

WESTLAKE SCHOOL FOR GIRLS, DORMITORY
(Harvard-Westlake School, Administration Building)
700 North Faring Street
Los Angeles
Los Angeles County
California

HABS CA-2791
CA-2791

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CA-2791

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

WESTLAKE SCHOOL FOR GIRLS, DORMITORY
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Location: 700 North Faring Road, Los Angeles, Los Angeles County, California. The property is situated on the southern slope of the Santa Monica Mountains, approximately 12 miles northwest of downtown Los Angeles and approximately seven miles from the Pacific Ocean. Due to its location in the Santa Monica Mountains, the local topography is generalized by ridges and canyons in elevation to the north and descending in elevation to the south.

Beverly Hills, California 7.5 minute USGS Quadrangle, Universal Transverse Mercator (UTM) Coordinates:
Zone 11, Easting 367689, Northing 3772835

Present Owner: Harvard-Westlake School
700 North Faring Road
Los Angeles, CA 90077

Original Use: Dormitory

Present Use: The building currently contains administrative offices and classrooms.

Significance: The Administration Building at Harvard-Westlake School was designed by Los Angeles architect Arthur Kelly. The two-story building was originally built as a dormitory for the Westlake School for Girls, and was completed in 1928 on Lot 9 of the Sawtelle Annex in Tract 8236 of the Holmby Hills Subdivision. Kelly, with Joe Estep, Associate Architect, designed the entire campus plan for the Westlake School for Girls as well as all of the initial buildings (including the dormitory). They employed a romantic, Southern California regional version of the Spanish Colonial Revival style for the campus architecture, incorporating the distinguishing characteristics of the idiom such as exterior stucco walls, tiled roofs, and arches as decorative motifs, towers, corbel tables, and wrought-iron balconies. The campus design, at the time of completion, reflected an extraordinary awareness of the ability of architecture to positively shape the educational environment.

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With the demolition of the original classroom building, auditorium, connecting loggias, and administration building following the Sylmar earthquake of 1971, the overall integrity of the campus has been substantially compromised. The original campus configuration and appearance is no longer apparent. In addition, the newer, incompatible construction has further diminished the original campus setting. With such changes occurring over the years, the campus no longer reflects the original design concept intended by the founders Jessica Smith Vance and Frederica de Laguna and campus architect Arthur Kelly.

The Administration Building is the only remaining structure on campus from the time the school was first constructed and opened at this site. The Administration Building is the single surviving property most closely associated with the early Westlake School for Girls campus at this location. In addition, the building is historically associated with women's history and early boarding school development within the City of Los Angeles. Architecturally, the Administration Building is a notable example of a Spanish Colonial Revival style building as incorporated into an educational facility. However, the building has undergone extensive physical modifications compromising much of its architectural and historical integrity (design, setting, materials, and workmanship).

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PART I. HISTORICAL INFORMATION:

A. Physical History:

1. Date of Construction:

Original construction: 1928

Significant alterations and additions: 1971 (new classrooms), 1988 (lunch room), 1990 (remodel and re-roof), 1992 (alterations), 1993 (classroom door and window alterations).

2. Architect:

The entire campus plan, as well as all of the initial buildings (including the dormitory) was designed by Los Angeles architect, Arthur Rolland Kelly. Kelly was assisted by Associate Architect, Joe Estep.

3. Original and subsequent owners:

Westlake School for Girls (1928-1989)

Harvard-Westlake School (1989 – present)

4. Builder(s), contractor(s), supplier(s):

Arthur Kelly

5. Original plans and construction:

A nearly full set of original plans were uncovered dating from 1928.

6. Alterations and additions:

Though the Spanish Colonial style is visually evident, the exterior and interior of the Administration Building has been extensively modified over the years. Exterior alterations have occurred on all elevations and include removal of the original wood-framed casement windows and French doors with re-configured aluminum framed fixtures and hardware. Most of the original window and door openings along the second floor elevations have been reduced in size or in-filled. Many of the original window openings and grille covers on the first floor have also been modified or in-filled. Most of the ornate, multi-panel wood doors originally punctuating the first floor elevations have been removed and replaced, many with aluminum framed glazed doors. Many of the projecting chimney flues with their ornate chimney hoods have been altered or removed.

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The south end of the building has been modified by the addition of a second floor over the original first floor alcove area, the re-configuration of window openings, and the addition of a wrap around stairway leading to the new second floor addition.

Interior alterations have occurred throughout the basement area, and the first and second floors of the building. These modifications included the reconfiguration of most rooms and the removal of historic wall, flooring, and ceiling material. The arched door headers placed intermittently along the main hallways were added in recent years. However, most of the interior stairways and associated arched opening alcoves with decorative corbels and columns are still intact.

