to CEQA. Westwood Village Memorial Park (HCM #731) is a cemetery and mortuary containing several mausoleum structures along the shared property line of the project site's western boundary. Because the area surrounding the Westwood Village Memorial Park is extensively developed, the proposed project would not introduce any incompatible visual elements which would result in any negative indirect effect to the resource's setting. To ensure the project does not result in any potential vibration-related damage to the adjacent historical resource the following mitigation measures (1, 2, and 3) will be implemented.

- MM-1** Construction activities that produce vibration, such as demolition, excavation, and earthmoving, shall be sequenced so that vibration sources within 100 feet of the mortuary structures at Pierce Brothers Westwood Village Memorial Park and Mortuary do not operate simultaneously.
- MM-2** Pre-construction surveys shall be performed to document the conditions at the boundary of the mortuary at Pierce Brothers Westwood Village Memorial Park and Mortuary. A structural monitoring program shall be implemented and recorded during construction to ensure that groundborne vibration levels at the boundary of the Project site adjacent to the mortuary do not exceed 0.12 inches per second peak particle velocity (PPV). The performance standards of the structure monitoring plan shall include the following:
  - Documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the building.
  - Prior to the start of construction, the applicant shall retain the services of a structural engineer to visit the Pierce Brothers Westwood Village Memorial Park and Mortuary to inspect and document the apparent physical condition of the building's readily-visible features, including but not limited to the building structure. In addition, the structural engineer shall establish baseline structural conditions of the building and prepare the shoring design.
  - The applicant shall retain the services of a qualified acoustical engineer to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project's western property line adjacent to the Pierce Brothers Westwood Village Memorial Park and Mortuary during the Project's demolition and excavation phases during which heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.
  - The vibration monitoring system shall measure and continuously store the PPV in inches per second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning

level of 0.07 inch per second (PPV) and a regulatory level of 0.12 inch per second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event that the warning level of 0.07 inch per second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.
- In the event that the regulatory level of 0.12 inch per second (PPV) is triggered, the contractor shall halt the construction activities in the vicinity of the Pierce Brothers Westwood Village Memorial Park and Mortuary and visually inspect the building for any damage. Results of the inspection shall be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch per second (PPV). Construction activities may then restart.
- In the event that damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.
- The structure-monitoring program shall be submitted to the Department of Building and Safety and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

**MM-3** Construction activities shall utilize rubber-tired equipment in place of steel-track equipment whenever feasible.

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# 1 Introduction

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Rincon Consultants, Inc. (Rincon) was retained by Belmont Senior Living to prepare a historic resources assessment report for the proposed redevelopment of the Westwood Presbyterian Church property, located at 10822 Wilshire Boulevard, and an adjacent residential property at 10812 Ashton Avenue (Assessor's Parcel Numbers 4325-005-054 and 4325-005-010). The proposed project includes the demolition of an existing preschool building, office, and fellowship hall on the church property. The fellowship hall building was moved onto the property and altered for use as a chapel in 1950. The school building was constructed in 1956, and the office was constructed in 2006. The proposed project also includes the demolition of a single-family residence constructed in 1929 located on the adjacent parcel (Figure 1 and Figure 2). The existing church sanctuary would be retained as part of the project.

The proposed project envisions a new twelve-story building located at the northern portion of the project site, with three levels of underground parking, offering a senior assisted living and independent housing facility. The project also proposes a new two-story building housing replacement preschool classrooms and church office space. As noted above, the project would include demolition of the preschool building, office, and fellowship hall adjacent to the Westwood Presbyterian Church sanctuary and demolition of a single-family residence on an adjacent parcel.

Work carried out as part of this study included intensive-level evaluations for all built environment resources falling within the project site in order to identify potential historical resources. This effort included a cultural resources records search, field survey of the project site, historic research, review of previous evaluations, evaluation of the existing buildings, and preparation of a historic resource assessment report. This report also includes a review of plans for the proposed project.

## Previous Surveys

The Westwood Presbyterian Church property was evaluated as part of the City of Los Angeles citywide historic survey, SurveyLA, during surveys of the Westwood Community Plan Area (CPA). The sanctuary building was found eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and as a City of Los Angeles Historic Cultural Monument (HCM) as an excellent example of the Late Gothic Revival style applied to institutional architecture (Criteria C/3/3).

In 2016, a preliminary historical resource assessment for the property, completed by Teresa Grimes of Galvin Preservation Associates, concurred with the SurveyLA findings of historic significance for the Westwood Presbyterian Church sanctuary. As part of the 2016 evaluation, the preschool, office, and fellowship hall adjacent to the sanctuary were found ineligible as historical resources.

The proposed project also includes the demolition of one single-family residence on an adjacent parcel located at 10812 Ashton Avenue. This residence fell within the survey area of the SurveyLA Westwood surveys but was not identified as an eligible individual resource or a contributor to an eligible historic district, planning district, or multiple-property resource.

The current study concurs with previous findings by SurveyLA and the 2016 preliminary evaluation. The Westwood Presbyterian Church sanctuary appears eligible for the NRHP, CRHR, and as a local

HCM as an outstanding example of Late Gothic Revival institutional architecture in Los Angeles. The building therefore qualifies as a historical resource pursuant to CEQA. The adjacent preschool and office building and fellowship hall do not appear eligible and therefore are not historical resources pursuant to CEQA.

The church-owned single-family residence located at 10812 Ashton Avenue is a 1929 Spanish Colonial Revival residence. While intact, the building is a highly representative example of the Spanish Colonial Revival style in an area of Los Angeles with numerous outstanding, intact examples of the style. Based on research and site inspections, the building is not considered eligible for either the NRHP, CRHR, or as a local HCM or contributor to an eligible historic district. It is therefore not considered to be a historical resource pursuant to CEQA.

The project site is adjacent to the Pierce Brothers Westwood Village Memorial Park and Mortuary, which is designated as City of Los Angeles Historic Cultural Monument No. 731.

This historic assessment includes a cultural resources records search, field survey of the project site, archival research, review of previous evaluations, and evaluation of the subject property for listing in the NRHP, the CRHR and for listing as a City of Los Angeles Historic Cultural Monument. Rincon also prepared California Department of Parks and Recreation (DPR) 523 Series forms for the project site (Appendix A).

The study complies with California Public Resources Code (PRC) Section 5024.1, as well as Section 15064.5 of the CEQA Guidelines, and the CEQA statutory provisions regarding historical resources (PRC Sections 21083.2 and 21084.1). PRC Section 5024.1 requires the identification and evaluation of historical resources that may be affected by a project. This report was also prepared in accordance with Chapter 9, Division 22 (Cultural Heritage Ordinance) of the Los Angeles Administrative Code.

## 1.1 Project Description

The project site is located approximately 10 miles west of downtown Los Angeles, bound by Wilshire Boulevard to the north, multiple high-rise residential developments located within the Wilshire-Westwood Scenic Corridor Specific Plan to the east, single-family neighborhoods to the south, and commercial mid- and high-rise development as well as the Westwood Memorial Park cemetery to the west.

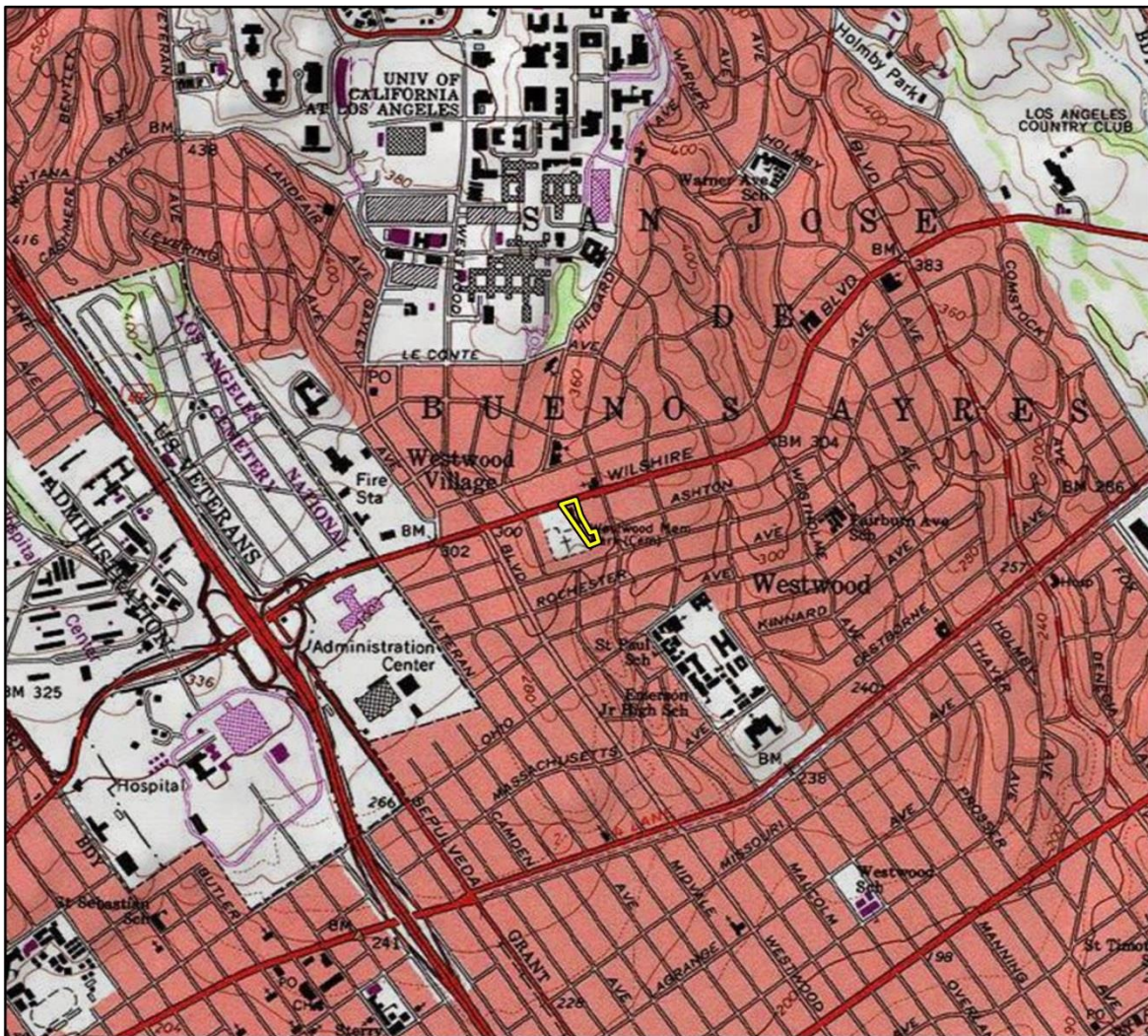
The proposed project is an infill development project involving the construction of a 12-story senior assisted living and residential care independent housing facility with a 3-story underground parking garage, and a 2-story church office/preschool building to replace the existing facilities on site.

