911

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
NOV 06 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Lincoln Place Apartments

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Lake Avenue, Frederick Street, Penmar Avenue and an alley on the south

City or town: Los Angeles State: CA County: Los Angeles

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___**national** ___**statewide** _x_**local**

Applicable National Register Criteria:

_x_**A** ___**B** _x_**C** ___**D**

State Historic Preservation Officer

Signature of certifying official/Title: **Date**

California Office of Historic Preservation 30 Oct 2015

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

12.22.2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	x
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
122 (45 apartments + 77 ancillary buildings)	16	buildings
1		sites
		structures
		objects
123	16	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic-Multiple Dwelling

Current Functions
(Enter categories from instructions.)
Domestic-Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
_Modern Movement: Mid-century Modern

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Cement plaster, wood, concrete block

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Lincoln Place Apartments (Lincoln Place) is a garden apartment complex located in the Venice community of the City of Los Angeles, immediately south of the City of Santa Monica and approximately 1.5 miles from Venice Beach. It occupies an approximately 38-acre site bounded by Lake Avenue on the north, Frederick Street on the west, Penmar Avenue on the East and an alley on the south. Originally, there were 52 multi-family apartment buildings (795 residential units) on the site designed in a simplified, Mid-Century Modern style. In 2003, seven buildings (99 units) were demolished, leaving 45 original apartment buildings on the site. There are an additional 77 original ancillary structures (primarily garages and laundries), which are concentrated behind the residential buildings and accessible from alleys. Lincoln Place overall retains a high degree of integrity, and the recent rehabilitation and new construction comply with the Secretary of the Interior's Standards for Rehabilitation. The Lincoln Place Apartments complex retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

The Lincoln Place Apartments is composed of a series of garden apartment buildings, garages and laundries representing the postwar expression of Garden City planning principles and the Garden City movement in America. The approximately 38-acre property is a large, trapezoidal-shaped superblock. Within the complex, apartment buildings are set back from curved streets and oriented around ample green space with over 350 mature trees. Building entrances are oriented inwards, away from the major streets. The open spaces within the complex feature meandering

paths for pedestrian circulation, removed from automobile circulation. Access to parking and the garages is via a system of small alleyways traversing the perimeters of each section of the development. Co-located laundries further differentiate commercial and automobile space from residential space.

The apartment buildings are largely composed of a building module repeated and combined in U-, L-, C-, Z-, and I-shapes to yield diversified spatial arrangements while maintaining architectural unity throughout the complex. The basic building module is a rectangular block of two stories, wood frame construction, and smooth cement plaster exterior wall cladding with panels of horizontal wood siding. The roofs are shallow, nearly flat hipped roofs with a broad overhangs and rolled asphalt roof cladding. There are balconies at the upper story units with wood trim and patios with low cement block walls. The color of the cement plaster and wood trim and the decorative details vary between buildings. Some blocks feature one-story "bungalow" units on their flanks that lend variation to the scale and massing of the complex. There is both symmetrical and asymmetrical placement of entrances, with unique wood-frame decorative elements at each entrance. Above each entrance is a large, fixed wood window with a unique geometric pattern of wood and glass, lending individuality to each apartment block. Other fenestration consists of wood frame, one-over-one, double-hung windows in singles or pairs. Other common building typologies on the site include one-story, free-standing laundry buildings and long, single-loaded, one-story parking structures.

The apartment buildings comprise four different unit plan layouts (A, B, C, D). The most common plan is Unit A, a one-bedroom/one-bath layout. Units B and D are two-bedroom/one-bath layouts. Unit C apartments are one-story, two-bedroom/one-bath bungalows, attached to the two-story buildings. The majority of Unit A apartments have a patio on the ground floor with a corresponding balcony above. Most Unit C cottages have a ground floor patio, while few B and D units have patios. Each of the apartments has a living room and an eat-in kitchen. These designs allow a free flow between rooms as well as from indoors to outdoors.

The site plan, architectural design, and unit plan layouts reflect the FHA guidelines set forth for properties receiving FHA-insured loans under Section 608 of Title VI of the Housing Act of 1934. Revised to reflect postwar needs, the 1947 guidelines included the location of complexes near the business districts of a city and offer complete facilities for family life. The guidelines did not set standards for specific architectural styles, but stated clear preferences for simple, direct designs that relied on scale, mass and proportions for their effect and avoided ornamentation. Garden-types of apartment complexes were encouraged, reflecting the national planning interest in the English Garden City movement and its ongoing adaptation to housing needs in America.

Character-defining features of the Lincoln Place Apartments include:

- Site planning in the superblock concept
- Curved walkways
- Park space/green open space
- Separate circulation systems for pedestrians and automobiles
- Orientation of apartment buildings away from streets toward courtyards and green spaces or buildings facing streets with deep setbacks
- Irregular landscaping
- Low-scale development
- Communal facilities such as courtyards, collective parking areas and laundry buildings
- Rectangular volumes (block like massing of buildings)
- Simple, Modernist materials like stucco and wood
- Varied geometric windows and openings with wood trim at entrances of buildings, unified by a consistent architectural language
- Geometric openings at balconies
- Wood-framed windows grouped in twos and threes
- Double-hung windows with two-over-two horizontally divided lights
- Indoor/outdoor living spaces such as patios, balconies and landscaped recreation areas

The addresses of the buildings that contribute to the significance of Lincoln Place are:

- Building 1, 960-968 Elkland Place
- Building 2, 972-980 Elkland Place
- Building 3, 1048-1058 Doreen Place
- Building 4, 1040-1044 Doreen Place
- Building 5, 1002 Elkgrove Avenue, 1032-1036 Doreen Place
- Building 6, 1006-1012 Elkgrove Avenue
- Building 7, 1016-1026 Elkgrove Avenue
- Building 8, 1403-1407 Elkgrove Avenue
- Building 9, 1411-1417 Elkgrove Circle
- Building 10, 1419-1427 Elkgrove Circle
- Building 11, 1431-1437 Elkgrove Circle
- Building 12, 1434-1446 Elkgrove Circle
- Building 13, 1430-1434 Elkgrove Circle
- Building 14, 1422-1426 Elkgrove Circle
- Building 15, 1410-1418 Elkgrove Circle
- Building 16, 1402-1406 Elkgrove Circle
- Building 17, 1034-1042 Elkgrove Avenue
- Building 18, 1046-1054 Elkgrove Avenue
- Building 19, 1056-1062 Elkgrove Avenue
- Building 20, 1064-1070 Elkgrove Avenue

- Building 21, 1072-1076 Elkgrove Avenue
- Building 22, 1080-1086 Elkgrove Avenue
- Building 23, 1088-1092 Elkgrove Avenue
- Building 24, 1110-1114 Lake Street
- Building 25, 1118-1120 Lake Street
- Building 26, 1130-1138 Lake Street
- Building 27, 1505-1515 Penmar Avenue
- Building 28, 1521-1533 Penmar Avenue
- Building 29, 1601-1613 Penmar Avenue
- Building 30, 1621-1633 Penmar Avenue
- Building 31, 1701-1713 Penmar Avenue
- Building 32, 1721-1733 Penmar Avenue
- Building 33, 1741-1753 Penmar Avenue
- Building 34, 1037 Doreen Place and 1070 Frederick Street and 971-979 Elkland Place
- Building 35, 1021 Doreen Place and 1032 Frederick Street and 970-978 Elkhart Place
- Building 36, 1030-1038 Lake Street
- Building 37, 1061-1077 Elkgrove Avenue
- Building 38, 1049-1057 Elkgrove Avenue
- Building 39, 1033-1041 Elkgrove Avenue
- Building 40, 1025-1029 Elkgrove Avenue
- Building 41, 1017-1023 Elkgrove Avenue
- Building 42, 1007-1013 Elkgrove Avenue
- Building 43, 1003 Elkgrove Avenue and 1018-1022 Doreen Place
- Building 44, 1000-1014 Doreen Place
- Garages, 1-73

The following building(s) do not contribute to the significance of the property:

- Building 45, 1002-1012 Frederick Street, 934-936 Lake Street, 973-977 Elkhart Place
- Building 46, Pool House/Fitness Center, 1024 Lake Street
- Building 47, Leasing Center, 1050 Frederick Street
- Building 48, 1042 Frederick Street
- Building 49, 1056 Frederick Street
- Building 50, 1023 Doreen Place
- Building 51, 1027 Doreen Place
- Building 52, 1033 Doreen Place
- Building 53, 942 Lake Street
- Building 54, 948 Lake Street
- Building 55, 956 Lake Street
- Building 56, 982 Lake Street
- Building 57, 1000 Lake Street
- Building 58, 1008 Lake Street

- Building 59, 1016 Lake Street
- Building 60, 1020 Lake Street

Integrity

The period of significance for the Lincoln Place Apartments is 1949-1951, reflecting the original construction period as established through historic building permits and certificates of occupancy. Although the first permits were issued in 1949, alteration permits were applied for and granted as the architects and developers refined the placement of the buildings, floor plans for the units, and designs for the exterior spaces.