Because of the existing modifications made to the exterior and interior of the building, it no longer accurately reflects the original intent of the architect's design and use. Due to these extensive alterations, the building does not retain important historical physical features and characteristics that define this particular property type and architectural style. Therefore, the modifications that have occurred to the building have compromised the overall historic character that connects the historical and architectural associations with architect Arthur Kelly. The following is a list of permits on file with the City of Los Angeles Department of Building and Safety:

- | | |
|------------|--|
| 1928 | Original permit for construction of dormitory. Permit No. 13247. |
| 05-14-1928 | Dormitory Architect: A. Kelly. Cost: \$136,000. Permit No. 13830. |
| 09-15-1930 | Wall in space. Architect: A. Kelly. Cost: \$500. Permit No. 22092. |
| 09-16-1937 | Add bath. Cost: \$700. Permit No. 30844. |
| 07-30-1941 | Firewall. Architect: None. Cost: illegible Permit No. 71613. |
| 03-30-1946 | Add two bedrooms. Cost: \$9000. Permit No. 7607. |
| 06-14-1954 | Enclose room. Architect: A. Kelly Cost: \$1500. Permit No. 89375. |
| 01-27-1971 | New classrooms. Architect: F.G. & Sayler. Cost: \$10,000. Permit No. 22322. |
| 08-04-1977 | Classroom converted to printing room. Architect: Parkin. Cost: \$200. Permit No. 14385 |
| 07-12-1988 | Lunch room. Architect: R. Roose. Cost: \$45,000. Permit No. 76065. |
| 07-05-1990 | Remodel. Architect: Parkin. Cost: \$25,000. Permit No. 90LA59576. |
| 08-15-1990 | Classrooms converted toilets. Architect: Parkin. Cost: \$11,000. Permit No. 90WL91578. |
| 08-21-1990 | Re-roof. Cost: \$30,000. Permit No. 90WL91701. |
| 07-27-1992 | Alterations. Architect: R. Johnson. Cost: \$20,000. Permit No. illegible. |
| 08-17-1992 | Replace six windows. Architect: Robert Johnson. Cost: \$7,000. Permit No. 93WL03211. |

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- 09-01-1992 Ramp at corridor. Architect: R. Johnson. Cost: \$2,000. Permit No. 92WL03454.
- 09-03-1992 Replace stairway. Architect: R. Johnson. Cost: \$3,000. Permit No. illegible.
- 05-11-1993 Classroom door and window alterations. Architect: Robert Johnson. Cost: \$21,000. Permit No. not legible.
- 10-14-1993 Reduce scope of work on door and window alterations (three locations on east elevation deleted from scope). Architect: Robert Johnson. Cost: \$201. Permit No. 93WL28059.

B. Historical Context:

Los Angeles Holmby Hills Area

Prior to the arrival of the Spanish in California, the Los Angeles area was inhabited by the Gabrielino Indians. The earliest explorers to the region arrived in 1769, with the Gaspar de Portola Expedition. In 1781, Mexican settlers under the direction of Spanish Governor Felipe de Neve founded El Pueblo de La Reina de Los Angeles.¹ Land to the west of the pueblo comprised four large ranchos. The largest of these was Rancho San Vicente y Santa Monica, encompassing most of the Santa Monica Mountains, Brentwood, west Los Angeles, and the City of Santa Monica. Rancho Boca de Santa Monica comprised the Pacific Palisades and Santa Monica Canyon areas. The present-day Palms area was situated within Rancho Rincon de Los Bueyes while Rancho San Jose de Buenos Ayres encompassed present-day Westwood, land near Bel Air, Beverly Hills, and land to the north of Pico Boulevard.² During the 1800s, many of these rancho lands were sold to several individuals and families.

In 1850, California was admitted as the thirty-first state in the Union. Many Americans flocked to California in hopes of finding gold. During the 1860s and 1870s, land to the west and north of the present-day Harbor Freeway was settled as Los Angeles began to expand. In the 1870s and 1880s, immigrants established Chinatown, to the north of Los Angeles. By the 1880s, southern California began attracting Midwesterners and Easterners with its new railroad lines. Streetcars also made development of residential neighborhoods further west possible during the late 1880s and early 1890s.³ Former rancho lands were further subdivided into smaller communities, such as Brentwood, Sawtelle, and Pacific Palisades.

¹ *Ovnick, Merry.* Los Angeles: The End of the Rainbow.

² *Ibid.*

³ *Ibid. Sanborn Maps.*

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The popularity of the film industry and construction of the University of California – Los Angeles, further promoted development to the north and west of Los Angeles in the early 1900s.⁴ In 1913, the Owens Valley Aqueduct was completed, providing water to outlying areas of Los Angeles and promoting further development in the area.⁵ By the 1920s, the Westgate Addition, Ambassador Addition, Laurel Canyon Addition, Santa Monica Canyon Addition and the Beverly Glen Addition were consolidated into west Los Angeles. Other smaller annexations continued to occur into the late 1970s. In 1922, Alphonzo Bell purchased more than 1,760 acres of land east of Brentwood and Westgate for residential development as the Bel Air community.⁶ In the late 1920s, the Holmby Hills area was subdivided, with a new girl's school being constructed at 700 North Faring Road. Throughout the 1930s and following the 1950s, development continued to extend into the canyon areas of Bel Air, Holmby Hills, Brentwood and Pacific Palisades.

