

APPENDIX B: HISTORIC RESOURCES REPORT

Olympic and Bundy

Historic Resource Report



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1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to determine whether or not a proposed development project (sometimes referred to as “the Project”) in the City of Los Angeles will impact historic resources. The project site is generally located on the block bounded by Olympic Boulevard to the south, Bundy Drive to the east, Nebraska Avenue to the north, and Centinela Avenue to the west. The project site does not occupy the entire block; the site is surrounded by commercial development to the southeast, existing public facilities buildings and parking to the northwest, and existing commercial development to the northeast. The site is presently occupied by four buildings as well as a surface parking lot. The proposed project involves the demolition of all existing buildings onsite and the construction of medical offices, a mixed-use residential, and retail development.

Teresa Grimes and Jessica Mackensie were responsible for the preparation of this report. Ms. Grimes, Senior Architectural Historian for Christopher A. Joseph & Associates has over fifteen years of experience in the field of historic preservation and a M.A. in Architecture. She more than fulfills the qualifications for historic preservation professionals outlined in 36 CFR, Part 61. Jessica Mackenzie is an Assistant Planner for Christopher A. Joseph & Associates.

1.2. Methodology

In conducting the analysis of potential historic resources and impacts, the following tasks were performed:

1. Conducted a field inspection of the project site and surrounding area to determine the study area and to identify potential historic resources. The buildings identified as potential historic resources are those, which appeared to be at least 45 years of age. These include all buildings on the project site. No potential historic resources were identified on the parcels surrounding the project site. As such, the study area is confined to the project site itself.
2. The potential historic resources on the Project site are 12333 West Olympic Boulevard, 1901 South Bundy Drive, 1925 South Bundy Drive, and 1933 South Bundy Drive. None of the addresses are included in the California Historical Resources Inventory System (CHRIS). CHRIS includes properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for in the California Register of Historical Resources, California Registered Historical Landmarks, and Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities.
3. Reviewed the building permit records obtained from the City of Los Angeles Department of Building and Safety to determine the dates of original construction, subsequent alterations, uses, and architects.

4. Researched the history of the persons associated with the buildings at the Los Angeles Public Library including a review of Los Angeles obituaries, newspaper clipping, and the California Index.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs.

2. ENVIRONMENTAL SETTING

Regulatory Environment

Generally, a lead agency must consider a property an historic resource under the California Environmental Quality Act if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in an historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National and California Register designation programs are discussed below.

National Register of Historic Places

The National Register is "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."²

Criteria

To be eligible for listing in the National Register, a property must be at least fifty years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or

¹ PRC Section 5024.1 and 14 CCR Section 4850.

² 36 CFR Part 60.2.

³ 36 CFR Part 60.4.

- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Physical Integrity

According to National Register Bulletin 15, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in National Register Bulletin 15 as "the ability of a property to convey its significance." Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials.⁴

Context

To be eligible for listing in the National Register, a property must also be significant with an historic context. National Register Bulletin 15 states that the significance of an historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁵ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

California Register of Historical Resources

In 1992, Governor Wilson signed AB 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.⁶ The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register.
- California Registered Historical Landmarks from No. 0770 onward.

⁴ National Register Bulletin #15, pp. 44-45.

⁵ National Register Bulletin #15, p. 7.

⁶ PRC Section 5024.1.

- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least fifty years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

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

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁷

Architectural Descriptions and Building Histories

The project area vicinity is characterized by low- to high-rise office buildings and commercial uses along Olympic Boulevard and Bundy Drive. The architectural character of the vicinity ranges from mid-twentieth century construction to modern construction. The project area is not within the boundaries of any kind of historic district.