The project site is currently occupied by the Westwood Presbyterian Church's sanctuary, preschool classrooms, administrative offices, fellowship hall, and ancillary spaces as well as paved parking areas and a Church-owned single-family home constructed in 1929 at 10812 Ashton Avenue. The sanctuary would be retained, and all other improvements would be demolished. Exposed portions of the sanctuary where improvements will be removed, will be treated in kind, to be consistent with the remaining elevations.

## 1.2 Personnel

Rincon Architectural Historian Susan Zamudio-Gurrola, MHP, performed the field survey and archival research, and co-authored this report. Rincon Architectural History Program Manager Shannon Carmack provided oversight and conducted QA/QC review of the report. Ms. Carmack and Ms. Zamudio-Gurrola meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history (NPS 1983). Rincon Archaeologist Lindsay Porras, M.A., RPA, conducted the cultural resources records search. Rincon GIS Analyst Allysen Valencia prepared the figures found in the report. Rincon Principal Joe Power reviewed this report for quality control.

Figure 1 Project Vicinity



Imagery provided by National Geographic Society, ESRI and its licensors © 2017. Beverly Hills Quadrangle. T01S R15W S27. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

 Project Location

0 1,000 2,000  
 Feet



CRFig. 1. Vicinity Map



Figure 2 Project Location





## 2 Regulatory Framework

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This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

### 2.1 National Register of Historic Places

The NRHP was established by the National Historic Preservation Act (NHPA) of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A.** It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B.** It is associated with the lives of persons who are significant in our past.
- **Criterion C.** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D.** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

- **Location** – the place where the historic property was constructed or the place where the historic event occurred;
- **Design** – the combination of elements that create the form, plan, space, structure, and style of a property;
- **Setting** – the physical environment of a historic property;
- **Materials** – 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.

- Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
- Association – the direct link between an important historic event or person and a historic property.

## 2.2 California Environmental Quality Act

CEQA (PRC Section 21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. A *historical resource* is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (PRC Section 21084.1), a resource included in a local register of historical resources (CEQA Guidelines Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR.

## 2.3 California Register of Historical Resources

The purpose of the CRHR is to maintain listings of the state’s historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it 1) retains substantial integrity and 2) meets at least one of the following CRHR criteria.

1. It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of installation; or represents the work of an important creative individual; or possesses high artistic values.
4. It has yielded or may be likely to yield information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR (CEQA Guidelines, Section 15064.5[b][2][A]).

## 2.4 City of Los Angeles

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

Local landmarks in the City of Los Angeles are known as Historic Cultural Monuments (HCM) and are managed under the aegis of the City of Los Angeles Planning Department, Office of Historic Resources (OHR). A monument or local landmark is defined in the City's Cultural Heritage Ordinance as follows:

Historic-Cultural Monument (Monument) is 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, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age (Los Angeles Municipal Code Section 22.171.7 Added by Ordinance No. 178,402, Effective 4-2-07).

### **Historic Preservation Overlay Zones**

As described by the City of Los Angeles OHR, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004:

To identify and protect neighborhoods with distinct architectural and cultural resources, the City ... developed an expansive program of Historic Preservation Overlay Zones ... HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

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## 3 Historic Context

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### 3.1 City of Los Angeles

In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de Nuestra Señora de Los Angeles (The Town of our Lady of the Angels). This settlement, established by Spain as part of its colonization plan for Alta California, consisted of a small group of adobe-brick houses and streets and would eventually be known as the City of Los Angeles, which incorporated on April 4, 1850, only two years after the Mexican-American War and five months prior to California achieving statehood. Settlement of the Los Angeles region continued in the early American Period. The County of Los Angeles was established on February 18, 1850, one of 27 counties established in the months prior to California acquiring official statehood in the United States. Many of the ranchos in the area now known as Los Angeles County remained intact after the United States took possession of California. However, a severe drought in the 1860s resulted in many of the ranchos being sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County reportedly had a population of 30,000 persons (Dumke 1944).

Los Angeles maintained its role as a regional business center and the development of citriculture in the late 1800s and early 1900s further strengthened this status (Caughey and Caughey 1977). These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s in Los Angeles (Caughey and Caughey 1977, Dumke 1944).

By the late 1800s, government leaders recognized the need for water to sustain the growing population in the Los Angeles area. Irish immigrant William Mulholland personified the city's efforts for a stable water supply (Dumke 1944, Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley and Mulholland planned and completed the construction of the 240-mile aqueduct that brought the valley's water to the city (Nadeau 1997). A portion of the aqueduct runs north-south approximately one mile west of the project area.

Los Angeles continued to grow in the twentieth century, in part due to the discovery of oil in the area and its strategic location as a wartime port. The county's mild climate and successful economy continued to draw new residents in the late 1900s, with much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood's development into the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth in the twentieth century.

#### **Westwood**

The following area history is excerpted from the SurveyLA Westwood CPA Survey Report (Historic Resources Group 2015):

In the 1820s an approximately 4,400 acre rancho, which included the land that is now Westwood, was granted to retiring Spanish soldier José Maximo Alanis. Alanis called it Rancho San Jose de Buenos Ayres, and grazed cattle and horses on the land until his death in 1851. It remained a working ranch through several changes in ownership. In 1884, the land was purchased by John Wolfskill, a rancher-turned-politician. Three years later, during the height of the land boom, Wolfskill sold the rancho to the Los Angeles and Santa Monica Land & Water Company.

The Los Angeles and Santa Monica Land & Water Company planned to subdivide the ranch and create a town site called Sunset, whose boundaries included present-day Westwood. Eight hundred lots were platted, and the planned development included the construction of a railroad line, a hotel at the corner of present-day Wilshire and Beverly Glen boulevards, and a cemetery. In 1904, the cemetery was legally established as the Sunset Cemetery; the first recorded burial took place in 1905. The original cemetery grounds now comprise a portion of the Pierce Brothers Westwood Village Memorial Park; the site stands today as the only extant example of development from the Town of Sunset and is designated as a Los Angeles Historic-Cultural Monument.

The Town of Sunset failed when the Los Angeles and Santa Monica Land & Water Company went bankrupt. In 1891, the land was returned through foreclosure proceedings to Wolfskill, who resumed farming the land until his death in 1913. The majority of the land remained undeveloped until the Englishman Arthur Letts purchased it in 1919, and made plans for residential development. However, Letts died in 1923 and did not live to see his plans materialized. The property was transferred to the Janss Investment Corporation, a well-known and successful real estate development firm that was co-owned by Letts' son-in-law, Harold Janss, and his brother Edwin.

Development activity commenced in 1922 with the opening of the Westwood unit, the first subdivision of the Letts tract. By 1924, development had expanded northward; early subdivisions located north of Santa Monica Boulevard included the Prosperity Unit and the Country Club Unit. The tracts flanked Beverly Glen Boulevard, which was still under construction at the time. Although development consisted largely of single-family residences, provisions had been made for income properties to be located along the new thoroughfare.

The most significant impetus for development in the area arrived in March 1925, when it was announced that the University of California would establish its new Southern Branch campus in Westwood (UCLA). This led to an immediate increase in the sale of lots in the surrounding area, and the development of the commercial district known as Westwood Village. Design guidelines established for building exteriors allowed architects to work within a loosely defined range of Mediterranean styles which would complement the Italian and Romanesque architecture of the adjacent university campus. In subsequent years, construction activity expanded south along Westwood Boulevard, and then eastward and westward to the surrounding streets, as the Village gained popularity as a regional commercial district.

Residential development in the area surrounding UCLA exhibited a range of Period Revival architectural styles which were popular at the time, including American Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, Tudor Revival, and French Norman Revival. When construction activity resumed after World War II, new residences reflected the changing architectural tastes of the postwar era and

exhibited styles such as Minimal Traditional and Mid-Century Modern, as well as assorted variations of the Ranch style. Many homes within the district are credited to noted local architects, including J. R. Davidson, H. Roy Kelley, Wallace Neff, Rudolph Schindler, Allen Siple, and Rolf Sklarek.

While much of the residential development in Westwood consisted of single-family homes, the Janss brothers recognized that multi-family housing would become an important component of the Westwood community. From the start, provisions for the development of income properties were included in the master plan for Westwood and Westwood Village, and the Janss Investment Company heavily promoted those tracts of land which they had set aside for multi-family residential development. An area to the southwest of the campus, bounded generally by Veteran and Gayley Avenues, was set aside for the construction of apartment houses.

Construction efforts continued in earnest from the late 1920s through the early 1940s; in addition to residential development, building activity also included the expansion of community services to accommodate the needs of the growing community. Two elementary schools and several new churches were constructed, some of which featured the work of noted Southern California architects, such as the Westwood United Methodist Church (Gordon Kaufmann, 1929) and the St. Albans Episcopal Church, which began with a small chapel designed by Reginald Johnson in 1931 and later expanded to include a larger church building designed by Percy Parke Lewis in 1940.

Although World War II brought a halt to construction activity in Westwood, the years following the war brought both change and growth to the area. While most of the residential units in the area were completed by the late 1940s, a surge in commercial and institutional development occurred in response to the postwar population boom. The postwar boom was keenly felt in Westwood as many returning servicemen opted to attend UCLA on the GI Bill. Population in the area exploded, and the continued challenges of parking, circulation, and congestion were brought into sharp relief.