Westlake School for Girls

In September 1904, Jessica Smith Vance and Frederica de Laguna founded a small college preparatory school known as Westlake School for Girls (Westlake School). Vance received her M.A. from Stanford University and de Laguna an M.A. from Columbia University. Both had taught at Chaffey College and later at the University of Southern California. With this background they began an association dedicated to the growth and development of young women.

Initially located opposite of Westlake Park (now MacArthur Park) near downtown Los Angeles, the first school occupied a small white stucco building. Enrollment soared and soon Vance and de Laguna moved the school to three wood-frames residences along Alvarado at Sixth Street in Los Angeles. The campus soon spread to include two additional buildings around the corner on Sixth Street. The school's mistresses lived on the campus with the students and entertained them with afternoon teas and dances. The opening year of the school saw the establishment of several traditions, including "Senior Ditch Day" while "Poet's Day" was later established as the day before commencement. Originally, as part of "Poet's Day," a statue or picture of a chosen poet was unveiled and readings from the poet's works were given. Two years after the new school opened, the first commencement ceremony was held. The guest speaker was David Starr Jordan, president of Stanford University. Over the next few years the school continued to expand physically and academically, adding a lower grade school program in 1910.

⁴ Gebhard, David and Robert Winter. An Architectural Guide to Los Angles, pp.135-160.

⁵ City of Los Angeles Department of Water and Power.

⁶ Gebhard David and Robert Winter. Architecture in Los Angeles: A Complete Guide.

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In need of larger facilities, the school moved to an eight-acre location on Westmoreland Avenue in the Wilshire district in 1917. During World War I, social activities were curtailed and the students organized their own Red Cross Chapter, which sponsored intra-class competitions in knitting and bandage rolling. Following the Armistice, the class of 1919 adopted four French orphans of the war. The school continued to be successful, with graduates being accepted by higher educational institutions, including Mills College and the Southern Branch of the University of California.

As the City of Los Angeles grew so did the enrollment at Westlake School. Against the advice of many people, including parents, business associates, and friends, the founders were granted, at a cost of \$10.00, approximately eleven-acres of land in the newly subdivided Holmby Hills area in 1925 by the Janss Investment Company and the Holmby Corporation. A groundbreaking ceremony, attended by the school's mistresses Jessica Smith Vance and Frederica de Laguna, campus architect Arthur Kelly, and Westlake School students and parents, among others was held on April 19, 1928, to commemorate the beginning of construction of the new Westlake School campus, located at 700 North Faring Road. Arthur Kelly designed the new campus and associated buildings in the Spanish Colonial Revival idiom. Among the first buildings constructed on the new Westlake School campus were the two-story dormitory, an auditorium, and a classroom building in addition to three tennis courts, and an outdoor swimming pool. Additional construction of educational facilities and substantial modifications to the existing buildings, including demolition, occurred on the campus in the following years to meet the changing needs of the students and faculty.

Following the deaths of the school's founders in 1939 (Miss Vance) and 1941 (Miss de Laguna), Mr. and Ms. Sydney A. Temple purchased Westlake School. Their daughter, Helen Temple, along with Carol Miles became co-principals of the school in 1945. Temple subsequently became Headmistress of Westlake School in 1959, and changed her name to Mrs. Malcolm Dickinson when she married in that same year. Dickinson continued to direct and guide the activities of the school until 1966, when Nathan O. Reynolds was appointed Headmaster. Under Reynolds' leadership, the school greatly increased enrollment, and expanded its curriculum even more than in previous years. The increased enrollment led to the development and expansion of additional courses, additional building construction, and more demanding entrance requirements by prospective students. Following the Sylmar earthquake of 1971, all of the buildings that comprised the north portion of the campus were demolished due to severe earthquake damage. By the end of the 1970s, the school had ended on-site boarding, dedicated the Beaumont Art Center (which is part of the Administration Building), and completed a three-story classroom building. Westlake School continued to expand in course offerings, student enrollment, and quality of education and reputation throughout the 1970s and 1980s. During the 1980s, the Seeley G. Mudd Library and Marshall Center were built on campus.

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In October 1989, Westlake School and Harvard School for Boys (Harvard School) discussed the possibility of a merger. Parents, students and faculty were stunned at the announcement. Most parents feared the merger would not only affect the quality of education provided by the school, but also feared the sale of the 11-acre Westlake campus. Despite parental concern, including a lawsuit brought forth by the "Westlake Mothers," the trustees voted 16-5 to merge the two schools. In December 1989, Superior Court Judge Miriam Vogel ruled in favor of the merger and in the fall of 1991, the two schools legally merged.

Currently the school operates on two campuses, the Middle School, on the former Westlake School campus at 700 North Faring Road in Bel Air, serving grades seven through nine; and the Upper School for grades ten through twelve, located at the former Harvard School campus in North Hollywood. The Western Association of Schools and Colleges has accredited the coeducational school. Upon implementation of the merger, modifications were made to both schools. At the Middle School, modifications included the reconfiguration of the locker port as a music classroom and the renaming of the classroom building to Reynolds Hall. In addition to traditional courses, the academically competitive school offers a variety of performing and visual arts programs, as well as diverse athletic opportunities. Many of the graduates of this prestigious school have gone on to attend top universities, or have become recognized scholars and scientists, including the first woman in space, Sally Ride, professional athletes, and actors.