In 2001, seven buildings along the perimeter of the Lincoln Place complex were demolished, and one building (973 Elkhart Place) was significantly altered. Exterior alterations to 973 Elkhart Place include the removal of decorative details from the façade, the addition of other decorative details, and the enclosure of outdoor space. In 2015, the construction of 15 new residential buildings (housing 99 new residential units) and 17 garage buildings was completed; these buildings were constructed in place of the buildings that had been demolished in 2001. The remainder of the complex was rehabilitated according to the Secretary of the Interior Standards utilizing Federal Rehabilitation Tax Credits. The exterior wall cladding was cleaned and repaired as necessary where cracks and inconsistent patching existed. All windows, with the exception of Building 45, were repaired and retained. The original windows in Building 45 were replaced with double-hung vinyl windows. All wooden details were repaired, replaced in-kind, and/or repainted as necessary. Existing ornamental railings were repaired, restored, and/or painted as necessary.

Although there has been infill construction completed outside the period of significance, the Lincoln Place Apartments overall retains integrity and continues to convey its historic significance. The buildings individually and collectively retain significant character defining features of their original designs. The Lincoln Place Apartments retains all seven aspects of historic integrity:

Location: The garden apartment complex remains in its original location.

Design: The site plan retains the design intent of the original architects and the superblock concept consistent with Garden City planning principals. The circulation patterns for both pedestrian and automobile traffic remain as important characteristics of Lincoln Place. The consistent use of simple materials and lack of ornamentation provide the architecturally unity called for in FHA-insured Section 608 postwar guidelines. The Lincoln Place Apartments retains integrity of design.

Setting: Although there have been new buildings constructed in place of previously demolished structures and some of the historic landscaping has been removed, overall the complex retains integrity of setting. The new buildings are located on the periphery of the property, and

significant landscape and other site features remain that convey the complex's original garden setting.

Materials and Workmanship: Contributing buildings retain all of their original exterior materials and reflect the physical evidence of period construction techniques and standardization. Therefore, the Lincoln Place Apartments retains integrity of materials and workmanship.

Feeling: The Lincoln Place Apartments retains the significant aspects of its site plan and the significant physical features of its garden apartment building type. The communal nature of the complex remains intact. It therefore retains integrity of feeling.

Association: The Lincoln Place Apartments Historic District continues to convey its historic association with the FHA's Section 608 postwar housing loan program and its design guidelines, along with the principals associated with garden apartment design of the period. It therefore retains integrity of association.

Section 7. **Building Number Location Map**

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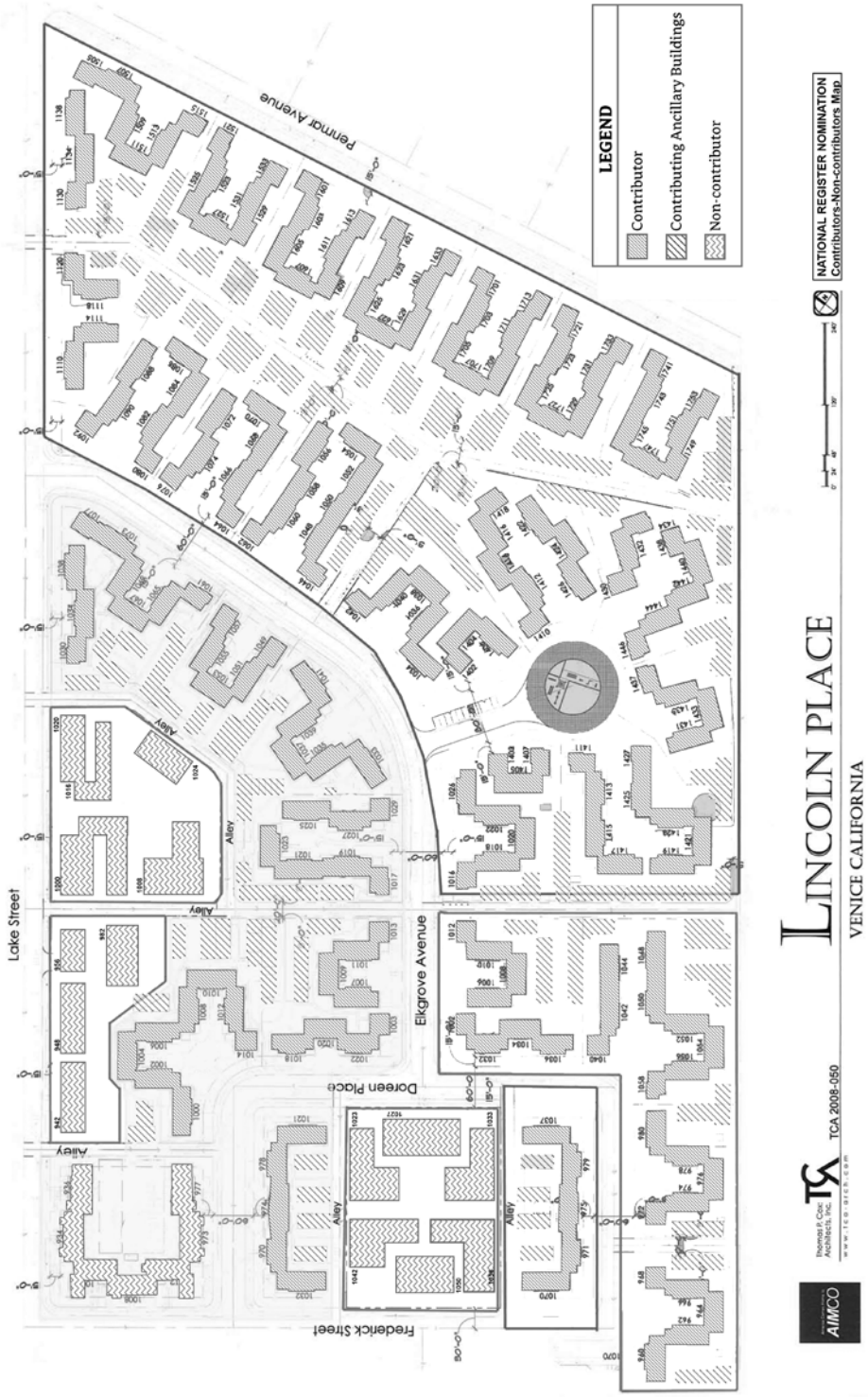

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property 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 lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Social History
Community Planning and Development
Architecture

Period of Significance
1949-1951

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Wharton & Vaughn Associates

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lincoln Place Apartments is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A as a significant example of post-World War II Federal Housing Administration (FHA)-Insured Section 608 private, multi-family housing created to address the postwar housing crisis in the United States. Constructed in 1949-51,[1] Lincoln Place represents the largest example of Section 608 multi-family housing in California. Located just 2.3 miles from the former Douglas Aircraft Co. factory, one of the leading producers of aircraft for World War II and commercial aircraft during the postwar period, the complex provided much needed low- to moderate-income housing for returning GIs and their families. Lincoln Place is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C as an excellent and rare remaining local example of the postwar garden apartment property type associated with the Garden City Movement in the United States. The period of significance under both Criteria A and C is 1949-1951. The period represents the original construction dates for the complex and coincides with the peak of Section 608 insured mortgages granted by the FHA.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A

The Lincoln Place Apartments reflects the establishment of FHA-insured loans to private developers, and thereby, significantly contributed to resolving the national housing crisis during the post-World War II period. The design and construction of Lincoln Place reflects the FHA's pivotal role in incentivizing private development of much needed multi-family residential housing for returning GIs and their families. The Lincoln Place Apartments exemplify the FHA's recommended guidelines for planning and design of Section 608-funded garden apartments. Lincoln Place was identified as one of the properties associated with the 1954 Congressional investigation into the FHA Windfall Scandals in which developers and FHA officials were found to be complicit in ignoring abuses of the loan system and profiting from it. The developers of Lincoln Place were ultimately cleared of the charges, but it is an important part of the history of the place. Lincoln Place represents an increasingly rare example of this significant development pattern, as many similar complexes in Southern California have been demolished or significantly altered.