12333 West Olympic Boulevard

This flat-roofed industrial and office building was originally constructed in 1949. The office portion of the building fronts West Olympic Boulevard and is one-story; the industrial portion of the building behind the Olympic facade is two-stories. The Olympic Boulevard facade is divided by a series of projecting panels that form bays for each aluminum-sash, rectangular window. The flat roof is characterized by a parapet covered with vertically-banded siding. The siding does not appear to be original. The parapet provides a slight overhang to the Olympic Boulevard

⁷ PRC Section 4852.

façade. The front entrance at the center of the building consists of double glass doors arranged asymmetrically to the side of a large single-pane window wall. The entrance is marked by a wide, plain canopy and flanked by a horizontal arrangement of bricks. The Olympic Boulevard façade is in the Modern style with simplified design features.

A two-story industrial space is connected to the back of the building, behind the Olympic Boulevard façade. The L-shaped industrial portion of the building fronts a surface parking lot. The portion of the building directly behind the Olympic Boulevard façade features a barrel roof and rows of blank windows along the roofline. At one time, these metal windows may have been operational; however the window spaces have been filled in or painted over, and no longer act as an opening for light or air. The portion of the building perpendicular to the Olympic façade features a saw tooth roof with clerestory windows. The façades of the industrial buildings include plain entrances and a loading dock; the building lacks further ornamentation.

The building was originally constructed for the Packard Bell Company, a local electronics manufacturer. The project engineer was A.A. Schmidt, and the contractor was The Austin Company. An architect was not listed on the building permit application. Since 1949, several manufacturing buildings have been constructed and demolished on the project site. The existing office along the Olympic Boulevard façade is the only original portion of the 1949 manufacturing complex. The industrial space behind the office along Olympic Boulevard was constructed as a warehouse and manufacturing facility for TVs and radios. At one time, additional warehouse and manufacturing buildings were located on the project site to the north of the existing buildings. These buildings were demolished and the existing complex was significantly altered numerous times over the span of 50 years. These alterations include permits for the “enlargement of the existing building” in 1959, cosmetic changes to the entire building in 1976, and seismic repairs in 1995.

1901 South Bundy Drive

1901, 1925 and 1933 South Bundy Drive are former industrial, flat-roofed buildings fronting South Bundy Drive. All three properties were owned and operated by Packard Bell in the 1950s as electronic manufacturing facilities. Later, the buildings were used by the Teledyne Group. During this time in the 1970s, aerial photos suggest there may have been ancillary buildings between the existing buildings that have since been demolished. Eventually manufacturing at the buildings was discontinued. In the 1990s, the buildings were sold and the spaces inside the buildings subsequently converted to office and storage uses.

1901 South Bundy Drive was the first of the buildings to be constructed in 1950. While it was originally owned by Richard Kite, the building was soon owned and operated by Packard Bell. 1901 South Bundy Drive is a plain rectangular, brick building. The main design feature is a metal cage structure for the heating and air conditioning unit on the flat roof; this casing does not appear to be original. While the other two buildings in the row along South Bundy Drive feature large banks of steel-sash casement windows, the original windows on 1901 South Bundy Drive have been removed. Smaller, metal horizontally-sliding windows are arranged symmetrically along the Bundy Drive façade. 1901 and 1925 South Bundy Drive are connected by an exterior courtyard between the two buildings. The exterior walls that enclose the courtyard do not appear to be original. The interior of the industrial building has been converted to office space; however the original rafters, truss system, and the concrete floors are evident.



View 1: View of the West Olympic Boulevard façade of 12333 West Olympic Boulevard towards the main entrance.



View 2: View of the rear elevation of 12333 West Olympic Boulevard towards the clerestory on the industrial portion of the building.



View 3: View looking towards the rear façade of 1901 South Bundy Drive; the windows and entrance are not original.



View 4: View looking towards the West Olympic Boulevard façade of 1901 South Bundy Drive; the metal cage anchoring the heating and air conditioning unit on the rooftop is not original.