Harvard School

Established in 1900 by Mr. Grenville C. Emery, the Harvard School served as a military school for young boys. Originally located in a barley field at the corner of Venice Boulevard and Western Avenue in Los Angeles, the school boasted of a "ten-acre campus in a wonderfully healthy location." In 1911, the Harvard School operated as a non-profit corporation under the leadership of the Episcopal Church. By the 1920s, the Harvard School had outgrown its original campus. Plans were made to move the campus to a site near Westwood, but due to the Great Depression, the plans never materialized. In 1937, the school moved to the former Hollywood Country Club located at 3700 Coldwater Canyon in North Hollywood. Donald W. Douglas, founder of the Douglas Aircraft Company, lent \$25,000 to the school for a down payment on the former club. Following the 1960s, on-site boarding of students ended at the Harvard School and the military courses were dropped. Enrollment quickly surpassed 800 students as course offerings expanded filling the gap caused by removal of military coursework. Throughout the 1970s and 1980s, Harvard School continued to expand in size, educational quality, and reputation. In 1989, the Board of Trustees discussed a merger with the Westlake School. A formal merger in 1991 created the private school known as Harvard-Westlake, with the Upper School located on the Harvard School campus and the Middle

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School located on the Westlake campus. The Middle School became a coeducational campus in 1991.

Dormitory Building (Administration Building)

Constructed in 1928, originally as the Westlake School's dormitory facility, the Administration Building is situated on Lot 9 of the Sawtelle Annex, in Tract 8236 of the Holmby Hills Subdivision. As noted previously, the entire campus plan, as well as all of the initial buildings (including the dormitory) was designed by Los Angeles architect, Arthur Rolland Kelly. He applied an architectural style that eventually became integral to the mythology of southern California. Kelly employed the Spanish Colonial Revival style in his plan for the campus, incorporating the distinguishing characteristics of the architectural idiom such as stucco exterior walls, tiled roofs, and extensive use of arches as decorative motifs to unify the design, towers, corbel tables, and wrought-iron balconies. The campus design, at the time of completion, reflected an extraordinary awareness of the ability of architecture to positively shape the educational environment.

In 1971, the Sylmar earthquake devastated the campus, resulting in the demolition of the original classroom building, auditorium, connecting loggias, and administration building. The original campus configuration and appearance is no longer apparent since new construction after the earthquake and in recent years has altered the original campus setting. With these changes occurring over the years, the campus no longer reflects the original design concept intended by the founders Jessica Smith Vance and Frederica de Laguna and campus architect Arthur Kelly.

The former dormitory (the present Administration Building) is the only remaining structure on campus from the time the school was first constructed and opened at this site. The building has undergone extensive physical modifications as a result of repairs and alterations after the earthquake for classrooms and offices, as well as changes to the doors and fenestration that have significantly altered its appearance.

Arthur Rolland Kelly, Architect

Arthur Rolland Kelly (1878-1959) was a locally notable Los Angeles Arts and Crafts architect who specialized in residential architecture. He was born in Waterloo, Iowa, of Irish parents who emigrated from Dublin. He attended Cornell University and the State Engineering College of Iowa. In 1902, following the completion of his architectural education he settled in Los Angeles with his wife Enid Harrod Kelly. After practicing with Elmer Grey from 1905-1907, he established his own independent architectural practice, designing homes in the Craftsman style in Hollywood and

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surrounding areas. Among his first important commissions was the Huntington Beach High School of 1908. His largest project was the United Verde Copper Company in Jerome, Arizona, which included workers housing, apartments, doctor's residence, church, hospital and hotel. Other important work included Hollywood's first luxury hotel, the Christie Hotel (1920) on Hollywood Boulevard. The 1920s was a particularly prolific period in Kelly's career. He designed numerous homes in the Spanish Colonial Revival style and Tudor Revival style in Holmby Hills, Beverly Hills and San Marino, California, for important clients such as Harold Janss, William S. Hart, Arthur Letts, Jr., J. Crampton Anderson, John Blystone, Richard Dix, and Johnny Mack Brown. Janss and Letts were members of the family of Arthur Letts Sr., founder of the Broadway department store chain. During this period Kelly also designed the Westlake School for Girls (Harvard-Westlake School) and the Wilshire Country Club. Kelly worked in association with architect Joe Estep during the 1920s. Arthur Kelly was also active in professional associations including the American Institute of Architects, and served as President of the Los Angeles Architectural Club.⁷

⁷ "Westlake School for Girls, 700 North Faring Road," Historic-Cultural Monument Application, on file in the City of Los Angeles Planning Department, Office of Historic Preservation, p. 5.