Community services were also expanded in response to the growing population. Public and private institutions constructed during this period included a number of churches and synagogues, such as the Westwood Hills Christian Church (1949), the Westwood Presbyterian Church (1952), the Sinai Temple (1960), and perhaps most notably, the Los Angeles Mormon Temple (1956).

The decade of the 1950s brought changes to the character of the area. Following Edwin and Harold Janss' retirement, the Westwood Village holdings were sold, and subsequently, the character of the area evolved away from its cohesive identity. In addition, the Los Angeles City Council's adoption of a citywide height district map in 1958 permitted high-rise construction in some locations. Much of the construction activity during this period was concentrated along Wilshire Boulevard, where high-rise commercial towers and apartment buildings represented the work of several well-known architects. Commercial developments now exhibited the more modern Corporate International style. By the 1980s commercial rents had peaked forcing many of the oldest commercial retailers to close. In 1989 the city adopted the Westwood Village Specific Plan to guide commercial development in the area.

## Late Gothic Revival Architecture

The following context for Late Gothic Revival architecture is excerpted from the SurveyLA Citywide Historic Context Statement (Context for Architecture and Engineering, Theme: Period Revival, 1919-1950, Theme: Housing the Masses, 1880-1980, Sub-Theme: Period Revival Neighborhoods, 1918-1942):

Gothic Revival architecture was one of the earliest Period Revival styles utilized in the United States, gaining popularity in the late eighteenth century, and remaining a preferred style of ecclesiastical, educational, and other institutional architecture through the nineteenth century. Its visual references to old world roots made it a popular style for educational and institutional buildings that needed to convey continuity with tradition. The popularity of the style continued through the twentieth century, ending in the 1940s when Gothic forms were abstracted into the geometric style of the Art Deco. By the 1950s, the style fell out of fashion in favor of the technological sophistication and simplicity of modernism. The Gothic Revival style was not common in Los Angeles until the decades following the First World War, the final period of the style's general popularity. From the 1910s until the 1940s, every prominent architect of the era in Los Angeles designed buildings in the style. Churches of all denominations throughout Los Angeles were constructed along major boulevards in a Gothic Revival style.

The Late Gothic Revival style was used to emphasize verticality and create prominence for buildings in the horizontally-oriented city. The style made reference to legitimacy, permanence, and familiar forms that connected the institutions of Los Angeles to the established eastern cities of the United States and Europe. In the 1920s, Late Gothic Revival style churches of all denominations were constructed along Wilshire Boulevard, the "grand concourse of Los Angeles", and in Hollywood (City of Los Angeles Department of City Planning Office of Historic Resources 2016).

Character-defining features of the Late Gothic Revival style include:

- Buttresses on side elevations
- Concrete or brick construction
- Corbeled or crenellated gable ends
- Emphasis on verticality
- Steeply pitched front or cross-gable roof with finials, pinnacles, towers and spires
- Terra cotta decoration (commercial buildings)
- Windows and doors set in pointed arched openings
- Windows: stained glass, leaded glass, rose, lancet, and clerestory (churches)

## Spanish Colonial Revival Style

The Spanish Colonial Revival style is one of the most defining architectural styles in Southern California, rising to popularity in the mid-1910s. Character-defining features of the Spanish Colonial Revival style include:

- Complex massing, resulting from turrets, towers, corbelled overhangs, multiple and often asymmetrically organized wings, exterior staircases



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- Distinctively shaped and capped chimneys
- Gable, hipped, and/or flat roof, typically with clay tile roof or roof trim
- One or two stories in height
- Patios, courtyards, loggias or covered porches and/or balconies
- Retains most of the essential character-defining features from the period of significance
- Single and multi-paned windows, predominantly casement in type
- Stuccoed exteriors; secondary materials may include wrought iron, wood, cast stone, terra cotta, and polychromatic tile
- Use of arches of a variety of shapes for windows, doors, niches, openings in wing walls, and other features
- Window grilles, *rejas*, pierced stucco screens, clay attic vents
- Wooden plank or carved doors with prominent hinges and hardware

**Donald Reuben (D.R.) Wilkinson**

Donald Reuben Wilkinson was born in 1890 in Chicago. He studied at the Chicago Art Institute and the Beaux-Art Institute of Design Atelier. He worked as a draftsman for D.H. Burnham and Company in Chicago before coming to Los Angeles in approximately 1911. He worked briefly as a draftsman in the offices of R.D. Farquhar and Reginald Johnson, and then had the position of chief architect at Meyer and Holler Architects from 1920 through 1932. Wilkinson worked in the California State Architect's Office from 1949 through 1953, and partnered with Ralph Mitchell Crosby for several projects in the 1950s. Wilkinson worked as a designer for the firm of Welton Becket and Associates in the early 1960s (Alan Michelson 2005-2015).

**Ralph Mitchell (R.M.) Crosby**

Ralph Mitchell Crosby was born in New York in 1894. He studied at the Carnegie Institute of Technology. After graduating in 1921 he joined his brother W. Homes Crosby in the architectural firm W. Holmes Crosby & Company, based in Oil City, Pennsylvania. By 1930 Ralph was living in Los Angeles with his wife and children, and working as an architect. In conjunction with Nelson Rice, he designed the Westwood Hills Christian Church in Westwood (constructed 1949-1950 and extant) (U.S. Department of Commerce Bureau of the Census 1930; Carnegie Institute of Technology 1929, *Los Angeles Times* 1946; Westwood Hills Christian Church, n.d.).

D.R. Wilkinson and R.M. Crosby designed several church buildings in the Los Angeles area together, including the Kirk o' the Valley Presbyterian Church in Reseda (1956), the Faith Presbyterian Church in Los Angeles (1956, extant), and the church within the project site: Westwood Presbyterian Church (*Valley News* 1956; *Los Angeles Times* 1956; City of Los Angeles, var.).

**Monte David Healey**

Monte David Healey was born in Illinois in 1896. Details on his education are unknown. He worked as a school teacher in Illinois in 1917 (World War I Draft Registration Card 1917), but by 1920 he had moved to Los Angeles to live with his sister and her husband. At that time he worked as a clerk in a hardware store. By 1930 Healey was working in the architectural and building construction trades (Department of Commerce – Bureau of the Census 1920 and 1930). Healey, in conjunction with

Arthur W. Hawes, constructed a building for the Pomona Tile Manufacturing Company in Los Angeles, in approximately 1936 (*The Architect and Engineer* 1936). It appears that Healey later operated his own construction company, Monte Healey Construction Corp. The company built two post office facilities in Long Beach between 1969 and 1971 (*Long Beach Independent* 1969 and 1971).

## 4 Background Research

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### 4.1 Records Search

Rincon Consultants completed a California Historical Resources Information System (CHRIS) records search on December 7, 2017 at the South Central Coast Information Center (SCCIC) located at the California State University, Fullerton. The search was conducted to identify previously conducted cultural resource studies as well as previously recorded cultural resources within a 0.50-mile radius of the site. The search also included a review of the State Historic Property Data Files, the NRHP, California Historical Landmarks, California Points of Historic Interest, California OHP Archaeological Determinations of Eligibility, and the Caltrans State and Local Bridge Surveys. These additional inventories (not including SCCIC records search) yielded no resource assessments or property evaluations in the search area. Therefore, the cultural resource studies, as described below, were all identified through the SCCIC record search. The records search also included a review of all available historic U.S. Geological Survey 7.5- and 15-minute quadrangle maps.

### 4.2 Previous Studies

The SCCIC records search identified 18 previously conducted cultural resource studies within a 0.50-mile radius of the site (Table 1). Five of the previous studies included the project site.

**Table 1 Previous Studies Within a 0.50-Mile Radius of the Site**

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-00563	Ultrasystems	1979	Missing info	Adjacent
LA-01139	B. Padon	1982	An Archaeological Assessment of Lots 1 and 32 on the UCLA Campus, Los Angeles County, California	Outside
LA-01968	R. M. Bissell	1989	Cultural Resources Literature Review of Metro Rail Red Line Western Extension Alternatives, Los Angeles, Los Angeles County, California	<b>Within</b>
LA-05039	P. Lapin	2000	Cultural Resource Assessment for AT&T Wireless Services Facility Number R351, County of Los Angeles, CA	Outside
LA-06124	C. Duke	2002	Cultural Resource Assessment Cingular Wireless Services Facility Number R351, County of Los Angeles, CA	Outside
LA-06525	B. Cox	2001	Nextel Communications CA – 6590A/Westholme, 10850 Wilshire Boulevard, Los Angeles, California	<b>Within</b>
LA-07122	J. Michalsky & C.D. (Kip) Harper	2004	Cultural Resource Assessment Cingular Wireless Facility No. La 396-91 City and County of Los Angeles, California	Outside

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-07246	J.M. Foster	2004	Santa Monica Boulevard Transit Parkway Project, Bone Recovery	Adjacent
LA-08089	J.A. McKenna	2001	Historic American Building Survey Glendon Manor 1070 Glendon Avenue, Westwood, Los Angeles, Los Angeles County, California	Outside
LA-09133	W.H. Bonner	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11559A (ATC Rooftop), 1100 Glendon Avenue, Los Angeles, Los Angeles, California	Outside
LA-09255	W.H. Bonner	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11559A (ATC Rooftop), 1100 Glendon Avenue, Los Angeles, Los Angeles, California	Outside
LA-11005	Unknown	2010	Westside Subway Extension Historic Property Survey Report and Cultural Resources Technical Report	<b>Within or Adjacent</b>
LA-11575	W. Bonner	2011	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Facility LA0001-03, USID 26536 (Westwood Horizon), 947 Tiverton Avenue, Los Angeles, Los Angeles County, California	Outside
LA-11642	P. Daly & N. Sikes	2012	Westside Subway Extension Project, Historic Properties and Archaeological Resources Supplemental Survey Technical Reports	<b>Within</b>
LA-12032	W. Bonner	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00235A (SM235 Westwood Edition), 947 Tiverton Avenue, Los Angeles, Los Angeles County, California	Outside
LA-12999	W.H. Bonner & K.A. Crawford	2013	Cultural Resources Records Search and Site Visit Results for T Mobile West, LLC Candidate SV00435A (LA435 UCLA-Rehab), 1000 Veteran Avenue, Los Angeles, Los Angeles County, California.	<b>Within</b>
LA-13004	D.F. Bonner, C.D. Wills, and K.A. Crawford	2014	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LAR094 (Parking Structure # 2), 602 Charles E. Young Drive East, Los Angeles, Los Angeles County, California. CASPR No. 3551844697	Adjacent
LA-13194	A.M.. Lyons & A. Galvin	2016	Written Historical and Descriptive Data Index to Photographs, Photographs, and Architectural Drawings	Adjacent

Source: South Central Coastal Information Center, December 2017

**LA-01968** R.M. Bissell authored a report titled Cultural Resources Literature Review of Metro Rail Red Line Western Extension Alternatives, Los Angeles, Los Angeles County, California (1989) which included a literature review of previously conducted studies that included the Metro Rail project area. One of the routes traveled along Wilshire Boulevard past the site of the proposed project; however, the author notes that the only archaeological material recovered near any of the project

routes was found in the La Brea Tar Pits. The author recommended a historic resources survey be conducted within and near Metro’s proposed alternative project routes.