1925 South Bundy Drive

The one-story, industrial building at 1925 South Bundy Drive was constructed of unreinforced masonry in 1952. The building has an identical metal cage structure for the heating and air conditioning unit on the flat roof. The Bundy façade is characterized by exposed brick and large banks of industrial, steel-sash casement windows. The rear elevation has undergone extensive alterations, including an attached rectangular addition that serves as a reception area for the offices. Moreover, the side entrances have been altered to create a courtyard between 1925 and 1901 South Bundy Drive. New windows have been installed along the north façade of the building, and exterior walls now enclose the space between the two buildings. The interior of the building features the original beams and truss; but the interior space has been remodeled into offices through partitions and cubicles.

The building permits do not indicate a certified architect for the design of the building; the engineer is listed as Joseph H. Castler, and the contractor is listed as the owner, Fortune Investment Company.

1933 South Bundy Drive

1933 South Bundy Drive was originally constructed in 1953. Most of the building is one-story; however, a small second-story office projects over the corner of the building. The facades of the building are faced with red stucco and lack ornamentation. Similar to 1925 South Bundy Drive, the Bundy façade is dominated by large banks of steel-sash casement-type industrial windows and a metal cage for the heating and air conditioning unit on the roof. The interior space has been recently remodeled into office and storage space; however, the original loading dock doors and truss system are still evident.

The City of Los Angeles Department of Building and Safety does not have a record of the original building permit for 1933 South Bundy Drive. As such, the name of the original architect is unknown. However, subsequent building permits indicate the building was owned by Packard Bell Company and operated as a factory. The building underwent a number of alterations while owned by Packard Bell and Teledyne Technologies. In 1955, a second-story office was added to the building. Interior alterations included the addition of a photography dark room in 1956, and interior partitions in 1957 and 1977. Suspended offices were also added in 1977. Substantial mechanical alterations and interior remodeling occurred when the space was recently converted into offices.

3. EVALUATION OF SIGNIFICANCE

None of the buildings on the project site are presently designated under any of the landmark programs at the national, state, or local levels. None of the buildings on the project site have been identified on a historic resource survey. Based upon the research and analysis conducted for this report, the buildings do not appear to be eligible for listing in the National or California Registers, due to a lack of physical integrity and historical context. As such, the buildings are not historic resources subject to CEQA.

4.1 National Register of Historic Places

Criterion A

Criterion A - The subject buildings do not appear to be eligible under Criterion A as they are not associated with events that have made a significant contribution to the broad patterns of our history. One historic context was considered in this evaluation: the industrial history of Los Angeles. The major industries that have played key roles in the history and economy of the Los Angeles area include agriculture such as milling, viticulture, citriculture, and produce; petroleum refining and well equipment; film, radio, television and entertainment; aircraft and aerospace and related equipment and research businesses; automobile and rubber; food beverage, and consumer products such as bakeries, canning, and meat packing; wholesaling; garment and textile; and shipping. Among the dominant factors determining the location of industrial development in the region were proximity to the Los Angeles River, access to water and electricity, location of other natural resources such as oil, and most significantly, access to transportation, at first to the railroads and later to freeways.

As previously mentioned, the subject buildings were constructed for and originally occupied by Packard Bell, and eventually acquired by Teledyne Technologies. Packard Bell was an electronics company founded in 1929, originally specializing in radios.⁸ 1934, Herbert Bell bought out his co-founder and became the sole owner of the company.⁹ Herbert Bell then negotiated a licensing agreement with RCA and the company eventually expanded and became a \$50 million a year business.¹⁰ The company took credit for such innovations as the stationized dials and held patents for some color television set technology. During the war, the company also received contracts from the Navy to develop and manufacture radio technology.¹¹ In the late 1940s, Bell sold the business and it became a public company. The company was originally based in a warehouse downtown, then moved to a location on Wilshire Boulevard before moving to the project site on Olympic and Bundy in 1950.¹² The Olympic and Bundy location was the company's primary office and manufacturing facility in the 1950s producing radios and televisions.