PART II. ARCHITECTURAL INFORMATION:

A. General Information:

1. Architectural Character:

Constructed in 1928, the Administration Building is a two-story Spanish Colonial Revival style building that was originally designed as a 60-room girl's dormitory and was converted to a classroom and administration building in the late 1970s. The form, massing, architectural details and materials of the building reflect the influences of the Spanish Colonial Revival style, which is still seen in the exterior stucco, tiled roofs (replaced), arches, towers, corbel tables, and wrought-iron. Character-defining features of the Administration Building include original and in-kind materials, architectural detailing, characteristic building style elements, and significant spaces. These features include, but are not limited to:

Exterior

- Mass, Scale, Size, Location, Proportions
- Red clay tile roof (replaced in-kind)
- Stucco finish
- Prominent towers
- Roof shape (multi-level roofing system) and type (gable)
- Arched arcades
- Wrought iron railings and grille work
- Balconettes
- Archivolt trim around doors and windows
- Enriched door surrounds
- Piers between arched openings
- Impost molding

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- Enriched corbels and corbel tables
- Arched window openings
- Arched door openings
- Asymmetrical façades
- Stucco wall vents/window screens
- Rear elevation open deck and stairs to garden area
- Eaves
- Recessed window openings with sills
- Recessed door openings
- Multi-panel wood door to Great Hall

Interior

- Stairways with wood risers and steps, iron railings, and newel posts
- Arched openings with impost moldings
- Decorative columns and light fixtures
- Arched shaped decorative elements situated at varying intervals along ceilings of central corridors (first/second floors)

2. Condition of the Fabric:

The building appears structurally sound and the fabric has been well maintained and is in good condition.

3. Summary Description:

This large, wood-framed (stucco) building sits on a concrete pier foundation and partial basement. It has an irregular plan and an asymmetrical façade. The plan is organized along a longitudinal corridor that runs the length of the building (north to south) with a stair hall near the center and staircases at each end. The east (front) elevation features two projecting

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pavilions at the northwest corner, and north of the main entrance, that form garden courts. The rear (west) elevation has a projecting wing at the southeast corner. Roof treatments include the intersecting hipped roofing system, terra-cotta tile roof (barrel tile), towers and chimneys.

The main entrance to the building is framed by the front courtyard and is accessed via an elliptical concrete sidewalk. The multi-paneled, glazed front door is centrally located on the front (west) elevation. The front door is surmounted by an arched fanlight (fixed) and shaded by a curved hood which is supported by consoles. Multi-framed French doors recessed into blind arched openings define the central section of the building on the first floor. These arches provide the principal decorative motif along the east and west elevations. To the left (north) and right (south) of the building's central section, the side wings are punctuated by bays of fenestration. Along the second story, a variety of window types, including casement, fixed-pane, jalousie, and aluminum sliders punctuate each elevation. Prominent towers pierce the building's roof planes and further characterize the Spanish Colonial Revival styling.

The entrance to the former reception hall, now used as an auditorium, is located on the west elevation, near the south tower. It has double paneled wood doors and features a Classical frontispiece framed by double pilasters (compounded) and a molded Tuscan Doric entablature. The double door in this grand entry is multi-paneled and is topped by a decorative paneled wood transom. Entry into other areas of the building is via aluminum framed glazed doors positioned intermittently along the other elevations. At the rear (east) of the building tile covered concrete steps descend from the building's terrace to the open grassy lawn below.

The Administration Building frames a terraced lawn located to the east. A library building is located to the north of the lawn and east of the Administration Building. A garden cascades down a hill east of the lawn. The property is surrounded by mature trees, shrubs, and landscaping.

The garden front (east elevation) of the Administration Building features a center staircase that provides access from the lawn to the first-floor terrace. The terrace has a terra-cotta tile floor and features an arcade that encompasses the width of the patio. There are deeply set windows with wood casements in the wall behind the arcade. The casement windows appear to be original to the building. The terrace is shaded by a canopy which is a later addition.

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The interior of the building exhibits Spanish Colonial Revival influences, including a long corridor with arched openings, arcades and columns. The first floor contains classrooms, offices, the reception hall (auditorium), a theater and studio, lunch room, terrace, art studio, and restrooms. The staircase in the reception hall (auditorium) is located on the east side of the hall and is considered one of the key character-defining features of the interior space, along with two other wood and wrought iron detailed stairs in the building's center and north end. The arcades and freestanding columns in the reception hall (auditorium) and on the second floor overlooking the staircase demonstrate the building's eclectic mix of Classical and Spanish Colonial Revival sources. High, beamed ceilings in the reception hall and dining room originally added to the classical styling of the property, but were later painted over. The second floor of the building contains additional office space, a faculty lounge, the Vance de Laguna room, restrooms, and storage spaces. The original and current administration building uses are listed below in Table 1.

Table 1.