**LA-06525** B. Cox authored a report titled Nextel Communications CA – 6590A/Westholme, 10850 Wilshire Boulevard, Los Angeles, California (2001) which analyzed the impact of a developing a wireless telecommunications service facility on a commercial building located at 10850 Wilshire Boulevard, as well as the impact to properties within the project APE. The study did not identify any buildings, structures, or objects eligible or potentially eligible for the NRHP.

**LA-11642** P. Daly and N. Sikes authored a report titled Westside Subway Extension Project, Historic Properties and Archaeological Resources Supplemental Survey Technical Reports (2012) which summarized the results of a historic properties supplemental survey for a transit project in west Los Angeles. The survey included a 614-acre survey and resulted in findings of eligibility for 39 individual properties, including properties at the VA Medical Center Historic District, Westwood Historic District, and other areas.

**LA-12999** W.H. Bonner and K.A. Crawford authored a report titled Cultural Resources Records Search and Site Visit Results for T Mobile West, LLC Candidate SV00435A (LA435 UCLA-Rehab), 1000 Veteran Avenue, Los Angeles, Los Angeles County, California (2013) which summarized the results of a study of the effects of modifications to an existing telecommunications facility located on a medical building at 1000 Veteran Avenue that had been previously evaluated and found eligible for the NRHP. The authors made a finding of No Adverse Effect on the historic property.

**LA-11005** URS, Incorporated, authored a report titled Westside Subway Extension Historic Property Survey Report and Cultural Resources Technical Report (2010) which included a historic property survey along a linear transit line in west Los Angeles. This report and its findings are discussed in greater detail below.

### 4.3 Previously Recorded Resources

The SCCIC records search identified 17 previously recorded cultural resources within a 0.50-mile radius of the project site (Table 2); one is located in the project site and six are located outside the 0.50-mile radius of the project site .

**Table 2 Previously Recorded Cultural Resources within 0.50 Mile of the Project Site**

Trinomial Number	Description	CRHR/ NRHP Eligibility Status	Recorded by and Year	Relationship to Project Site <sup>1</sup>
P-19-173150	1220 Veteran Avenue		Unknown 1985	Outside
P-19-174110	Ralphs Grocery Store		C. McAvoy 1991; Unknown 2010	Adjacent
P-19-175949	St. Paul the Apostle School		C. McAvoy 1995	Outside
P-19-180594	Glendon Manor		Johnson & Heumann 1985; T. Tegnazian 1998	Outside
P-19-188905	Sepulveda Boulevard Bridge #53-1099S		C. Chasteen & M. Frank 2004	Outside

Trinomial Number	Description	CRHR/ NRHP Eligibility Status	Recorded by and Year	Relationship to Project Site <sup>1</sup>
P-19-189250	Gardens (commercial building)		Unknown 2010	Adjacent
P-19-189271	Marie Antoinette Towers (apartments)		Unknown 2010	Adjacent
P-19-189272	Westwood Presbyterian Church		Unknown 2010	<b>Within</b>
P-19-189273	Linde Medical Building (Wilshire Medical Building, Westwood Medical Building)		Unknown 2010; P. Daly 2011	Adjacent
P-19-189274	Westwood Federal Building		Unknown 2010; P. Daly 2011	Outside
P-19-189287	Apartment District		Unknown 2010	Adjacent
P-19-189288	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189289	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189290	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189291	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189292	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189293	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189294	Single family property (element of district)		Unknown 2010	Adjacent
P-19-189304	Westwood-UCLA District		Unknown 2010	Adjacent
P-19-189305	Lindbrook Village		Unknown 2010	Adjacent
P-19-189306	Dracker Apartments (Lindbrook Manor)		Unknown 2010	Adjacent
P-19-189307	Lindbrook Village		Unknown 2010	Adjacent
P-19-189308	University Bible Church		Unknown 2010	Adjacent
P-19-189948	Westwood Horizon Apartments (AT&T Mobility LLC)		K.A. Crawford 2011	Outside

Trinomial Number	Description	CRHR/ NRHP Eligibility Status	Recorded by and Year	Relationship to Project Site <sup>1</sup>
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Source: South Central Coastal Information Center, December 2017

<sup>1</sup>“Adjacent” is defined as within the 0.50-mile radius of the project site and “Outside” is defined as outside the 0.50-mile radius boundary.

**P-19-183272 Westwood Presbyterian Church, Westside Subway Extension Project**

The SCCIC records search revealed that in 2009, the subject property was surveyed and evaluated for historic significance as part of the Los Angeles County Metropolitan Transportation Authority (Metro) Westside Subway Extension project. The DPR forms prepared for the subject property (identified as WSE 48) found that the church sanctuary was individually eligible for listing in the NRHP and CRHR under Criteria C/3 as a representative example of Late Gothic Revival architecture. Since the building is also a religious property, the evaluation found that the sanctuary is eligible for listing in the NRHP under Criteria Consideration A, because of its architectural significance. The evaluation did not consider the historic significance of the remaining buildings or structures on the property. The below review of additional documents and reports for the Westside Subway Extension provide further details of the previous evaluation and the subject property’s eligibility status as a result of the project. The 2009 DPR forms for the subject property were included as an appendix to the Westside Subway Extension project’s Historic Property Survey Report, which was prepared as part of the Draft Environment Impact Statement/Environmental Impact Report (Los Angeles County Metropolitan Transportation Authority 2010). While the DPRs only discussed the subject property’s historic significance as an individual resource, a summary table and the APE map within the 2010 Historic Property Survey Report indicated that the subject property was also a contributor to a potential historic district, identified as HD1- the Westside/UCLA Historic District. HD1 is described as a potential historic district comprised of buildings constructed between 1933 and 1940 that were eligible under Criterion C of the NRHP and Criterion 3 of the CRHR for their Revival style architecture, which included Spanish Colonial Revival, Monterey Revival, and Late Gothic Revival styles. The boundary of the district was identified as Wilshire Boulevard to the south, Malcolm Avenue to the east, Lindbrook Drive to the north and Glendon Avenue to the west. The 2010 Historic Property Survey Report noted that the historic district included the following contributors:

- Lindbrook Village, 10830-10836 Lindbrook Drive (report reference, WSE 46)
- 10840 Lindbrook Drive (report reference, WSE 47)
- University Bible Building, 10801 Wilshire Boulevard (report reference, WSE 49)
- Dracker Apartments/Lindbrook Manor, 10824 Lindbrook Drive (report reference, WSE 61)
- Westwood Presbyterian Church, 10822 Wilshire Boulevard Wilshire Boulevard (report reference, WSE 48)

While the 2010 Historic Property Survey Report listed the subject property as a contributor to HD1, it appears this listing was in error, as evidenced by the following. The southern boundary for the district was identified as Wilshire Boulevard; the subject property is located to the south of Wilshire and is not located within the identified boundary of HD1. Furthermore, the subject property’s sanctuary building was constructed in 1952, more than twelve years after the identified period of significance for HD1 (1933-1940). The report DPR for the subject property also fails to mention any

association with a potential historic district. Additionally, the property summary table within the 2010 report, Table 3-5 *Historic Properties within the Alignment APE*, lists WSE 48 as within the property description, but proceeds to discuss WSE 49 in the text summary.

The apparent identification error was likely due to the subject property's similarity in style and numbering to a similar building; the University Bible Building (report reference WSE 49), which is also a Late Gothic Revival style church. The University Bible Building is located within the identified boundary of HD1 and is listed as a contributing resource.

Subsequent reports completed for the Westside Subway Extension Project in support of the Final Environmental Impact Statement/ Environmental Impact Report further support this conclusion that the subject property is not within a historic district. In 2011, the project APE was refined to include one Locally Preferred Alternative (LPA), resulting in the removal of the subject property from the APE and the accompanying technical analysis. The subject property was not further discussed as part of the project and the evaluation conclusions for the subject property were never confirmed by the State Historic Preservation Office.

A Historic Property Supplemental Survey Technical Report was completed for the Westside Subway Extension project in 2012, along with a Memorandum of Agreement, which summarized the Section 106 Correspondence with the State Historic Preservation Office (Los Angeles County Metropolitan Transportation Authority 2012a and 2012b). These documents provide a clear summary of HD1, its contributors and eligibility status, and confirm that the subject property was not included within the district boundary:

The Westwood/UCLA Historic District (HD 1) is currently comprised of four contributing buildings. They were built in Revival architectural styles between 1933 and 1940 and front Wilshire Boulevard or Lindbrook Drive in the APE for the LPA alignment near the Westwood/UCLA Station. Three of these buildings (WSE 46, WSE 47, and WSE 49) are individually eligible for NRHP inclusion and are included separately in the total of historic properties within the APE. The fourth building (HD1a/WSE 61) is a contributing element to the district but is not individually eligible, and is not included separately in the historic properties total.