Packard Bell was acquired by Teledyne Technologies in 1968. In 1986, Teledyne sold the Packard Bell name to a group of investors to manufacture personal computers. Teledyne continued to occupy the Olympic and Bundy site; the site was not affiliated with the reincarnation of the Packard Bell name. The facilities on the project site are currently used by the Teledyne Controls division of Teledyne Technologies, which specializes in avionic electronics.

⁸ Packard Bell, *A Great American Tradition Continues*, 1985. Los Angeles Public Library Floyd A. Paul Radio Collection.

⁹ Burlington Standard Press, *Former Residents Recount Success in the Business World*, July 6, 1961. Los Angeles Public Library Floyd A. Paul Radio Collection.

¹⁰ *Ibid.*

¹¹ Written Correspondence, Goad, Robert to Floyd A. Paul, January 28, 1988. Los Angeles Public Library Floyd A. Paul Radio Collection.

¹² Written Correspondence, Carl Duffy to Floyd A. Paul, February 16, 1988. Los Angeles Public Library Floyd A. Paul Radio Collection.

While Packard Bell was a successful company, it is not significant in the history of industry in Los Angeles. While it held patents for radio and television technology, the company is not renowned for a particular major technological innovation or achievement. Moreover, the buildings at Olympic and Bundy are not associated with any particular technological achievement. Therefore, none of the buildings on the project site appear to be eligible under Criterion A as they are not associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B

None of the buildings on the project site appear to be eligible under Criterion B as they are not strongly associated with any persons of historic significance. For most of last half of the twentieth century, 1901, 1925, and 1933 South Bundy Drive were associated with the names of two companies: Packard Bell and Teledyne Technologies. While the buildings on the project site are associated with the Packard Bell of the 1950s, no buildings onsite are associated with a specific person at Packard Bell. The company had become a public company in the 1940s, and its founder, Herbert Bell, no longer retained complete control of the business. Therefore, the construction and use of the subject buildings are associated with the Bell Corporation, not with the Hebert Bell himself. Moreover, while Herbert Bell was a successful businessman, and contributed to the electronics industry, his historical significance in the context of business and industry has not yet been established. The subject buildings are not eligible under Criterion B as they are not associated with any persons of historic significance.

Criterion C

Properties can be eligible under Criterion C for one of four reasons. The two most applicable to the subject buildings are “embodiment of a distinctive type, period, or method of construction” and “represent the work of a master.” The subject buildings do not appear to be eligible for either of these reasons.

One historic context was considered in the evaluation of significance as “the embodiment of a distinctive type, period, or method of construction,” the history industrial architecture in Los Angeles. Industrial buildings and structures can be categorized by type relating to their specific function and architectural treatment. In terms of the architectural treatment of industrial buildings, they fall into two categories; those clothed in the revival and popular styles of the late nineteenth and early twentieth centuries, and those purely functional and utilitarian.

In the Los Angeles area, the use of the eclectic revival styles in the design of industrial buildings survived well into the twentieth century. Buildings such as the Moorish Sparklett’s Bottling Plant in Eagle Rock, the Dutch Revival Van de Kamp’s Bakery in Atwater, and the Assyrian Samson Tyre and Rubber Factory in the City of Commerce employed styles, which were chosen to promote a corporate image and make reference to the product manufactured within. The Churrigueresque Revival of the Gray Building on South Los Angeles Street attempted to make connections to California’s not to distant Spanish past. It is noteworthy that the application of the decorative style was often limited to the façade or the front office portion of the building. The Gerry Building, also on South Los Angeles Street, is a case in point. The building is completely utilitarian except for its dramatic Streamline Moderne façade.

In the second type of industrial architecture are the purely functional, unadorned, utilitarian buildings, which derived their beauty from the expression of technology employed in their construction. The creators of these buildings made no attempt to design in a particular style but in the process produced structures that clearly represented their specific era and use. The Los Angeles Wholesale Terminal Warehouses are excellent examples of early reinforced concrete buildings impressive for their sheer size and structural integrity. Many factory buildings with their large expanses of industrial windows demonstrate elegance obtained from technological innovations of their age.