ORIGINAL & CURRENT ADMINISTRATION BUILDING USE

Floor	Originally	Current
First Floor	Reception Room & Alcove	Drama Classroom
First Floor	Reception Hall	Great Hall
First Floor	Kitchen	Upper Art Classroom
First Floor	Pastry Shop	Ceramics
First Floor	Store and Vegetable Room	Lower Art Classroom
First Floor	Help Dining Room	Photo Lab
First Floor	Teachers' Dining Room	Classroom
First Floor	Teachers' Living Room	Classroom
First Floor	Student Dining Room	Classrooms
First Floor	Terrace	Terrace
First Floor	Library/Book Room	Cafeteria
First Floor	Reception Room	Reception Area
First Floor	Student Bedrooms	Offices or Classrooms
Second Floor	Principals' Bedroom & Balcony	Admissions Office
Second Floor	Principals' Living Room	Vance DeLaguna Room
Second Floor	Upper Balcony (East)	Upper Terrace (East)
Second Floor	Student Living Room	Dance Studio
Second Floor	Student Bedrooms	Offices or Classrooms

Source: PCR Services Corporation, July 2001

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B. Description of Exterior:

1. Overall Dimensions:

The building is primarily rectangular in plan with several projecting wings, two to the east and one to the west. The overall dimensions of the building are approximately 350 feet long by 100 feet wide. The building is two-stories plus a partial basement.

2. Foundations:

The building sits on a concrete pier foundation and partial basement.

3. Wall Construction:

The exterior walls of this large structure are stucco. Wall construction is primarily wood-frame with reinforced concrete retaining walls on the east and south.

4. Structural System, Framing:

The structural system of the building is wood frame covered with stucco.

5. Porches, Balconies, Stairs:

A covered terrace is situated the middle of the back (east) of the building. It is accessible through the building's main first floor corridor. It has a red tile floor surface with a concrete stairway and metal railing leading to the east lawn. There are steel fire stairs and cantilevered metal balconies on each of the two west wings. The exterior staircase on the south end of the building is a later addition.

6. Chimneys:

Many of the projecting chimney flues with their ornate chimney hoods have been altered or removed. The original floor plans indicate there were at least six fireplaces in the building. However, the fireplaces were later closed (bricked and plastered), with the exception of the fireplace and mantel in the Principal's Drawing Room, now known as the Vance de Laguna Room. The remaining chimney stacks are stuccoed and feature ornate chimney hoods.

7. Openings:

a. Doorways and Doors:

The main entrance is centered on the west elevation. The top half of the double pane entry door includes a fanlight window above. A curved eave or hood frames the upper portion of the doorway. The auditorium entry door on the south end of the west elevation is framed by a Tuscan Doric frontispiece.

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Most of the ornate, multi-panel wood doors originally punctuating the first floor elevations have been removed and replaced, many with multi-paned wood doors. The second level of the west elevation has multi-paned French doors at the Vance de Laguna Room, and some offices that open onto metal balconies. Multi-paned wood doors on the first level open from wings facing each other on the building's west side, one facing north, the other facing south. The multi-paned wood doors on the second level of the wings open onto cantilevered walkways.

The east elevation contains multi-paned, wood French doors along the first level, and a single-pane wood door and a louvered door at the basement level. Exterior access from the north side of the building on the first level includes a double panel door. The south end of the building has been altered with the addition of a staircase to a new second-floor entrance with a new paneled wood door.

b. Windows:

Nearly all of the original rectangular wood-framed casement windows have been replaced with re-configured arched openings and aluminum framed windows and hardware. Most of the original window openings along the second floor elevations have been reduced in size or in-filled. Many of the original window openings and grille covers on the first floor have also been modified in size or in-filled.

The building features two commemorative windows filled with colored and stained glass. One of the commemorative windows is located on the south side of the staircase in the Auditorium. It has frame of colored green glass that is filled with opaque glass. In the center of the opaque glass field is a blue stained-glass panel with an etched inscription "Westlake Lower School 1910-1974. A second, more elaborate stained-glass window occurs above the center (main) staircase, on the west wall above the landing on the second floor. The window features the Westlake School coat of arms and Arts and Crafts-style roses and garlands and appears to be original to the building.

8. Roof:

a. Shape, Covering, Cornice:

The Administration Building has an intersecting hipped roof covered by red terracotta barrel tile. The building has been re-roofed (1990) and the tiles replaced in-kind. The edge of the roof is distinguished by a Classically-inspired molded cornice on the primary elevations (east and west) and towers. The main front (west) and rear (east) entrances have wide overhanging eaves with exposed rafter ends. The north gable end and the towers have vented roundels (louvered).

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C. Description of Interior:

1. Plans:

The building is two stories with a partial basement. It is built on a grade sloping down to the east. The design of the building takes advantage of the grade, embracing the lawn to the east. The main entrance on the first floor opens onto a long corridor that runs the length of the building. Administrative offices and classrooms open off the corridor. The barrel-vaulted main entrance hall penetrates through the corridor and opens onto the terrace overlooking the east lawn. The south end of the first floor features a large auditorium that was originally a reception hall. The reception room at the south end of the reception hall has been converted to a theater. The second floor contains additional classrooms, faculty and administrative offices. There is a boiler room in the east side of the basement. The south end of the basement contains a printing center.