By letter dated December 8, 2011 (Appendix C), the SHPO concurred with FTA's determination that of the total of 117 historic-period built properties within the refined LPA APE, 41 properties qualify as historic properties and are eligible for inclusion in the NRHP (Los Angeles County Metropolitan Transportation Authority 2012a). Accordingly, the prior historic surveys prepared for the Westside Subway Extension project identified the project site's sanctuary building as eligible for listing as a historic resource, did not consider the historic significance of the remaining buildings or structures on the property, and did not identify the project site as located within the boundaries of a historic district. These prior findings are consistent with the conclusions of the current historic resource evaluation of the project site.

## 4.4 City of Los Angeles Office of Historic Resources

The City of Los Angeles Office of Historic Resources recently concluded SurveyLA, a multi-year historic resources survey of the City of Los Angeles, partially funded through the Getty Research Institute. SurveyLA included all parcels in Los Angeles, by Community Planning Area (CPA). The project site is located in the Westwood CPA, which was surveyed from November 2013 to February 2015 by the Pasadena-based company, Historic Resources Group (HRG). Only those potentially



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eligible historic properties and districts, as well as Planning Districts of interest of the local planning department, were documented and recorded through SurveyLA. The survey did not result in affirmative findings of non-eligibility. Where properties fall within a CPA already surveyed, and where they are easily visible from the public right-of-way, it came be assumed that SurveyLA did not include the property among those considered potentially eligible.

As a result of SurveyLA, one of the properties in the project area, the Westwood Presbyterian Church sanctuary, was found eligible for listing in the NRHP, CRHR and as an HCM under the context of Architecture and Engineering, 1850-1980. The sanctuary was found to be an “excellent example of Late Gothic Revival religious architecture in Westwood,” qualifying under Criteria C/3/3 at the national, state and local levels (SurveyLA Westwood Report, Individual Resources, p. 65).

The SurveyLA findings did not address the preschool, office, or fellowship hall buildings at the church property.

In addition, SurveyLA did not record or document the 1929 Spanish Colonia Revival-style single-family residence included in the project site.

A review of City of Los Angeles HCMs also identified one designated HCM which is immediately adjacent to the project site. Westwood Village Memorial Park is located at 1218 Glendon Avenue and was designated HCM #731 on May 16, 2003.

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## 5 Methods

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### 5.1 Field Survey

On December 7, 2017, Rincon Architectural Historian Susan Zamudio-Gurrola conducted an intensive-level built environment survey of the project site. The purpose of this survey was to identify and photograph any built environment resources that may be impacted by the project. The field survey consisted of a visual inspection of the project site and its associated features to assess the overall condition and integrity, and to identify and document any potential character-defining features. Field documentation included notes and digital photographs of the project site and vicinity to support field observations. Ground visibility in the project area was zero, therefore, an archaeological survey was not conducted.

### 5.2 Archival Research

Archival research was completed in December 2017. Available primary and secondary sources were reviewed as relate to the history and development of the project site. Sources included historic maps, aerial photographs, and written histories of the area. The following repositories and publications were consulted:

- City of Los Angeles Building Permits
- County of Los Angeles Assessor
- City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS)
- SurveyLA Westwood CPA Historic Resources Survey Report, April 2015
- Historic aerial photographs
- Sanborn Fire Insurance Company Maps for City of Los Angeles
- *Los Angeles Times* archives on newspapers.com
- City of Los Angeles Public Library, California Index, and Photo Collection
- Westwood Presbyterian Church website
- Other sources as noted in the references list

### 5.3 Citywide Historic Context Statement

As part of the citywide historic resources survey known as SurveyLA, the OHR has developed an extensive citywide historic context statement (HCS). This narrative document identifies contexts, themes, and subthemes representing the multifaceted history of Los Angeles as well as the properties that reflect those themes. Commonly referred to as “CTPs” (context, theme, and property type), the SurveyLA Historic Context Statements provide a consistent, comparative

framework for evaluations and assists survey efforts by predicting the location and types of resources encountered throughout Los Angeles. In preparation of this historic evaluation, Rincon examined the historic significance of the subject properties within the framework of SurveyLA. Rincon's evaluation of the subject properties was conducted using the following three CTPs:

**CTP #1**

- Context: Architecture and Engineering, 1850-1980
- Theme: Period Revival, 1919-1940
- Sub-Theme: Late Gothic Revival, 1919-1939

**CTP#2**

- Context: Public & Private Institutional Development, 1850-1980
- Sub-Context: Religion & Spirituality, 1850-1980
- Theme: Religious Property Types, 1850-1980

**CTP#3**

- Context: Architecture and Engineering, 1850-1980
- Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952
- Sub-Theme: Spanish Colonial Revival, 1915-1942

The relevant eligibility standards, character-defining features and integrity considerations for each of the CTPs used in this study are discussed in detail in the evaluation section of this report (Section 7.2).

## **6 Property History**

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The project site includes the Westwood Presbyterian Church property and an adjacent residential property. The church property presently includes the sanctuary, preschool, fellowship hall, and office and meeting space. The residential property contains a single-family residence and a detached garage (Figure 3). A history of the project site was developed using a variety of sources including permits on file with the City's Building and Safety department, newspaper articles, aerial photographs, Sanborn maps, and historic photographs.

Figure 3 Site Map



## 6.1 Construction History

The construction and alteration history of the Westwood Presbyterian Church property is summarized below in Table 3.

**Table 3 Building Permit History**

Date	Description of Work	Architect/ Contractor
1950	Move a building (from 10877 Wilshire Boulevard) to new location & place on concrete foundation. Minor alterations to front elevation & interior	D.R. Wilkinson and R.M. Crosby
1950	Kitchen alterations - Build in new kitchen cases, new sinks, new electrical outlets	R.M. Crosby
1952	New church and Sunday school	D.R. Wilkinson and R.M. Crosby
1954	Alteration to education building – remove non-bearing wall separating two rooms, add outside door, additional sink, garbage disposal, cabinets	R.M. Crosby
1956	Construction of a 97' x 42' addition (two stories plus basement) for a school building	R.M. Crosby
1956	Revise foundation of church due to old cess pool	R.M. Crosby
1959	Parking lot for church	Goode & Schroeder
1960	Convert a first floor Sunday school room to daycare nursery	Owner
1962	Install two floor-to-ceiling partitions in church	R.M. Crosby
1971	Underpinning at church	Charles Luckman Assoc. (C.W. Magee)
1972	Extended width of existing exterior covered passage at church	Lundeberg & Strawn
1973	Change glass block to openable metal windows; General remodel; Revise windows in ladies lounge (at Fellowship Hall)	J. Cecil Strawn
1981	Change occupancy of S.W. lower story to daycare (1 room only)	Howard Lichtman, contractor
1994	Enclose patio to convert into meeting room and include existing bathroom	Hargrove Construction
1994	Modify floor of chancel and modify speaker rooms	Joseph Gonzalez
1994	Installation of new fixed octagon window at meeting room	Hargrove Construction Co.
1995	Re-roof with clay tile	Eberhard Roofing
1996	Remove existing roof of church and dispose of	Hull Bros Roofing
1996	Repaving and striping of existing parking lot	Bruce Becket & Associates
1998	New one-story storage building on west side of church	Bruce Becket

Date	Description of Work	Architect/ Contractor
2003	Sewer repair	Jack Stephan Plumbing
2003	Install tieback system for temporary shoring	Malcomb Drilling
2005	Replace existing wall heaters	Brody Heating Air Conditioning
2006	Two-story office addition to existing office/church building (478 sq. ft.). Add open trellis on east side of church (725 sq. ft.). Re-stripe H.C. parking spaces	None listed
2007	Replace existing wall heater	Brody Heating Air Conditioning

## 6.2 Developmental History

### 6.2.1 Westwood Presbyterian Church, 10822 Wilshire Boulevard

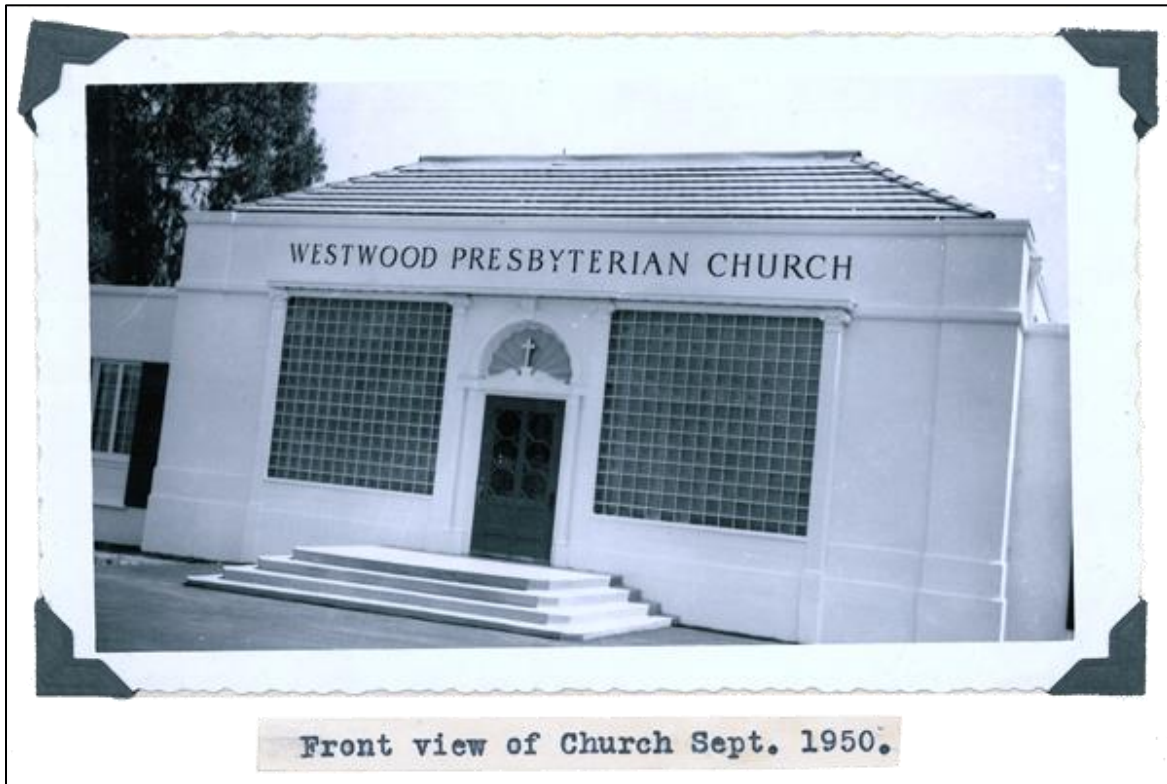
Shortly after World War II, a group of Presbyterians in the Westwood area organized under Reverend Cecil Hoffman, the Presbyterian campus minister at nearby UCLA, and petitioned the Presbytery of Los Angeles in 1946 to create a congregation. The following year, the Presbytery formally organized the Westwood Presbyterian Church, with an initial congregation of 116 members. The congregation's first meeting place was at the Community Clubhouse at the northeastern corner of Wilshire Boulevard and Veteran Avenue (Westwood Presbyterian Church 2017). After that meeting place was no longer available, the congregation moved to the University Religious Conference building at 10845 Le Conte Avenue, which was shared by various religious groups (Grimes 2016).