FHA-Insured Section 608 Postwar Multi-Family Housing In America

With the end of World War II in 1945, returning American GIs were eager to settle down, start families, and resume civilian life. As a result of the Great Depression in the 1930s and the cessation of virtually all housing starts during World War II, veterans and their families faced a

[1] Based upon historic Building Permits from the City of Los Angeles (1949) and Certificates of Occupancy (1951).

new challenge on the home front: a housing crisis due to inadequate housing stock. It was described in the media as "a national emergency" with a detrimental impact on the morale of returning veterans who had proudly served their country.[2]

During the war, in 1942, Congress created Title VI, and within it, Section 608 of the National Housing Act of 1934. For the first time, this provision stimulated private developers and investors to erect low- and moderate-income rental housing. The program was unique in three ways. First, it encouraged private rather than public housing; second, it encouraged rental vs. sales; and third, it encouraged developers to create housing for low- to moderate-income people.[3]

After the war, to jumpstart housing production, the U.S. Congress liberalized Section 608. Under the new guidelines, private developers could obtain FHA-backed mortgages of 90% for the development of large-scale multi-family residential housing projects.[4] The liberalization of Section 608 resulted in several changes to the program including reduced amortization of mortgages, which lengthened the maturity of the loans by five years or longer. Working capital requirements were reduced. A high loan-to-value ratio, liberal valuation of the land, and high estimates of development costs were permitted and even facilitated by simplified application forms and streamlined approval procedures.[5] The amendments also made it possible for developers to "estimate" their costs with no verification at any later point in the project. The program was wildly successful. Between 1946 and 1952, 80% of FHA-sponsored developments were insured under Section 608.[6] In 1947 alone, FHA mortgage commitments totaled $360 million. At the time, Section 608 was the largest FHA-funded program in agency history.

As documented by author Irving Welfeld in his book *Where We Live: A Social History of American Housing*:

> "The program succeeded beyond all expectations. Four hundred and sixty thousand units were built (half in four metropolitan areas: New York City, Chicago, Washington and Los Angeles). Of these, approximately 400,000 were built by the end of 1951. More units were built under the '608' program in 1950 and 1951 than had been built by all the life insurance companies, limited dividend corporations, semi-philanthropic organizations and consumer cooperatives."[7]

Author Robert Shafer, in his book *The Suburbanization of Multifamily Housing*, explained the contribution of the program by attributing the national rise in multi-family housing starts in

[2] "Veterans Haunted Houses," *Newsweek*, August 26, 1946, 18.
[3] United States Department of the Interior, National Parks Service, "National Register Nomination, Arcadia Apartments," July 10, 2010, 14.
[4] Architectural Resources Group, *Garden Apartments of Los Angeles: Historic Context Statement*, The Los Angeles Conservancy, October 2012, 21.
[5] United States Department of the Interior, National Parks Service, "National Register Nomination, Arcadia Apartments," July 10, 2010, 14.
[6] United States Department of the Interior, National Parks Service, "National Register Nomination, Arcadia Apartments," July 10, 2010, 14.
[7] Irving Welfeld, *Where We Live: A Social History of American Housing* (New York, NY: Simon and Schuster, 1988).

1948-1950 as entirely the result of Section 608.[8] In 1949, the FHA loans supported the construction of approximately 100,000 rental units nationally, peaking at 200,000 units in 1950 and leveling off again at just under 100,000 in 1951.[9]

In March of 1948, the mortgage insurance application for the Lincoln Place was submitted for FHA approval. The project was initially sponsored by Union Housing Plan, Inc. led by Ray Myers, and R. Reese Myers of Myers Brothers.[10] With 795 units, Lincoln Place was the largest development financed under this federally backed mortgage insurance program in the state of California.[11] The project was backed by an FHA Section 608 insured loan for $5,167,700. Through the sales of various interests, Lincoln Place ultimately became a joint venture between Samuel G. Bialac,[12] his son Jerry Bialac, and Philip Yousem,[13] with Myers Brothers (and the Lambert Housing Corporation) retaining an interest.[14] By 1964, Myers Brothers had built more than 15,000 housing units for the armed forces, federal agencies, and private institutions.[15]

Designed to accommodate 795 spacious one-bedroom and two bedroom apartments, Lincoln Place first opened its doors to renters in October of 1950.[16] Furnished models were available for viewing at 1500 Lincoln Boulevard. Apartments were available to low- and moderate-income renters for as little as $63.50 per month, including garage.[17] The apartments were rolled out in phases and filled quickly. Another group of "fourteen new sections" were readied for occupancy by February of 1951.[18] By March of 1951, sections nine through twenty-four were opened. Newspaper accounts of the day describe the project as particularly successful with families with children. By July of 1951 the project reached 100% occupancy.[19] The complex also provided a catalyst for neighborhood development: in 1954 the adjacent Lincoln Center shopping center provided a Market Basket grocery store and Thrift Drug Store, and Penmar Playground was constructed on Lake Avenue.[20]

In 1950, Title 608 expired, making it more difficult to obtain funding for private garden apartments. The withdrawal of FHA-funding caused private developers to redirect their investments into single-family residential development for which the GI-bill and Veterans Administration provided consumers with reasonable terms and interest rates.

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[8] Robert Schafer, *The Suburbanization of Multifamily Housing* New York (NY: Lexington Books, 1974).
[9] Leo Grebler, *"The Role of Federal Credit Aids in Residential Construction,"* National Bureau of Economic Research, Cambridge, MA, 1954, 19.
[10] The Myers Brothers were successful builder/contractors. Founded by their father, John A. Myers, in 1900, the company successfully built sound stages for motion picture studios and gas stations throughout the first half of the twentieth century.
[11] Federal Housing Administration, Division of Research and Statistics, Operating Statistics Section 608, National Archives, Washington, D.C.
[12] Bialac acquired the land in 1945 according to *African American Architects, a Biographical Dictionary*, 575.
[13] Yousem bought a two-thirds interest in the project in fall of 1949, according to his own testimony at the FHA Investigation Thursday, July 22, 1954.
[14] The investors were also known as "Union Housing."
[15] "Shake On It, His Only Contract," *Los Angeles Times*, October 25, 1964, N1.
[16] "Housing Project's First Units Ready," *Los Angeles Times*, October 29, 1950, E9.
[17] "Display Ad 83," *Los Angeles Times*, January 21, 1951, E6.
[18] "New Apartments Ready for Use," *Los Angeles Times*, February 25, 1951, E3.
[19] "New Apartments Filling Rapidly," *Los Angeles Times*, July 8, 1951, E4.
[20] "Shopping Center Units Will Open," *Los Angeles Times*, July 25, 1954, E5.

Wartime Industries and Postwar Development in the Santa Monica Bay Community

"Los Angeles has the biggest housing problem in the country. That's why I'm here."[21] So proclaimed the FHA federal housing expediter Wilson W. Wyatt upon his arrival in Los Angeles on September 29, 1946 for a day of touring the San Fernando Valley and meeting with Douglas Aircraft Co. officials in Santa Monica.

The housing crisis in the Santa Monica Bay area, however, started during the 1930s. A report on the topic from 1936 found that "the Santa Monica area needs many more homes…the region is facing an unprecedented housing shortage. The need for homes, especially of the more modest types, is constantly increasing while building is not keeping pace."[22] The expansion of the city's Douglas facility was cited as a contributing factor. Santa Monica was hailed as "The Nerve Center of the country's Aviation defense industry," as it was not only home to Douglas but to numerous small industries for the making of airplane parts, tools, dies, jigs, and precision instruments.[23] Much of this activity clustered around Clover Field in the southern part of Santa Monica directly adjacent to the Venice neighborhood of Los Angeles.

Wartime production at nearby Douglas Aircraft Co. only exacerbated the housing crisis and by 1943, 5,000 housing units were needed in the El Segundo-Inglewood and Santa Monica areas.[24] In Santa Monica alone, the population increased 25.42% or 13,600 between 1940 and 1946.[25] As wartime production at Douglas was transformed into the dawn of postwar commercial aviation, the Santa Monica facility turned to the production of the first DC-6 passenger aircraft. In his book *Magnetic Los Angeles*, author Greg Hise traces Los Angeles postwar residential development directly to the sites of aircraft production — Lockheed and Vega in the Northern San Fernando Valley and Douglas Aircraft, North American Aviation, and Northrup in the Santa Monica Bay Area.[26]

The creation of Lincoln Place Apartments responded to local housing needs and was characteristic of the development patterns of Los Angeles. The opening of the Los Angeles Airport in 1947 increased housing demand on the city's west side even further, as airlines ramped up hiring and associated development followed.[27] Lincoln Place marketing brochures and advertisements featured maps showing the complex's convenient location to both of these important postwar employment sources. A bus route serving the development was added in 1951.[28]

Lincoln Place was also an important catalyst for commercial development along the Lincoln Boulevard corridor and the surrounding area. An instantaneous population of more than 1,000