2. Stairways:

Vertical interior circulation is provided by four staircases from the first level to the second level. One is located at the building's south end along the east side of the Auditorium. It is a double (symmetrical) staircase with two corner landings and steps leading to a central landing above. A single stairway from the central landing leads to the second floor landing. The staircase has a molded wood baluster rail, elaborately carved newel post, and wrought-iron balusters. A second stairway, approximately 3'-4" wide, that leads from the first level to the second level is located between the terrace and a classroom. Both of these stairways are located on the east side of the corridor extending throughout the building. A third stairway linking the first floor with the second level is located across the exhibition space in the north part of the building and is rectangular in shape. It has a similar molded wood baluster rail, newel post, and wrought-iron balusters. The fourth rectangular stairway is located in the northernmost wing of the building and also features a similar wood and wrought iron stair railing. All of the stairs are constructed of wood.

3. Flooring:

The building's original hardwood floors have been covered with low-pile carpet, linoleum and tiles in most areas, including hallways, classrooms, office, faculty lounge, and restrooms.

4. Wall and Ceiling Finish:

Smooth plaster over lath is used for most interior wall surfaces. There is one cedar lined closet on the second level. Ceilings are covered in smooth plaster in the Auditorium and some of the classrooms. Most classrooms currently have suspended ceilings which are later additions. The former dining room ceiling, now divided into two classrooms, and the Auditorium feature decorative ceiling beams.

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5. Openings, Doorways and Doors:

Arched solid wood panel doors are utilized throughout most of the building's interior corridor. Doors servicing utility rooms are flush type with plain wood frames. A carved wooden door leads from the corridor into the Auditorium. Arched windows reinforce a vocabulary of arches, columns, and arcades throughout the building. Classically inspired columns display different orders and varying degrees of ornamentation. The doors vary in width and height depending on their purpose (corridor, classroom, restroom, etc.).

6. Decorative Features and Trim:

The building originally featured paneled wainscoting in some of the rooms on the first and second levels, including the front entry vestibule, entry hall, breakfast room, and formal dining room; however, most of the interior paneling has been removed or covered. Interior columns in the Great Hall and exhibition area in the building's north end feature decorative Corinthian capitals. The second floor, south end, features a row of simple Tuscan Doric columns at the top of the staircase from the Auditorium. The staircase at the north end of the building features a pair of arches springing from a Spanish Romanesque Revival style Tuscan column with an unadorned basket capital. The library space across the corridor from the north staircase features columns with Spanish Romanesque-inspired Corinthian basket capitals. Arches spring from the columns, framing and defining the library space.

7. Hardware:

Most of the door knobs and hinges are typical bronzed hardware. The windows have aluminum frames, handles, locks and cranks. The original casement windows on the first floor facing the terrace appear to have original brass hinges, fasteners and locks (painted).

8. Mechanical Equipment:

a. Heating, Air Conditioning, Ventilation:

Heating: Heat was originally provided through a series of radiators manufactured by the American Radiator company, as well as fireplaces located in some of the rooms. The furnaces in the boiler room were manufactured by "National-US" and may be original to the building. At some point, an additional furnace was added to the boiler room and the heating system was updated.

Air Conditioning: The building was not originally designed with air conditioning. Some air-conditioning units have been installed in some of the offices, administrative areas and classrooms.

Ventilation: Ventilation throughout the building is generally provided via the windows. Roof vents ventilated (and continue to ventilate) the attic space areas of

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the building.

b. Lighting:

Original electric lighting was incandescent in the building. Non-original recessed fixtures as well as fluorescent lights have been installed throughout much of the building. The suspended chandeliers above the staircases in the Auditorium and the main center staircase are period pieces and appear to be original. Some of the original bronze ceiling fixtures are also extant.

c. Plumbing:

Most of the restrooms have standard plumbing fixtures that include a sink with faucet and typical toilet facilities.

C. Site:

1. General Setting and Orientation:

The Administration Building is located on the eastern side of the Harvard-Westlake School campus facing east toward Faring Road. The campus is situated on Lot 9 of the Sawtelle Annex, in Tract 8236 in the Holmby Hills residential neighborhood of the Bel Air Community of the City of Los Angeles. The campus is located in a high quality visual environment, surrounded by wooded and heavily vegetated slopes, ridges, and canyons. The campus terrain slopes steeply towards the southeast. The slope is heavily vegetated and views from Brooklawn Drive and adjacent homes to the south are very limited or completely blocked. Several large estate homes are located along North Faring Road adjacent to the project site. The existing Campus site consists of approximately 10.7 acres with two additional parcels to the south comprised of approximately 4.28 acres.

The Middle School Campus currently consists of seven buildings, including 1) Reynolds Hall, which contains classrooms and offices; 2) Marshall Center, which houses a shared auditorium and gymnasium facility; 3) the two-story (with basement) Administration Building, which contains classrooms, offices, and a kitchen facility; 4) Seeley G. Mudd Library; 5) the music classroom; 6) the Development/Alumni Building; and 7) the maintenance house.

2. Landscaping, Hardscapes, Enclosures:

The existing campus contains a 59,500 square foot athletic field to the north of the Administration Building that is utilized for athletic team practices and sporting events. There is a 9,324 square foot lawn east of the Administration Building. The rear terrace of the Administration Building is utilized as an outdoor eating area. The outdoor areas surrounding the south end of the building and along the east front include concrete patios and sidewalks, manicured lawns, foundation plantings and mature pine and eucalyptus trees.