Soon after, the Presbytery purchased the property on Wilshire Boulevard in order to build a permanent church. The congregation also purchased a real estate office building that had been utilized by the Janss Investment Company at 10877 Wilshire Boulevard, and moved it onto the property in the spring of 1950. This building was retrofitted to serve as the first, temporary chapel, under the direction of architects D.R. Wilkinson and R.M. Crosby. Permit records generally describe "minor alterations to front elevation and interior."

The earliest known view of the building, believed to be after the minor alterations were completed, shows a one-story building with a hipped roof and smooth stucco cladding. The eastern and western wings of the building had lower, flat roofs. The primary entrance was centered on the north façade and was accessed by a set of concrete steps. The entry was composed of double doors topped by a swan's neck pediment and a recessed, semi-circular niche in the wall above. Two large, square window openings on either side of the entrance were filled with glass block (Figure 4). The first worship service was held there in July 1950, and the building served as the congregation's chapel until the new, permanent sanctuary building was constructed in 1953 (Westwood Presbyterian Church 2017; City of Los Angeles Building and Safety Department, var.).



**Figure 4 View of Fellowship Hall, 1950 (Source: Westwood Presbyterian Church)**



In 1973, a permit was issued to replace the glass block with operable metal windows and to remodel the building. It appears that the building's appearance was altered at this time to complement the Late Gothic Revival style sanctuary that was constructed at the northwestern edge of the property in 1953. The glass blocks were removed; new pointed arch window openings were created and diamond pane windows were installed; buttresses were added; the entrance was enlarged with a new pointed arch opening; the swan's neck pediment and niche were removed, and the doors were replaced. Wheelchair accessibility ramps were also constructed in front of the façade at an unknown date (City of Los Angeles Building and Safety Department, var.; visual observation). As of 2018, the building serves as the church's Fellowship Hall, also known as Hoffman Hall.

The permanent sanctuary building, located at the northwestern edge of the property, was designed by architects D.R. Wilkinson and R.M. Crosby for an estimated cost of \$70,000. The 36' x 127' building was constructed of reinforced, board-formed concrete, and completed in June 1953 (City of Los Angeles, var.). Designed in a Late Gothic Revival style, it features a front-gabled roof, a pointed arch entrance, pointed arch, stained-glass windows with tracery detailing, as well as buttresses, diamond-paned windows, a round window on the façade, belts of horizontal molding, and rosettes.

Just a few years after the sanctuary was completed, in 1956, the existing preschool building was constructed at its rear. The preschool building is connected to the sanctuary building, and sited at a slight angle to follow the parcel boundary line. Designed by architect R.M. Crosby, who had worked on the sanctuary a few years prior, the preschool is a two-story, rectangular building with a side-gabled roof. The east elevation facing the parking lot features covered walkways along the first and second stories. The southern end of the building connects to the Fellowship Hall (City of Los Angeles Building and Safety Department, var.; Grimes 2016).

Additional construction projects undertaken at the church property include:

- enclosing a patio near the juncture of the preschool building and the Fellowship Hall in order to convert the space into a meeting room in 1994;
- installing a new octagonal window on the north elevation of the aforementioned meeting room also in 1994;
- constructing a 12' x 26' one-story storage building to the west of the church in 1998;
- constructing a two-story office addition on the southeast end of the sanctuary, near the juncture of the sanctuary and the preschool building, in 2006;
- adding a trellis on the east side of the sanctuary in 2006 (City of Los Angeles Building and Safety Department, var.).

Based on city records, it appears that the congregation acquired the residential property at 10812 West Ashton Avenue in 1958, and created a paved parking lot on the western portion of that irregularly-shaped parcel (City of Los Angeles Department of City Planning Zone Information & Map Access System 2017; City of Los Angeles Building and Safety Department, var.).

## 6.2.2 10812 West Ashton Avenue

The single-family residence and detached garage occupying the parcel at 10812 West Ashton Avenue were constructed in 1929 for Mr. and Mrs. Frederick Dunlap. According to available records, Frederick Dunlap was born in approximately 1883 and moved to Los Angeles between 1920 and 1930. He held various jobs over the years, working as a railroad conductor, a collector for the gas company, and later for the Los Angeles Department of Water and Power. His wife Louise, a Kansas native, was a housewife (United States Department of Commerce – Bureau of the Census 1910, 1920 and 1930; Index to Register of Voters 1930 and 1938).

Designed by Monte D. Healey, the residence and garage were valued at \$5,900, and built by the Westwood Mortgage and Investment Company, the subsidiary construction division of the Jans Development Corporation (*Los Angeles Times* 1935). As originally designed, the residence measured 31' x 54', was constructed with wood framing and stucco, and featured one brick chimney. Its roof was described as being clad with both tile and composition shingle. The detached two-car garage was located at the southeast corner of the lot. The 18' x 20' garage was constructed with wood framing and stucco, and had a composition roof (City of Los Angeles Building and Safety Department, var.).

In 1940, Dunlap had an addition built at the rear of the residence, which added a 9.5' x 10' room near the building's southwest corner. This addition would have created a projection that extended past the existing wall surface of the south elevation (City of Los Angeles Building and Safety Department, var.). However, at some point over the next few decades, the building footprint became rectangular (as seen in the site plan for the 1983 building permit), indicating that additional construction work may have taken place at the rear of the residence for which building permits do not exist. Frederick and Louise continued to live at the home until at least 1950 (Index to Register of Voters 1950). Frederick Dunlap died in 1959 in Los Angeles (California Death Index 1940-1997).

Based on city records, it appears that the Westwood Presbyterian Church acquired the property in 1958 (City of Los Angeles Department of City Planning Zone Information & Map Access System 2017). Charles Orr, one of the church's pastors, was issued a building permit in 1983 for an addition to be built at the rear of the residence. This 21'-6" x 31' addition included a master bedroom and

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bath. The permit also included a redwood deck against the new southernmost wall, facing the rear yard and garage (Westwood Presbyterian Church 2017; City of Los Angeles Building and Safety Department, var.).

A permit was issued in 2003 to conduct chimney repairs, although specifics of the work are unknown. Because the Westwood Presbyterian Church acquired the property, permit records for 10812 Ashton Avenue reflect the creation of a 35-car parking lot for the church campus in 2006, which is located adjacent to and west of the residence. This area was incorporated as the southernmost portion of the church parking lot. In 2010 a forty square foot area of the residence was sandblasted and re-stuccoed (City of Los Angeles Building and Safety Department, var.; City of Los Angeles Department of City Planning Zone Information & Map Access System 2017).

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## 7 Historic Resource Assessment

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### 7.1 Architectural Description

The project site includes the approximately 0.61-acre Westwood Presbyterian Church property, and an adjacent 0.17-acre residential property. The church property features a Late Gothic Revival style sanctuary at the northwestern edge of the property, a church administrative office and preschool to the rear of the church along the western edge of the property, and the Fellowship Hall near the center of the property. A long parking lot spans the length of the eastern half and the southern end of the parcel (Figure 5). The adjacent residential property is located at the southeastern edge of the church property, and contains a one-story, single family, Spanish Revival style residence (Figure 16).

**Figure 5 Overview of site, view looking southwest**



The sanctuary building faces north towards Wilshire Boulevard and showcases elements of the Late Gothic Revival style. Completed in 1953, the building generally has a rectangular footprint, with two small flat-roofed projections near the northeast and northwest corners, simulating a cruciform plan. The building is constructed of board-formed concrete, and has a gabled roof (its cladding is not clearly visible). The façade is symmetrical and features a front-facing gable, buttresses at each end, and a roof-mounted cross above the gable peak. The centered primary entrance is flanked by two small diamond-pane windows, each topped by label molding. A circular window is located above the primary entrance. The entrance is composed of a simple archivolt surrounding wooden, paneled, double doors that are topped by a pointed arch transom. Two steps with a large landing and two metal railings lead from the sidewalk to the church entrance (Figure 6).

**Figure 6** North elevation of church, view looking south



The western elevation of the building features several buttresses alternating with pointed arch windows. The windows contain simple tracery and are topped by label molding. A small, one-story, flat-roofed wing projects from the west elevation. It is also adorned with small buttresses as well as a narrow cornice and two belts of horizontal molding, one of which features rosettes. The northern wall contains two diamond pane windows which are recessed into the wall and have sloped sills (Figure 7).