[21] "Wyatt Gets Firsthand Facts on Housing Crisis," *Los Angeles Times*, September 29, 1946, A1.
[22] "Small Home Need Cited: New Demand At Santa Monica," *Los Angeles Times*, May 22, 1936, E1.
[23] "Santa Monica Nerve Center of Aviation Defense," *Los Angeles Times*, March 17, 1947, 1B.
[24] "Industry Demands Scores of Homes," *Los Angeles Times*, May 23, 1943, I8.
[25] "Santa Monica Counts 67,100," *Los Angeles Times*, July 25, 1946, A2.
[26] Greg Hise, *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis* (Baltimore, Johns Hopkins University Press, 1997), 132, 191.
[27] "Air Lines Fill New Field Jobs," *Los Angeles Times*, December 5, 1946, 8.
[28] "Suggest Bus Route to Serve Lincoln Blvd, Lake Street, New Apartments," *Santa Monica Evening Outlook*, May 9, 1951, 1.

people to the area led the way for the establishment of new banks, retail, and other commercial endeavors along Lincoln Boulevard.[29] Plans for a municipal park were developed concurrently with the design of Lincoln Place.[30]

FHA Windfall Scandals

In 1954, the Windfall Scandals erupted, leading to investigations into alleged corruption by private developers of garden apartments and FHA officials. Developers were accused of inflating the cost figures for land, padding construction costs, and taking mortgage loans in excess of project costs and pocketing the difference as "unearned cash" that was "ordered and guided" by FHA officials.[31] Nationally, some 70 projects were placed under investigation with windfalls totaling $39,500,000.[32] The investigation was led by Los Angeles attorney, William F. McKenna, who was appointed by President Eisenhower.

Early in the investigation, officials described Los Angeles as "one of the worst" locations of fraud and abuse under Section 608; however, New York ultimately topped the list with the most cases.[33] Five garden apartment projects in Los Angeles were identified for investigation: Baldwin Gardens, Montebello Gardens, Hollypark Knolls, Chesapeake Rodeo, and Lincoln Place. Of the total alleged windfalls of $1,141,342 by local developers, Lincoln Place No 1 through No 35[34] ranked the fourth largest as a $5,025,400 project with a $142,000 windfall.[35] Initially the principals identified with the Lincoln Place Windfall Scandal included Philip Yousem, Ray Myers, and R. Reese Myers having formed the Lambert Housing Corporation.[36]

In 1954, Yousem (1901-1963) made front-page news in the *Los Angeles Times* as one of the builders who testified in fall of 1954 in the Senate hearings on the Windfall Scandals.[37] According to William Simon, counsel for the committee, Yousem created 35 separate corporations to enable the fraud. Simon further alleged that Yousem personally received $62,000 of the mortgage proceeds and retained two-thirds of the buildings.[38] Although the Myers brothers were cleared in 1955, Yousem remained "on the list of profiteers."[39] Despite the scandal, Yousem continued his career as a successful developer in Southern California.

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[29] "Lincoln Business Center Approved By National Production Authority: Green Light On For Seven Stores Near Lake St. Costing $404,000." *Venice Evening Vanguard*, May 16, 1951, 1.
[30] "Venice Site Studied for Park Playground," *Los Angeles Times*, July 18, 1949, B6.
[31] Architectural Resources Group, *Garden Apartments of Los Angeles: Historic Context Statement*, The Los Angeles Conservancy, October 2012, 22.
[32] "70 FHA 'Windfall' Projects Named," *Los Angeles Times*, June 12, 1945, 5.
[33] "12 Southland Companies Listed for FHA Inquiry," *Los Angeles Times*, April 20, 1954, 6.
[34] A series of 35 individual corporations that coincided with the number of parcels at Lincoln Place and offered tax advantages.
[35] The Lincoln Place windfall was relatively modest when compared with other projects which ranged from a $4.3 million windfall on Fox Glen Oaks Village in New York. In Los Angeles, Baldwin Gardens topped the list with $481,400, Wilshire La Cienega with $261,797, Hollypark Knolls with $161,745 and Chesapeake Rodeo with $94,000.
[36] "70 FHA 'Windfall' Projects Named," *Los Angeles Times*, June 12, 1945, 5.
[37] "Building of Fantastic Profits Told FHA Quiz," *Los Angeles Times*, September 2, 1954, 1.
[38] $735,434 Windfall on $90 Investment Related," Los Angeles Times, September 15, 1954, 11.
[39] "L.A. Builders Cleared of Windfall Profit Charge," *Los Angeles Times*, January 25, 1955, 2.

FHA Guidelines

To secure maximum value for their investments, the FHA established minimum standards for the design and location of the housing it ensured. These standards applied to single-family residences as well as the multi-family residential developments under Section 608. Several government brochures and instructional pamphlets provided guidance to builders and contractors interested in completing projects using section 608-mortgage insurance. They included "Housing for War Workers: How to Develop Rental Housing Projects Financed With Mortgages to be Insured Under Title VI, Section 608 of the National Housing Act" (1942), and "Planning Rental Housing Projects" (1947).

FHA Design Document: "Planning Rental Housing Projects"

In 1947, the FHA published a brochure for prospective applicants to Section 608 (and Section 207) Programs including a methodology for the completion of successful project application and implementation. It recommended that the location of rental housing developments were to be "…not far from business districts of a city," that the location be in a "distinctively residential area," which promises to retain "good character," that the living unit appeal to a "stable rather than temporary tenancy," and that the tenants' income and ability to pay not be solely "dependent on the success and continuity of a single industry."[40] The 1951 marketing brochure for Lincoln Place Apartments described the complex as "…centrally located to the important west end points such as Beverly Hills, Brentwood, Westwood, Santa Monica, Culver City and beaches…" Lincoln Place is also close to many significant employment centers such as Douglas Aircraft, Hughes Aircraft, Veteran's Hospital, Metro Goldwyn Mayer, 20th Century Fox, the Los Angeles International Airport, and other airline-related industries."[41]

In its guide, the FHA clearly stated "'housing' is meant to mean dwelling quarters for families – quarters which offer complete facilities for family life."[42] From the outset, Lincoln Place Apartments were designed and marketed directly to families. An early newspaper article indicated "that not only will children be welcome but that special features have been arranged for them. These features include separate buildings for families with children and a recreation playground being build adjacent to the project."[43] Ads for the project proclaimed "Your children will love these beautiful apartments, so near to schools."[44]

The family-friendly promise appears to have been more than just hype. A 1951 article in the *Los Angeles Examiner* described Lincoln Place as having, "…a feature proving especially attractive to families with children, builders say, is the 'indoor-outdoor' design of all apartments which

[40] Planning Rental Housing Projects, The Federal Housing Administration, 1947, 7. Hathi Trust Digital Library, http://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963;view=1up;seq=9 (accessed July 15, 2015).
[41] "Lincoln Place Modern Garden Apartments," 1951, 4. http://home.earthlink.net/~perroudburns/LincolnPlace51brochure1.html (accessed July 15, 2015).
[42] Planning Rental Housing Projects, The Federal Housing Administration, 1947, 7. Hathi Trust Digital Library, http://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963;view=1up;seq=9 (accessed July 15, 2015).
[43] "Housing Project Lists Features for Children," *Los Angeles Times*, December 3, 1950, F3.
[44] "Display Ad 121," *Los Angeles Times*, December 10, 1950, G14.

integrates spacious lawns and play areas with the apartments and outdoor porches. The arrangement gives children plenty of outdoor freedom with easy access to and from living areas."[45]

While clearly stating that the FHA "does not set up standards of architectural styles," the guidelines stated a clear preference for "simple, direct designs that rely on mass, scale and proportion" for their effect and avoid "over ornamentation" or "startling use of materials."[46] The agency also declared "the design of any project should have an architectural unity." At Lincoln Place, the architectural design for the buildings reflects a simple, restrained modernism where pleasing massing and proportions along with planar walls of smooth stucco and wood detailing are repeated throughout the complex. However, the architects provided distinctive touches that gave each building its own character. These included geometric variations in window patterns above each entrance, a variety of entrance designs (recessed, flush, relief), and a variety of wood/stucco treatments framing building entrances.

In its guidelines, the FHA clearly articulates a number of important considerations for site planning which the agency describes as "frequently deficient" in proposed projects. A sample site plan for a superblock site is presented where curvilinear landscaped paths connect multiple buildings. "At its best," the FHA stated, "a large scale housing project will involve the development of an integrated neighborhood."[47] The guidelines caution against monotonous rows of flats built along rectangular streets in favor of the grouping of buildings in pleasant relationships to one another with buildings staggered to afford views, light, privacy and good air circulation. That directive is reflected in the Lincoln Place Apartments. "For the garden type of housing," the FHA stated, "large open spaces and low coverage are essential." The guidelines also state a clear preference for each unit having its own entrance — avoiding the necessity of long public corridors that were unattractive and prevented cross ventilation.[48] All of these elements are present in the design for Lincoln Place.