The subject buildings include the trademark features of utilitarian industrial architecture such as large steel-sash casement windows and bow-truss roofs, but they are otherwise unremarkable. Furthermore they have suffered extensive alterations. The existing office along the Olympic Boulevard façade is the only original portion of the 1949 manufacturing complex at 12333 West Olympic Boulevard. The site once encompassed other manufacturing and warehouse facilities, but some of the buildings were demolished and the existing complex was significantly altered numerous times over the span of 50 years. These alterations include the two perpendicular industrial spaces, permits for the “enlargement of the existing building” in 1959, cosmetic changes to the entire building in 1976, and seismic repairs in 1995. The original windows on the front façade of 1901 South Bundy Drive have been removed and replaced by modern, horizontally-sliding windows. While the front façade of 1925 South Bundy Drive is intact, the rear elevation now includes an attached modern addition. Exterior walls, side entrances and new windows have been added to the north façade to create a courtyard area between 1901 and 1925 South Bundy Drive. 1933 South Bundy Drive has also been altered since its original construction, including a second-story office, interior partitions and suspended offices. All of the South Bundy Drive buildings have undergone substantial interior remodeling when the buildings were converted from industrial uses to offices. Moreover, the primary design feature of the buildings on South Bundy Drive are the metal cage structures housing the heating and air conditioning units on the roof of each building. These roof structures are a modern addition. While the buildings collectively may have been an unremarkable example of mid-century industrial architecture, the buildings currently do not even recall the time period of the original construction due to significant alterations.

The buildings on the project site are not the work of a master architect. Since most of the available original building permits do not list an architect, in some cases the engineer is presumed to be responsible for design and construction of the building.

Table 1
Architect, Engineers and Contractors for the Subject Properties

Address	Architect	Engineer	Contractor
12333 W. Olympic	N/A	A.A. Schmidt	The Austin Co.
1901 S. Bundy	Llewellan A. Parker	N/A	Stanton & Reed
1925 S. Bundy	N/A	Joseph M. Castler	Fortune Investment Co.
1933 S. Bundy	N/A	N/A	N/A

Research at the Los Angeles Public Library was conducted on the available individuals and firms associated with the subject buildings. The Austin Company was a Los Angeles contracting firm that also completed a soundstage for MGM. Other than the notation for The Austin Company, no information was found for the architect, engineers and contractors associated with the subject

buildings. Due to the lack of information on the architects or building designers, it is unlikely that the buildings are the work of a known master architect. Due to the alterations and unremarkable architecture, the subject buildings are also not significant as the work of a master architect. Thus, the buildings on the project site are not eligible under Criteria C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources.

4.2. California Register of Historical Resources

The building does not appear to be eligible for listing in the California Register for the same reasons noted above.

4.3 Conclusions

The subject buildings at 12333 West Olympic Boulevard and 1901, 1925, and 1933 South Bundy Drive are not historical resources pursuant to CEQA. The buildings are not currently listed as a landmark at the national, state, or local levels. Based upon the research and analysis conducted for this report, the buildings do not appear to be eligible for listing in the National or California Registers, due to a lack of historic significance, architectural distinction, and physical integrity. As the subject buildings are not historic resources pursuant to CEQA, the project will have no impact on historic resources.

5. SOURCES

City of Los Angeles Building Permits, various addresses and dates.

Los Angeles County Tax Assessor Records, various addresses.

Sanborn Fire Insurance Map, 1919, 1950.

Gleye Paul, *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

Gebhard, David, and Robert Winter, *Los Angeles: An Architectural Guide*. Salt Lake City: Gibbs Smith Publisher, 1994.

Los Angeles Public Library Floyd A. Paul Radio Collection.