**Figure 7 North and west elevations of church, view looking southeast**



The east elevation similarly features alternating buttresses and pointed arch, stained glass windows with simple tracery. A small, one-story, flat-roofed projection creates a covered entry which is accessed via a set of steps from the parking lot. In addition, a covered walkway runs along the length of the east elevation. It is covered by a shed roof clad with flat red tile, and is supported by wooden posts with Y braces. Two separate entrances to the administration office building are located at the southern end of the covered walkway. Both the single and double-door entries are wooden, paneled doors with a grid of glass panes in the upper half. A separate patio is located next to the covered walkway. It is composed of a concrete pad surrounded by fixed concrete planters and a metal railing, and is covered by a wood trellis supported by wooden posts with Y braces (Figure 8).

**Figure 8 East elevation of church, view to the southwest**



Located adjacent to and southeast of the sanctuary, the administration office building is a two-story structure with an irregular plan. It has various flat roofs edged with simple cornices, and its exterior is clad with rough stucco. The building features a corner balcony at the second story, and contains various multi-paned, metal windows, including fixed and casement. Similarly to the main sanctuary building, the windows are recessed and have sloped sills (Figure 9).

**Figure 9 Administration office, east elevation, view to the northwest**





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Located south of the administration building, the preschool is a two-story building with a rectangular plan. The building is clad with stucco and capped with a gabled roof that overhangs to create covered walkways on the east elevation. The first and second story covered walkways are supported by wooden posts with Y braces. Between the support posts are metal railings and safety glass. A flight of steps and a wheelchair accessibility ramp lead from the parking lot to the first story, which is above grade. The basement wall contains a series of windows near ground level that are visible from the parking lot. They appear to be metal framed hopper windows, each with three panes. The east elevation of the building contains several entry doors to classrooms, including single solid doors, and single paneled doors with a grid of lights in the upper half. Windows on the east elevation include a narrow band of clerestory windows and multi-light, metal casement windows (Figure 10). The west elevation was not visible.

**Figure 10 Preschool, east elevation, view to the west**



Located adjacent to and southeast of the preschool building is a meeting/office space added to Fellowship Hall. The addition has an irregular plan and has both one-story and a two-story components. It is clad with stucco and features flat roofs edged with a narrow cornice, as well as a shed roof clad with flat red tile. The building's primary entrance is on the east elevation, but was not visible as it was covered by a metal security door. Windows include slender, multi-pane metal casement and awning windows, and an octagonal window. Wheelchair accessibility ramps are located against the north and east elevations of the building (Figure 11).

**Figure 11 Fellowship hall and office space, view to the south**

The Fellowship Hall is located near the center of the property and is sited east-west across the width of the parcel. The building has a nearly square footprint, a hipped roof clad with flat shingles, and stucco wall cladding. Its primary entrance is centered on the northern façade and is accessed via a set of concrete steps and an accessibility ramp, both with metal railings. It is composed of wooden double doors and a pointed arch transom. Each door contains a diamond-pane window above a recessed panel. The entrance is topped by an arched molding and a wall-mounted cross. The façade features alternating buttresses and pointed arch, diamond-pane windows. A simple cornice and a horizontal molding run across the width of the façade. The eastern and western ends of the building have a lower, flat roofline (Figure 12).

**Figure 12 Closeup of Fellowship Hall's north elevation, view to the south**

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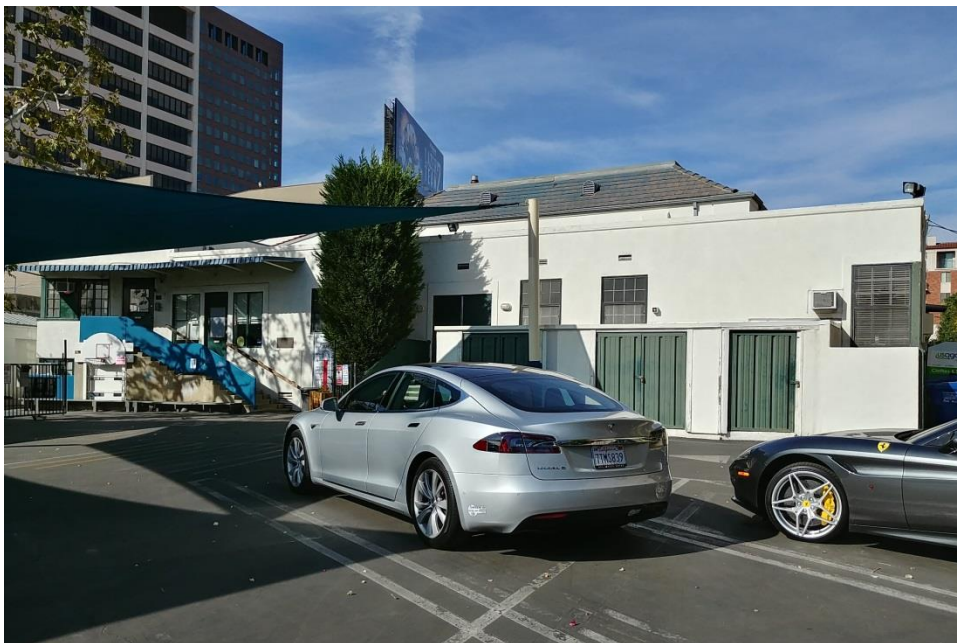
Additional windows on the north, east, and south elevations include what appear to be metal, multi-pane, double-hung windows and sliding windows. An additional entry on the east elevation is composed of a single door with a louvered window, accessed via a set of concrete steps with a metal pole railing (Figure 13).

**Figure 13 East elevation of Fellowship Hall and rear parking lot, view to southwest**



One entry on the south elevation is composed of solid double doors accessed via concrete steps, flanked by a solid half-wall and a metal pole railing. Additional entries on the south elevation are also accessed via a concrete staircase with a solid half-wall and a wall-mounted wooden railing. Each of these entries is composed of a single door with a square window. They are sheltered by a metal awning roof mounted to the wall with knee braces (Figure 14). The southernmost portion of the property is utilized as a parking lot and contains a children's play yard (Figure 15).

**Figure 14 South (rear) elevation of Fellowship Hall**





**Figure 15** Parking lot and play area at south end of property

The residential property at 10812 West Ashton Avenue features a one-story, Spanish Colonial Revival style, single-family residence. The home has an irregular plan with its façade oriented north towards Ashton Avenue. A short, decorative tower projects through the roofline over the primary entrance. The building façade is asymmetrical; a portion projects forward and is covered by a medium-pitched front-gabled roof. A shed roof spans across the remainder of the façade and overhangs to create a partial width porch. The porch is supported by wooden posts topped with carved wooden brackets. The porch is accessed by two sets of steps – one near the center of the façade, and one at the eastern end of the home leading to the driveway.

On the eastern elevation, a shed roof extends to cover an attached, intact porte cochere. While the gabled and shed roofs at the front of the home are covered by red-clay tile, the rear of the home displays a flat roof. Windows on the façade appear to be wood-sash fixed and casement windows; some are covered by mesh screens and/or metal security grilles.

The primary entry door is obscured from view by a wooden screen door. The eastern elevation contains at least seven windows of varying sizes and configurations. While not clearly visible from the public right-of-way, they appear to have recessed, wooden sills, and are all covered by metal security grilles. The south (rear) elevation was not visible from the public-right-of-way. The western elevation is not clearly visible from the public right-of-way, but features a stuccoed chimney and several windows. A grass lawn, succulents, and palm trees adorn the front of the home (Figure 16). The garage is not visible from the public right-of-way.

**Figure 16** North façade and east elevation of 10812 Ashton Avenue, view to southwest



## 7.2 SurveyLA Framework for Historic Resource Evaluations

This evaluation utilized the methodology and framework currently being employed by the City of Los Angeles OHR for its citywide historic resources survey, SurveyLA. In addition to a consideration of all applicable criteria, three relevant Context/Theme/Property Type (CTP) combinations and their associated eligibility standards and integrity thresholds were utilized in evaluations of the project site and its subject properties:

### 7.2.1 CTP#1 – Architecture and Engineering, 1850-1980

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

**Sub Theme: Late Gothic Revival, 1919-1939**

**Property Type: Institutional/Church**

Under this context, a property meeting the eligibility standards and retaining integrity is eligible under Criteria C/3/3 in the area of significance of architecture.

**Period of Significance: 1919-1939**

**Eligibility Standards:**

- Exhibits quality of design through distinctive features
- Is an excellent example of Late Gothic Revival architecture
- Was constructed during the period of significance

**Character Defining/Associative Features:**

- Retains most of the essential physical and character-defining features from the period of significance
- Buttresses on side elevations
- Concrete or brick construction
- Corbeled or crenellated gable ends
- Emphasis on verticality
- Steeply pitched front or cross-gable roof with finials, pinnacles, towers and spires
- Terra cotta decoration (commercial buildings)
- Windows and doors set in pointed arched openings
- Windows: stained glass, leaded glass, rose, lancet, and clerestory (churches)

**Integrity Considerations:**

- Should retain integrity of Location, Design, Materials, Workmanship, and Feeling from the period of significance
- Some windows and doors may have been replaced, as long as openings have not been altered and original fenestration patterns have not been disrupted

## 7.2.2 CTP#2 – Architecture and Engineering, 1850-1980

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

**Sub-Context: Religion & Spirituality, 1850-1980**

**Theme: Religious Property Types, 1850-1980**

**Property Type: Institutional – Religion/Spirituality**

**Property Sub-Type: Religious Building**

Under this context, a property meeting the eligibility standards and retaining integrity is eligible under Criteria C/3/3 in the area of significance of architecture.

**Period of Significance:** 1850-1980

**Eligibility Standards:**

- Is an important or rare example of a religious/spiritual building type or types

**Character-Defining/Associate Features:**

- For the National Register, property must possess exceptional importance if less than 50 years of age
- May also be significant under a theme within the Architecture context
- May be associated with ethnic, cultural, women's or LGBT groups

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- Retains most of the essential physical and character-defining features from the period of significance

**Integrity Considerations:**

- It if it 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
- Original use may have changed
- Setting may have changed
- Should retain integrity of Location, Design, Feeling, Materials, and Association

**7.2.3 CTP#3 – Architecture and Engineering, 1850-1980**

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

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

**Sub-Theme: Spanish Colonial Revival, 1915-1942**

**Property Type: Residential**

**Property Subtype: Single-Family Residence**

Under this context, a property meeting the eligibility standards and retaining integrity is eligible under Criteria C/3/3 in the area of significance of architecture.