According to the FHA, garage groups and parking spaces were to be carefully considered and whenever possible placed around the boarder of a project rather than at the center. At Lincoln Place, individual apartment units comprising a building block are staggered and combined to form a variety of shapes: "U" "L" "C" or "Z" in keeping with prototype designs suggested by the FHA guidelines. The result is a pleasant architectural cadence that avoids the monotony feared by FHA officials. One-story "bungalow" units attached at the end of most of the "U" and "Z" configurations, along with the presence of one-story laundry buildings contribute to the dynamic visual cadence for the development. Garage and carport units are sensitively placed along a system of peripheral alleyways at Lincoln Place reducing their visibility from the streetscape.

[45] "Families Like Lincoln Place," *Los Angeles Examiner*, April 8, 1951, V2.
[46] Planning Rental Housing Projects, The Federal Housing Administration, 1947, 8. Hathi Trust Digital Library, http://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963;view=1up;seq=9 (accessed July 15, 2015).
[47] "Planning Rental Housing Projects," The Federal Housing Administration, 1947, 49. Hathi Trust Digital Library, http://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963;view=1up;seq=9 (accessed July 15, 2015).
[48] Planning Rental Housing Projects, The Federal Housing Administration, 1947, 10. Hathi Trust Digital Library, http://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963;view=1up;seq=9 (accessed July 15, 2015).

The FHA recommended "simple plans" using rooms of "desirable proportions" in "convenient and logical arrangements." Designs for units at Lincoln place reflected a clear delineation between "public" (living) and "private" (bedrooms) spaces in highly efficient square and rectangular plans. Owing to the emphasis on postwar families, the FHA also emphasized the importance of the living room as "the meeting place of the family group" requiring it be the largest room in the living unit.[49] At 11' x17' Lincoln Place living rooms far exceeded the minimum size recommended by the FHA. They also contained large windows for maximum light and views to the landscaped areas. FHA guidelines suggested that the location of service elements (e.g., kitchens) be placed adjacent to those of the neighbors and that neighbor's living spaces face each other in order to minimize nuisances. At Lincoln Place, kitchens were located at the rear of the buildings, while living rooms are all in the front, frequently facing each other across courtyards.

With comfortable and well-proportioned one- and two-bedroom units, the architects of Lincoln Place successfully interpreted federal design guidelines for multi-family housing. Upon completion, the FHA was so impressed with Lincoln Place that "when a developer submitted lackluster plans complaining of FHH budget and design restrictions, he would be sent to take a look at Lincoln Place."[50]

Comparison with Other Postwar FHA-Insured Section 608 Projects in the United States

Lincoln Place represents an excellent and intact example of FHA-insured Section 608 housing projects when compared with similar properties in the United States. Comparisons with similar projects highlighted in the FHA's own documentation, projects associated with the Windfall Scandal, and FHA multi-family housing already listed in the National Register of Historic Places highlight the success of the design and planning concepts at Lincoln Place and its importance within the context of FHA-insured housing specifically developed to address the postwar housing crisis.

The FHA's document "Neighborhoods Built for Rental Housing: Examples of Rental Housing Developments Built and Financed by Private Enterprise with Mortgages Insured by FHA" from August of 1947 presents "a few examples of the many successful well-planned rental housing developments built and financed by private enterprise with mortgages insured by the Federal Housing Administration under section 608 of the National Housing Act."[51] Of the nine properties profiled, two of the properties, Westgate Manor (1945, McMurray and Schmidlin) in Akron, OH and Riverview Gardens (1947, architect unknown) in North Arlington, NJ were conclusively built after the end of World War II. Both of these projects are also larger scale and therefore suitable bases for comparison with Lincoln Place.

[49] Planning Rental Housing Projects, The Federal Housing Administration, 1947, 37. Hathi Trust Digital Library, http://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963;view=1up;seq=9 (accessed July 15, 2015).
[50] Wilson, Dreck Spurlock, *African American Architects: A Biographical Dictionary, 1865-1945*. (New York, NY: Routledge, 2004), 575.
[51] Federal Housing Administration, Washington, D.C., Neighborhoods Built for Rental Housing: Examples of Rental Housing Developments Built and Financed By Private Enterprise With Mortgages Insured by FHA, August 1947, 2.

Westgate Manor, a 344-unit apartment project consisted of 22 "L-," "I-," and "U-" shaped building clusters. According to the FHA, although some of the units face a busy highway, the plan was notable for its "marginal access street" and "ample setbacks of buildings from the highway."[52] The plan also provided generous, landscaped walking paths between buildings that were completely shielded from parking areas by plantings. Although the plan for Westgate Manor offers less density than that of Lincoln Place (13 units per acre vs. 20 units per acre), the units at Westgate Manor do not have their own distinct entrances, as they are accessed by a common front door at the center of each building. Based on historic photos from the FHA brochure, Westgate Manor has also been stripped of some of its character defining features including its Colonial Revival-style window shutters and wooden windows. The Lincoln Place Apartments are a much more elegant and functional representation of the guidelines than Westgate Manor.

The plan for Riverview Gardens included 34 "L-," "U-," and "Z-" shaped, two-story minimal traditionally styled brick buildings arranged around a central loop road within a large superblock. Although the FHA lauded the development for its "parking areas, garage compounds and play yards" as "well distributed,"[53] Riverview Gardens did not as effectively separate vehicular traffic from pedestrian traffic as Lincoln Place did. Although the entrances to each of its 500 units are individual and directly accessible from the landscaped pathways, the plan is punctuated by large paved parking areas at the rear of building clusters. At an average density of 19.2 units per acre (vs. 20 units per acre at Lincoln Place), Riverview Gardens achieves roughly the same density but sacrifices Garden City planning principals in the process. Additionally, the Riverview Gardens units do not have private balconies or patios as seen at Lincoln Place.

Based on the list of testifying developers in the hearings before the Committee on Banking and Currency of the United States Senate for the FHA Windfall Scandals, a partial list of Windfall projects was also compiled and analyzed for comparison to Lincoln Place. The largest of the Windfall projects was the 110-acre Glen Oaks Village (1947-8, Architect Unknown) in Queens, New York. It consisted of 134 buildings containing 2,904 units. Due to its size, Glen Oaks Village unusually consisted of not one but *two* large superblock plans located a quarter of a mile apart from one another. The plan for Glen Oaks Village Section 1 relegates garage units and parking to the perimeter of the plan, whereas in Section 2 they are a placed centrally and integrated among the residential buildings. Although the two-story apartment buildings are carefully placed to maximize their exposure to the landscaped areas of the plan and units are accessed directly from the garden areas, Glen Oaks Village had a density far greater than Lincoln Place with 26.4 units per acre. In recent years, Glen Oaks Village has undertaken a window replacement program for energy efficiency and as a result, the integrity of Glen Oaks Village has been compromised. The Lincoln Place Apartments is therefore characteristic of FHA design guidelines, but surpasses the design achieved at Glen Oaks Village by virtue of its less dense environment with more green space.

[52] Federal Housing Administration, Washington, D.C., Neighborhoods Built for Rental Housing: Examples of Rental Housing Developments Built and Financed By Private Enterprise With Mortgages Insured by FHA, August 1947, 6-7.
[53] Federal Housing Administration, Washington, D.C., Neighborhoods Built for Rental Housing: Examples of Rental Housing Developments Built and Financed By Private Enterprise With Mortgages Insured by FHA, August 1947, 14-15.

There are two FHA-insured Section 608 postwar housing projects that are listed in the National Register of Historic Places: the Fairfax Hills Garden Apartments (1944-1945, George Metz) in Kansas City, Kansas and The Arcadia Apartments (1950, Peyton M. Davis) in Louisville, Kentucky. The earlier of the two projects, the Fairfax Hills Garden Apartments, occupies an area roughly equal in size to that of Lincoln Place (30.5 acres vs. 39 acres). Its 350 units were located in 48 two-story buildings (Types A, B, C and D), which unlike Lincoln Place were not clustered in "L-," "U-," or "Z-" shaped configurations but stand alone in each of the five block sections of its rural superblock plan. And while the site plan "incorporated open areas for grace and charm with curving roads and a pedestrian walkway that bisected the development's main block,"[54] the siting of the buildings reflects the placement of some entrances directly on the street and also restricts the potential for communal interaction. In contrast, at Lincoln Place entrances face one another or relate from a common landscaped courtyard area.

The Arcadia Apartments were designed and constructed concurrently with Lincoln Place. Arcadia Apartments is comparable in size with Lincoln Place at 30.5 acres. At over 400 units, the Arcadia Apartments was "one of the largest garden apartment complexes in Louisville."[55] The two projects were similar in their direct linkage to FHA involvement in resolving the postwar housing crisis, exemplifying FHA design principles, reflection of elements of the Garden City planning movement, and investigation under the FHA Windfall Scandals. Lincoln Place favorably compares with the Arcadia Apartments as meeting all of these same criteria and being the largest FHA-insured postwar housing project not only in Los Angeles, but in all of California. Demand for housing was high and scale was an important factor in relieving the crisis.