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There is a hard-surface (asphalt) parking lot to the west of the building. A gated driveway opening punctuates the stucco masonry wall along North Faring road.

3. Outbuildings:

None. The Administration Building is situated in a campus setting, as described above.

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PART III. SOURCES OF INFORMATION:

A. Architectural Drawings:

Plot Plan, Westlake School for Girls, 1928, signed by Arthur Kelly

Front (West Elevation), Side South Elevation, and Side North Elevation. Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 1. February 24, 1928.

Rear (East) Elevation, Transverse Section Looking North, Transverse Section Looking South. Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 2. February 24, 1928.

Basement and Foundation Plan. Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 3. February 22, 1928; revised March 5, 1928.

First Floor Plan. Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 4. February 23, 1928.

Second Floor Plan. Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 5. February 22, 1928; revised March 5, 1928.

Roof Plan. Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 6. February 24, 1928.

Interior Elevations (Dining Room Towards Fireplace, Dining Room Towards Hallway, South Stairway Looking North, South Stairway Looking West, Dining Room Towards French Windows, Reception Room Towards Fireplace, Reception Towards Alcove). Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 10. February 27, 1928.

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Interior Details (Stairways, Alcoves, Cabinetry). Dormitory Building for the Westlake School for Girls, Holmby-Hills, California. Arthur Kelly, Architect, and Joe Estep, Associate, 2512 West Seventh Street, Los Angeles, California. Sheet 10. February [27], 1928.

Existing Conditions Site Plan, Harvard-Westlake School, 2005.

B. Early Views:

Panoramic view of the east elevation of the Harvard School for Girls in 1930, looking east. Digital scan of black-and-white photograph, Harvard-Westlake School.

Interior view of the Reception Hall (Auditorium) about 1930, looking northeast. Digital scan of black-and-white photograph, Harvard-Westlake School.

C. Interviews/Videos:

None.

D. Bibliography:

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"Westlake School for Girls, 700 North Faring Road." Historic-Cultural Monument Application on file in the City of Los Angeles Planning Department, Office of Historic Preservation.

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Los Angeles City Directories 1928, 1929, 1930, 1931, 1935, 1936, and 1942.

Los Angeles County Assessor's Records.

E. Likely sources not yet investigated:

Meeting minutes and correspondence of the building committee for the Westlake School for Girls, if available. Most likely archived in the school library.

Papers of architect Arthur R. Kelly, including architectural drawings, correspondence and photographs, if available. Location unknown.

F. Supplemental Material:

Harvard-Westlake School: Middle School Campus Modernization Project Environmental Impact Report, vols. 1 and 2. State Clearinghouse No. 2001121016/EIR. Prepared for the City of Los Angeles by PCR Services Corporation, January 2004.

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PART IV. PROJECT INFORMATION:

The applicant proposes to improve the existing Harvard-Westlake Middle School Campus facilities to accommodate the optimal needs of a co-educational private school, as well as to provide expanded and improved facilities that fit the existing academic, athletic, and cultural arts programs at the school. This, in turn, would serve to maintain and enhance the School's position among the other private schools in the Los Angeles area. To allow for the expansion of the school campus, the Administration Building is proposed for demolition.

The building appears ineligible for the National Register because of lack of sufficient integrity. However, this property may be eligible for listing in the California Register. On the local level, the City's Cultural Heritage Commission voted against recommending the Administration Building for designation as a Historic-Cultural Monument to the City Council in an action taken on January 7, 2004. Therefore, for the purposes of CEQA compliance it is considered a historic resource pursuant to Section 15064.5(a) of the CEQA Guidelines.⁸ Demolition of historic resources would result in a significant effect on the environment. Though mitigation measures for this resource would not reduce the adverse effect to a less than significant level, they are recommended.

As a component of the established mitigation measures outlined in the "Historic Resources Technical Report" prepared for the project pursuant to the California Environmental Quality Act (CEQA), a HABS Level II recordation of the Administration Building in the form of a Historic American Buildings Survey (HABS) document or a Historic Structures Report was recommended. In itself, the completion of this document would not fully mitigate the adverse impacts associated with the Administration Building and the proposed project, though it would assure that information regarding the building's contribution to the history of the campus, with particular emphasis on the Westlake School for Girls era, would be retained. It was stipulated that the recordation package include the history of the building and its contextual relationship to the overall history of the school. Its physical condition, both historic and current, would be noted in the document through the use of site plans, historic maps, large-format photo documentation, documentation of any existing drawings, and written relevant text.

This HABS recordation document conforms to the standards of the Historic American Buildings Survey guidelines set forth by the National Park Service, U.S. Department of the Interior, and is being donated to the Library of Congress to partially satisfy the mitigation measures required by the project applicant for CEQA compliance and project implementation.

Agency: City of Los Angeles, Office of Historic Preservation, Department of City Planning, Los Angeles, CA

⁸ *Section 15064.5(a) of the CEQA Guidelines, 2001.*

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Applicant: Harvard-Westlake School

Project Name: Harvard-Westlake School: Middle School Campus Modernization Program

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