**Period of Significance:** 1915-1942

**Eligibility Standards:**

- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Is an excellent example of its type and/or the work of a significant architect or builder
- Originally designed as a single-family residence

**Character-Defining/Associate Features:**

- Complex massing, resulting from turrets, towers, corbelled overhangs, multiple and often asymmetrically organized wings, exterior staircases
- Distinctively shaped and capped chimneys
- Gable, hipped, and/or flat roof, typically with clay tile roof or roof trim
- One or two stories in height
- Patios, courtyards, loggias or covered porches and/or balconies
- Retains most of the essential character-defining features from the period of significance
- Single and multi-paned windows, predominantly casement in type

- Stuccoed exteriors; secondary materials may include wrought iron, wood, cast stone, terra cotta, and polychromatic tile
- Use of arches of a variety of shapes for windows, doors, niches, openings in wing walls, and other features
- Window grilles, rejas, pierced stucco screens, clay attic vents
- Wooden plank or carved doors with prominent hinges and hardware

**Integrity Considerations:**

- Alterations to garages may be permissible if not visible from the street
- Evolution of plant materials is expected, but significant designed landscapes should be retained
- Limited window replacement may be acceptable on secondary elevations
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing
- Non-original roof tile ideally placed in areas of no or limited visibility
- Roof tile replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- Security bars may have been added, but should not obscure significant openings or be visually prominent
- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- Stucco repair or replacement must duplicate the original in texture and appearance

## 7.2.4 Significance Evaluation

### **Westwood Presbyterian Church Complex**

The Westwood Presbyterian Church property was evaluated for historic significance against the eligibility standards for two CTPs. While the property is not eligible overall as a district, the sanctuary building meets the SurveyLA eligibility criteria for historic designation as an individual resource under one CTP.

#### *Significance Criteria A/1/1*

Based on current archival research, the property does not appear eligible for direct associations with significant historic events, or for broad patterns in history such as settlement or religious history (Criteria A/1/1). The property (which includes a sanctuary, preschool, office, and meeting hall) was developed over a span of 56 years, beginning with a former real estate office building being moved onto the site in 1950 and altered for use as a temporary chapel, then further extensively altered 23 years later. The construction of a permanent sanctuary, and subsequent additions at its rear and west elevations (including a school building, office, meeting space and patio trellis) took place between 1952 and 2006. As a result, the church campus does not have a cohesive design, and the property does not reflect any particular era of the community's development.



*Significance Criteria B/2/2*

Archival research does not indicate that the property was directly associated with persons significant in our past (Criteria B/2/2).

*Significance Criteria C/3/3*

The sanctuary building on the property appears eligible as an excellent, intact example of the Late Gothic Revival style applied to institutional architecture (Criteria C/3/3). Designed by Donald Reuben Wilkinson and Ralph Mitchell Crosby, the church was constructed in 1952-1953. Although constructed outside the period of significance, the church is an excellent example of Late Gothic Revival style architecture, and exhibits quality of design through distinctive features.

The sanctuary retains its historic integrity in all seven areas: location, design, setting, materials, design, feeling, and association.

Character-defining features include board-formed concrete construction, incorporation of buttresses on side elevations, round and stained glass windows, and pointed arch door and window openings. Alterations include the addition of a preschool along the south elevation of the church, an office along the southeast end of the building, and a patio and trellis constructed against the east elevation. However, the building retains sufficient integrity per the integrity considerations described in CTP #1 above. The sanctuary retains most of the essential physical and character-defining features of its architectural style, and retains integrity of location, design, materials, workmanship, and feeling. The preschool building does not embody the distinctive characteristics of any architectural style, and the Fellowship Hall lacks integrity from its original appearance due to a complete remodeling of the building façade in 1973.

*Significance Criteria D/4*

There is no evidence to suggest that the property may yield important information about prehistory or prehistory (Criteria D/4).

**10812 Ashton Avenue**

The residential property at 10812 Ashton Avenue was evaluated for historic significance against the eligibility standards for one CTP.

*Significance Criteria A/1/1*

Based on current archival research, the property does not appear eligible for direct associations with significant historic events, or for broad patterns in history (Criteria A/1/1).

*Significance Criteria B/2/2*

Archival research does not indicate that the property was directly associated with persons significant in our past (Criteria B/2/2).

*Significance Criteria C/3/3*

As an intact but common residential type and style within Westwood, the single-family residence at 10812 Ashton Avenue does not appear to meet the SurveyLA eligibility criteria for historic designation as an individual resource under Criteria C/3/3.

*Significance Criteria D/4*

There is no evidence to suggest that the property may yield important information about prehistory or prehistory (Criteria D/4).

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## 8 Conclusion and Recommendations

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This historic resource assessment was completed in support of the Belmont Village Senior Living project. The project site is occupied by the Westwood Presbyterian Church, its associated buildings, and an adjacent single-family residence, 10812 Ashton Avenue, also owned by the church. The proposed project envisions a new twelve-story building, with three levels of underground parking, offering an assisted living and residential care facility. The project also proposes a new two-story building housing a school and office. The project would include demolition of the school building, office, and fellowship hall adjacent to the Westwood Presbyterian Church sanctuary and demolition of a single-family residence on an adjacent parcel.

The tasks included as part of this historical resources assessment include the following: (1) conduct an assessment of the project site to identify and confirm the presence of historical resources, (2) review plans for the proposed Belmont Village project, and (3) provide an assessment of whether historical resources present on the site would remain eligible and retain their status as historical resources following project implementation.

As a result of this study, three buildings—the church school building, fellowship hall, and single-family residence at 10812 West Ashton Avenue—were found ineligible for national, state, or local landmark listing. These buildings are not considered historical resources pursuant to CEQA.

One property, the Westwood Presbyterian Church sanctuary, was identified as a qualifying historical resource pursuant to CEQA. The proposed project would retain this historical resource. Constructed in 1952, the Westwood Presbyterian Church was found eligible through the City of Los Angeles Office of Historic Resources project, SurveyLA. According to SurveyLA, the church was found to be an “excellent example of Late Gothic Revival religious architecture in Westwood,” qualifying under Criteria C/3/3 at the national, state and local levels (SurveyLA Westwood Report, Individual Resources, p. 65).

The church consists of a three-part design, with a higher central wing flanked by two lower wings. The two lower wings, both of which are considered of primary character-defining significance, would remain intact and would not be altered through the proposed project.

According to the entitlement package provided on June 6, 2018, the plans call for no alterations to the principal elevation or side elevations of the Westwood Presbyterian Church, with the exception of the removal of a wood trellis and office addition constructed on the side elevation in 2006; this date is indicated in building permits on file with the City of Los Angeles.

The project would also remove a non-character-defining preschool classroom and church office addition on the rear elevation of the sanctuary, as well as the existing fellowship hall. Following project implementation, the sanctuary would retain sufficient integrity to continue to convey its historic associations and as such would remain eligible as a historic resource.

The project as proposed would not cause the sanctuary to become ineligible as a historic resource and therefore would not have a significant adverse effect on historic resources.

As a result of this study, three buildings—the preschool and office building, fellowship hall, and single-family residence—were found ineligible for national, state, or local landmark listing, either

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individually or as contributors to a historic district. These buildings are not considered historical resources pursuant to CEQA. All three buildings are slated for demolition as part of the proposed project.

Background research also identified one property adjacent to the project site which is a designated City of Los Angeles HCM and therefore a historical resource pursuant to CEQA. Westwood Village Memorial Park (HCM #731) is a cemetery and mortuary containing several mausoleum structures along the shared property line of the project site's western boundary. Because the area surrounding the Westwood Village Memorial Park is extensively developed, the proposed project would not introduce any incompatible visual elements which would result in any negative indirect effect to the resource's setting. To ensure the project does not result in any potential vibration-related damage to the adjacent historical resource, the following mitigation measures (1, 2, and 3) will be implemented.

- MM-1** Construction activities that produce vibration, such as demolition, excavation, and earthmoving, shall be sequenced so that vibration sources within 100 feet of the mortuary structures at Pierce Brothers Westwood Village Memorial Park and Mortuary do not operate simultaneously.
  
- MM-2** Pre-construction surveys shall be performed to document the conditions at the boundary of the mortuary at Pierce Brothers Westwood Village Memorial Park and Mortuary. A structural monitoring program shall be implemented and recorded during construction to ensure that groundborne vibration levels at the boundary of the Project site adjacent to the mortuary do not exceed 0.12 inches per second peak particle velocity (PPV). The performance standards of the structure monitoring plan shall include the following:
  - Documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the building.
  - Prior to the start of construction, the applicant shall retain the services of a structural engineer to visit the Pierce Brothers Westwood Village Memorial Park and Mortuary to inspect and document the apparent physical condition of the building's readily-visible features, including but not limited to the building structure. In addition, the structural engineer shall establish baseline structural conditions of the building and prepare the shoring design.
  - The applicant shall retain the services of a qualified acoustical engineer to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project's western property line adjacent to the Pierce Brothers Westwood Village Memorial Park and Mortuary during the Project's demolition and excavation phases during which heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.
  - The vibration monitoring system shall measure and continuously store the PPV in inches per second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning

level of 0.07 inch per second (PPV) and a regulatory level of 0.12 inch per second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event that the warning level of 0.07 inch per second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.
- In the event that the regulatory level of 0.12 inch per second (PPV) is triggered, the contractor shall halt the construction activities in the vicinity of the Pierce Brothers Westwood Village Memorial Park and Mortuary and visually inspect the building for any damage. Results of the inspection shall be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch per second (PPV). Construction activities may then restart.
- In the event that damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.
- The structure-monitoring program shall be submitted to the Department of Building and Safety and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

**MM-3** Construction activities shall utilize rubber-tired equipment in place of steel-track equipment whenever feasible.

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