Criterion C

The Lincoln Place Apartments District is eligible under Criterion C as a rare and excellent example of the post-World War II garden apartment property type associated with the Garden City Movement in the United States. Lincoln Place represents the establishment of a site plan consistent with Garden City principles and the evolving importance of the automobile in Southern California during the postwar period. Lincoln Place was designed by the architectural firm Wharton & Vaughn, Associates. Lead designer Ralph Vaughn was trained in Garden City principles as well as Modern design. The site-plan and design for Lincoln reflects not only the FHA-guidelines but the architect's own experience working with both Albert Earvin Cassell and later with Hilyard Robert Robinson, FAIA both early pioneers in public housing architecture in Washington, D.C.

[54] United States Department of the Interior, National Parks Service, "Fairfax Hills Historic District National Register Nomination," Section 8, 32.
[55] United States Department of the Interior, National Parks Service, "Arcadia Apartments National Register Nomination," 24.

Postwar Garden Apartments/Architecture and Site Planning

The success of Depression- and World War II-era garden apartment developments spurred the construction of similar complexes on a large scale during the postwar period. The application of Garden City planning principles to postwar multi-family housing development, however, had to respond to changing social priorities such as the massive scale of the housing crisis and the dominance of the automobile. The housing shortage was acutely felt in cities like Los Angeles, where the city's love affair with the automobile had only increased by mid-century. Local private developers responded to the FHA's Section 608 incentives for private development of low- to moderate-income communities. Rumors of the pending curtailment of such incentives meant developers were in a race to get the projects approved and constructed before the funding ran out.[56] In 1949-1950 alone, a dozen garden apartments were constructed throughout the City of Los Angeles. Nearly all of these projects were in suburban areas adjacent to the arteries of the city's growing freeway system.

As described in the citywide historic context statement *Garden Apartments of Los Angeles*, garden apartment complexes from 1945 and after are "clearly based on the Garden City planning concepts that shaped the early garden apartments; however, due to the urgency of the postwar housing crisis, they are typically higher density with more emphasis on unit count than open space."[57] Compared with their prewar counterparts, postwar complexes averaged between 20-30 units per acre vs. just 10-20 units per acre.[58] Given the desire of returning GIs to marry and start families, postwar apartment complexes also favored a higher proportion of two-bedroom units.

Garden City Influence and The Garden City Movement in the United States

Englishman Ebenezer Howard (1850-1928) is widely credited with introducing the Garden City concept in his book, *Garden Cities of Tomorrow* in 1902 (originally published in 1898 under the title *Tomorrow: A Peaceful Path to Real Reform*). In it, he described his vision of the ideal community. It had 30,000 people (25 families per acre), who would leave the poverty and unsanitary city conditions caused by capitalism and the Industrial Age to create a new community commonly owned through a limited-dividend company. The town would include the best of the country – open spaces and gardens – and the advantages of the city, including intellectually stimulating activities and opportunities. He diagrammed his ideal town as a series of concentric circles devoted to areas of houses and surrounding gardens. A large park, public buildings and commercial shops formed the center of the city, while an outer area contained industrial buildings and linked the city to an outlying area designated for growing food, which served as the boundary of the community. Fresh air, light, open space and gardens were essential elements of the unified plan of architectural and landscape design.

These site-planning ideas spread to the United States during the 1920s. Leading this revolution in modern housing were renowned urban planners Clarence S. Stein (1882-1975) and Henry Wright

[56] Architectural Resources Group, *Garden Apartments of Los Angeles: Historic Context Statement,* October 2012, 40.
[57] *Garden Apartments of Los Angeles: Historic Context Statement,* 40.
[58] *Garden Apartments of Los Angeles: Historic Context Statement,* 40.

(1890-1978). In 1923, at Stein's initiative, the Regional Planning Association of America (RPAA) was formed. RPAA consisted of architects, engineers, economists and sociologists including Lewis Mumford, Catherine Bauer, Benton MacKaye and Alexander Bing.

The first of Stein and Wright's experimental projects was Sunnyside Gardens, a 77-acre low-rise development in Queens, Hew York. Here, they were handicapped by having to work within the confines of the gridiron street system. It took the form of row house groups that ran along the perimeter of each city block, enclosing a large shared garden with recreational amenities included.

Sunnyside was followed by Radburn, a much larger community in New Jersey begun in 1929 and not fully realized due to the stock market crash. At Radburn, Stein and Wright created a revolution in planning which would truly for the first time deal with the problem and dangers of the automobile. Stein wrote his communities would offer "a beautiful environment, a home for children, an opportunity to enjoy the day's leisure and the ability to ride on the Juggernaut of industry instead of being processed under its wheels."[59]

The basics of the Radburn Plan were five fold: 1) the superblock (a large parcel with few or no through streets, which consolidated open green space for use by residents), 2) specialized roads (all auto circulation on the perimeter with garage courts for storage of cars), 3) complete separation of pedestrian and automobile, 4) houses turned towards gardens and parks (turned the buildings from outside to in—placing living room windows toward the green spaces rather than the street) and 5) the park as the backbone of the plan where large green spaces dominate, rather than streets.

Radburn became internationally known as an important solution to community living in the modern age. It is also regarded as a major milestone in American city planning. Scholar Eugenie Ladner Birch stated, "Radburn's plan was so well designed and rationally organized that it has become a permanent resource for planners who in every generation examine and sometimes adapt it to solve contemporary problems."[60]

In the 1957 edition of his book *Toward New Towns for America*, Stein predicted the necessary evolution of earlier planning principles and pointed towards the importance of flexibility. "Parking space for motor cars is the type of unforeseen change that requires flexible spaciousness," Stein wrote, "We have been in search of new or revised solutions of the setting for communities as well as for family and individual living. We have sought ways of bringing peaceful life in spacious green surroundings to ordinary people in this mechanical age."[61]

Lincoln Place exhibits all of the characteristics of Stein's Radburn Plan. First, it employs the superblock concept with few through streets and consolidated open green space for use by

[59] Taken from Clarence Stein's article "Dinosaur Cities" (Survey Graphic May 1925). Peter Walker and Melanie Simo, *Invisible Gardens* (Cambridge: MIT Press, 1996), 134-138.
[60] Eugenie Ladner Birch, "Radburn and the American Planning Movement: The Persistence of an Idea," in *Introduction to Planning History in the United States* (New Brunswick, NJ: Rutgers University, 1983), 122.
[61] Clarence S. Stein, *Towards New Towns for America*, 3rd ed. (Cambridge, MA: M.I.T. Press, 1966), 225-227.

residents. Second, it uses narrow alleyways to manage access to garage units. Third, it separates pedestrians from automobiles via generous setbacks from the street and curving walkways that wind through landscaped gardens. Finally, the individual buildings at Lincoln Place are oriented away from the street with inward-facing entrances through the configuration of "U," "L," "C," and "Z-" shaped building blocks – all of which have unit living rooms oriented to lusciously landscaped gardens.

With its original garage buildings, the plan for Lincoln Place acknowledged the increasing importance of the automobile as the primary mode of transportation in Los Angeles. Vehicular access to the garages as provided by the system of peripheral alleyways at Lincoln Place represents the evolution of Garden City planning principles as Stein envisioned them. The architects had found a suitable solution that honored the ideal of separating automobile and pedestrian traffic.

Wharton & Vaughn Associates

Lincoln Place was designed by the Los Angeles-based architectural firm Wharton & Vaughn, Associates with principles Heth Wharton (1892-1958) and Ralph Vaughn (1907-2001).[62] The landscape designer is currently unknown.[63] Ralph Vaughn was the lead designer on the project. Vaughn's full name appears prior to that of Wharton on the FHA Application for Mortgage Insurance from 1948.[64] The selection process for the architect was described as follows:

> "It was our intention to build the finest and largest FHA-insured project in the country – using the highest building standards, the best site plan and creating eminently livable spaces in an aesthetically beautiful environment. We looked at garden style apartments throughout the Southland in order to find the very best architect working in that area. Ralph Vaughn was far and away the best. He had not only the best footprints but had an incredible flair for design and an ability to deliver affordable housing that looked and felt like luxury housing. We were a perfect fit. We did not know at the time that Ralph was African-American but would not have mattered to us. We later received death threats for working with a black architect – but that did not stop us."
>
> Gerald Bialac, Co-Developer of Lincoln Place[65]

Ralph Augustine Vaughn, ARA was born on April 24, 1907 in Washington, D.C. Vaughn's father Roscoe Vaughn was also an architect. Vaughn attended Howard University's School of Architecture from 1926-1927. After taking a year off from his studies at Howard, he enrolled at

[62] Some printed sources erroneously list 2000 as Vaughn's date of death. A 2001 Obituary in the *Los Angeles Sentinel* confirms that it is 2001.
[63] The landscape architect for the project is currently unknown. No landscape plans have been found, and there is no landscape architect listed in documents for the development. Wharton and Vaughn worked with landscape architect Margaret Schoch on the concurrently designed Chase Knolls Apartments; however there is no documentation linking Schoch to Lincoln Place.
[64] Union Housing Plan, Inc., Application for Mortgage Insurance, March 8, 1948, National Archives.
[65] Jerry Bialac, in-person interviews by Laura Burns, August 20, September 11 and September 25, 2001.

the University of Illinois at Urbana-Champagne where he graduated with a degree in architecture in June of 1932. In 1933, Vaughn returned to Washington, D.C. and became a draftsman in the office of Albert Irvin Cassell (1895-1969). Cassell is known for his design of the award-winning Mayfair Mansions Garden Apartments in northeast Washington, D.C., which is listed in the National Register.

Likely a result of the lack of work during the Great Depression, Vaughn worked as a draftsman for the U.S. Department of Agriculture Resettlement Administration alongside Hilyard Robert Robinson, FAIA (1899-1986).[66] Robinson became a mentor to Vaughn and around 1935 Vaughn became a draftsman in Robinson's firm, Robinson, Williams and Porter.[67] Vaughn served as chief draftsman for the renowned Langston Terrace Public Housing (1935-1938, Hilyard Robert Robertson Associates and Erving Porter and Associates). The collaboration between the two firms represented the first black-white architectural joint venture.[68] Paul Revere Williams also consulted with Robertson on the project.

Robinson was a "pioneer in American public housing."[69] Upon completion of his graduate studies at Columbia University, he spent 18 months abroad examining European public housing projects during 1930-1931. Along with colleagues such as Catherine Bauer and Clarence Stein, Robinson participated in surveys for early New Deal programs that led to his commission for Langston Terrace in 1935. This background likely also contributed to Robinson's selection as senior consultant to Franklin D. Roosevelt's Resettlement Administration. The architectural design for Langdon Terrace reflected Robinson's belief in the European model of large-scale housing and urban planning and Williams' desire to encourage a sense of community and pride for the residents. The two architects believed the project would "... provide not only safe and sanitary housing for working-class and poor people, but also housing that would uplift the spirits of the residents."[70]

In 1936, while teaching at Howard University, Vaughn met master architect Paul Revere Williams, FAIA. Williams subsequently recruited Vaughn to come work in his practice. In 1937, Vaughn relocated to Los Angeles to work in Williams' office, where he remained for four years. While under Williams' employ he worked on the MCA Headquarters (1940) and several custom residences for actors in the film industry.[71] During this time, Williams' office was also working on the design of the publically-funded Pueblo Del Rio Housing Project (1940-1942, Paul R.

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[66] The RA provided funding for the world-renowned Greenbelt Project in Maryland during this time—a cooperative residential development designed by Clarence Stein and his RPAA colleagues. Greenbelt is listed on the National Register of Historic Places As #85002811.
[67] Pamela Scott, *A Directory of District of Columbia Architects, 1822-1960*. Second Edition, (Washington, D.C., June 2001).
[68] Jack Travis, *African American Architects in Current Practice.* (New York, NY: Princeton Architectural Press, 1991), Chronology (no page number).
[69] United States Department of the Interior, National Park Service, "National Register Nomination, Langston Terrace," Section 8, page 3.
[70] Max Bond, *Harvard Design Magazine*, Summer 1997, as appearing on the Paul Williams Project, www.paulwilliamsproject.org.
[71] Dreck Spurlock Wilson,, *African American Architects: A Biographical Dictionary, 1865-1945*. (New York, NY: Routledge, 2004), 573-575.

Williams, Adrian Wilson, Gordon B. Kaufmann, Wurdeman and Becket, Richard J. Neutra) in Los Angeles.

In 1941, the Vaughn-designed Smith Residence was published in the influential *California Arts and Architecture* magazine. World War II, however, halted most forms of construction and Vaughn was laid off from Williams' firm. During the war, Vaughn found work as a movie set designer at Metro Goldwyn Meyer (MGM) working for Academy Award-winning set designer Cedric Gibbons (1893-1960).[72] As a result, he was one of the first African Americans in the field.[73]

After the end of World War II, Vaughn resumed the practice or architecture. During the mid-1940s, he teamed with Los Angeles-based architect John C. Lindsay, AIA on several projects.[74] During the late 1940s, Vaughn's work appeared several times in the *Los Angeles Tim*es where his addition for Mr. and Mrs. William Carpenter was noted for its modern design and a "main entrance [that] leads directly from the garden through large glass sliding doors. The whole easy wall is glass."[75] Vaughn's modern design for "Homes of Tomorrow" was featured alongside the work of architects Paul R. Williams and James Garrott at the 1947 Festival of the Arts by the League of Allied Arts in the Greek Theater.[76] A review of Vaughn's work reveals a clear preference for the Modern architectural style. For example, his Superior Escrow Company (1950) was a flat-roofed, minimally ornamented office building. His award-winning Olympic Jewish Temple (1956) featured abstracted classical elements from traditional synagogue design.[77] Vaughn didn't become a licensed architect in California until 1963. However, he worked on dozens of commercial and residential projects in Southern California, Arizona, and Oregon prior to that date.[78]

Because FHA-backed loans required the services of a licensed architect, which Vaughn at the time was not, he decided to partner with Heth Wharton, AIA a Caucasian architect whom he had met while working at MGM.[79] Wharton & Vaughn Associates operated much like the joint venture of Robinson and Porter a decade earlier. Wharton had been educated at Harvard University from 1915-1917 and became a licensed architect in California in late 1927.[80] With liberal political views, Wharton welcomed an African American partner. Prior to starting his own firm, Wharton worked for Myron Hunt and Roland Coate. During their association, Wharton & Vaughn designed three FHA-loan backed garden apartment complexes: North Hollywood Manor (1950) in the North Hollywood area of Los Angeles' San Fernando Valley; Chase Knolls (1949-1950) in Sherman Oaks, also located in the San Fernando Valley; and Lincoln Place (1949-1951).

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[72] Vaughn's designs were included in such films as *The Last Time I Saw Paris*, *Kismet*, *Thirty Seconds Over Tokyo* and *A Guy Named Joe*.
[73] "Ralph Vaughn Succumbs," *Los Angeles Sentinel*, April 29, 2001, C6.
[74] "Large Plant Units to Rise," *Los Angeles Times*, March 17, 1946, 13.
[75] "Just for Fun," *Los Angeles Times*, Jun 5, 1949, G8.
[76] "Artists Sign for Festival," *Los Angeles Sentinel*, April 24, 1947, 18.
[77] "Expansion Program Nearing Completion," *Los Angeles Times*, December 16, 1956, G4.
[78] "Ralph Vaughn Succumbs," *Los Angeles Sentinel*, April 29, 2001, C6.
[79] Wharton's name officially appears on the 1949 historic building permits for Lincoln Place, as he was the licensed architect.
[80] "Granted Certificates to Practice," *The Architect and Engineer*, January 1928, 106.

Architect Allan Mock, a former draftsman at Wharton & Vaughn Associates from 1948 to 1951 who worked on Lincoln Place and other projects recalls that Vaughn and the design team studied the Los Angeles Village Green while working on the designs for Lincoln Place.[81] Also known as Baldwin Hills Village (1938-1941, Robert E. Alexander, Reginald D. Johnson, Wilson & Merrill, Clarence S. Stein, consultant and site planner; designated National Historic Landmark), it was the project Clarence Stein characterized as "…the Radburn Idea given its most complete and characteristic expression."[82] With the direct linkage to the Garden City movement and Radburn ideas established, Mock recalls Vaughn's instruction to aspire to the same space, air, and light while meeting the postwar density requirement of three times as many units per acre.[83]

Unlike many prewar, more-traditional superblock projects, Vaughn and the design team were asked to work with a street layout for the area proposed by the developer and accepted by the city for Lincoln Place. Mock recalls Vaughn was successful in efforts to adjust the curving streets for better flow of airspace and a more aesthetically pleasing building configuration.[84] The result was a carefully configured site plan that retains key Garden City planning principles including that of the superblock divided into park space with few through streets. Additionally, Vaughn created a series of small service drives which separate automobile circulation and storage from the pedestrian walkways and relegate it to the perimeters of the 35 individual parcels that combine to form the site. Likewise, most of the building blocks turn away from the street to face gardens and open green spaces. The few that face the street have deep setbacks and in every case a visitor's arrival at a front door is precipitated by a walk through a generous landscaped area. As designed by Vaughn, at Lincoln Place, multi-family interaction is encouraged by the provision of common courtyards and communal laundry buildings scattered throughout the property. The need for common play areas was deferred due to the presence of a large municipal park tangentially located north east of the development.

Garden Apartments: Definition of the Property Type

As a property type, garden apartment complexes generally consist of concentrations of similar, multi-unit buildings situated on a large and often irregularly shaped property. Although garden apartments vary in appearance, size, and plan, the *Garden Apartments of Los Angeles Historic Context Statement* establishes the following character defining features for the property type. All of these features are present at Lincoln Place:

- Superblock site plan that deviates from the rectilinear urban grid by combining multiple city blocks or parcels into a single property.
- Three acres in size or greater; Lincoln Place is approximately 38 acres and as such is the largest garden apartment complex in California.

[81] Allen Mock, personal interview by Laura Burns, October 17, 2001.
[82] Clarence S. Stein, *Towards New Towns for America*, 3rd ed. (Cambridge, MA: M.I.T. Press, 1966), 189.
[83] Lincoln Place has an average density of 24 units per acre, whereas the Baldwin Hills Village has just 8 units per acre.
[84] Allen Mock, personal interview by Laura Burns, October 17, 2001.

- Low-slung buildings not exceeding two stories in height; some Lincoln Place buildings also contain one-story bungalow units at the extreme ends of their configuration.
- The elimination of common interior entrance corridors; all units have their own entrances.
- Repetition of nearly identical building models throughout the plan; although Lincoln Place has a variety of building configurations, architectural unity is maintained throughout the residential buildings.
- Stylistic simplicity; minimal appearance with a lack of details and ornamentation; Lincoln Place uses a restrained modern architectural language in stucco, wood and glass with geometric wood and/or glass designs at entrances to differentiate buildings.
- Primary building entrances facing common courtyards; the majority of the buildings at Lincoln Place follow this plan. Of the few that do face the street they are deeply setback from the sidewalk by landscaped areas.
- Parking in detached/enclosed garage buildings.
- One or more large open spaces or greens around which buildings are arranged.

Property Type Comparison in Los Angeles

According to the *Garden Apartments of Los Angeles Historic Context Statement* there were 22 garden apartment complexes known to have been constructed for private developers between 1945 and 1954. Six of them had been demolished at the time of the 2012 report. Of the remaining 16 garden apartments, nine were observed to have significant alterations during the City of Los Angeles' Citywide Historic Resources Survey (SurveyLA). Of all the garden apartments in Los Angeles from the period, Lincoln Place was the largest in acreage and number of living units. The most comparable projects to Lincoln Place in Los Angeles are the other garden apartment complexes designed by Wharton & Vaughn Associates: Chase Knolls (1949) and North Hollywood Manor (1950).[85]

Located in the Sherman Oaks neighborhood of Los Angeles' San Fernando Valley, the Chase Knolls Apartment complex includes 260 Dwelling units sited on 15 landscaped acres. It was developed in 1949 by John Chase on the site of the family's dairy farm. The superblock site was planned as a combination of garden style residential apartments and a commercial shopping center. The residential portion of the site was bisected by a private alley that allows the separation of pedestrian and automobile traffic by regulating garage buildings and utilitarian laundry facilities to the perimeter of the plan. One-story bungalow type residences surrounded taller two-story structures that were organized around three central courtyards or landscaped

[85] Among the other remaining intact garden apartments in Los Angeles, most are not comparable with Lincoln Place in terms of planning principles, design concepts, or size. For example, Ladera Townhouse (1950, John C. Lindsay) and Belford Gardens (1950, Martin Stern, Jr.) are both small projects. Rancho Vega (1945, Paul Revere Williams, FAIA), the earliest of the postwar garden apartment projects, was significant for its architecture, but reflected prewar features more than its postwar counterparts. Rancho Vega was a relatively small project with 126 units on 10 acres and a density of 12.6 units per acre – far fewer than the average 10-20 units per acre for postwar projects.

greens that functioned as communal gathering places. The combination of two-story and one-story residential units allowed for maximum light, air circulation, and view corridors of the landscaped areas and distant vistas. As with Lincoln Place, the architectural language was a restrained modernism using wood and stucco and the main variations are in the entryways, where the porticos and siding form interesting patterns and details that contribute to an individualized appearance.

Compared with the Lincoln Place Apartments, Chase Knolls did not achieve the same level of economical standardization, aesthetics, and integration of interior and exterior space. The complex was unusual in that it offered 17 individual floor plans. Moreover, the modern design language created by Vaughn for the complex was even more restrained than that of Lincoln Place and the individualized entrances lack both the geometric rigor of Lincoln Place and the detailing. Vaughn's design at Chase Knolls did not incorporate private balconies, courtyards, or floor to ceiling glass doors – the hallmarks of California mid-century design representative of the postwar lifestyle. This may also be attributable to the fact that Chase Knolls was not actively marketed as a place for families.[86] The Chase Knolls Apartment complex is listed in the California Register of Historical Resources and is locally designated as Los Angeles Historical-Cultural Monument #683.

FHA applications, historic building permits and an unpublished memoir by Ralph Vaughn all indicate that designs for Lincoln Place actually predated that of Chase Knolls, but that the project underwent a longer period of redesign and refinement. As a result, Lincoln Place was built later than the Chase Knolls Apartments.[87] Alan Mock, former draftsman at Wharton & Vaughn recalled that this was due in part to the fact that Lincoln Place developers were intent on making the project the finest design and allowed the architects to continually refine the design and redraw the plans.[88] Historic building permits for some of the buildings have "alterations" permits as early as 1951 listing revisions to the floor plans and "change of kitchen, dining area and rear porch" and "slight relocation of the building" superseding a permit issued in 1949.[89]

The other Wharton & Vaughn designed garden apartment complex, North Hollywood Manor in the North Hollywood neighborhood of the San Fernando Valley, offered 425 units on 20 acres. Here, Vaughn was restricted from using the superblock concept and the area is penetrated by several busy streets of the city's traditional grid plan resulting in virtually no separation between pedestrian and vehicular traffic; therefore it is tied only indirectly to Garden City planning principles. A repetitive, monotonous pattern for the U-shaped buildings make the garden style apartments of this development significantly less successful aesthetically. The lack of greenbelt area for the project also resulted in higher density (23.75 units per acre) than Lincoln Place.

Conclusion

[86] "Classified Ad 10," *Los Angeles Times*, January 6, 1950, B12.
[87] Historic building permits for some of the buildings have "alterations" permits as early as 1951 listing revisions to the floor plans and "revisions to the original permit" issued in 1949.
[88] Personal Interview with Alan Mock by Laura Burns, October 17, 2001.
[89] Los Angeles Department of Building and Safety, Alterations Permit for 1006-1012 Elkgrove Avenue, January 13, 1950.

The Lincoln Place Apartments is an excellent and significant example of the postwar garden apartment type, exemplifying important planning principles. It is the most fully realized and successful of Wharton & Vaughn's housing complexes, and a rare remaining intact example of the type in Los Angeles. The Lincoln Place Apartments was the largest FHA-financed Section 608 rental project in the state of California. It is listed in the California Register of Historical Resources and is designated City of Los Angeles Historic-Cultural Monument #1008.

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Previous documentation on file (NPS):

__X_ preliminary determination of individual listing (36 CFR 67) has been requested (Approved Part 1 Application, January 25, 2011)
____ previously listed in the National Register
___ previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
_X__ Local government
____ University
_X__ Other
Name of repository:
National Archives, Washington, D.C.
Personal Collection of Laura Burns, 1000 Doreen Place #1, Venice, CA 90291
Personal Collection of Ronald Fry Vaughn, 2447 Hidalgo St., Los Angeles, CA 90039
Personal Collection of Jerry Bialac, Beverly Hills.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _38 acres____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 33.999963 Longitude:-118.461939
2. Latitude: 33.998781 Longitude: -118.461939
3. Latitude: 33.998566 Longitude: -118.459545
4. Latitude: 33.998304 Longitude: -118.459168
5. Latitude: 34.001912 Longitude: -118.456649
6. Latitude: 34.004544 Longitude: -118.458725

Verbal Boundary Description (Describe the boundaries of the property.)

Lots 7 through 41, inclusive, of Tract 15214 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 347, pages 23 to 25 inclusive of maps.

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents the historic boundary of the Lincoln Place Apartment complex.

---

11. Form Prepared By

name/title: Amanda Seward
organization: c/o Historic Resources Group, LLC
street & number: 12 S. Fair Oaks Avenue, Suite 200
city or town: Pasadena state: California zip code: 91202
e-mail: christine@historicresourcesgroup.com
telephone: (626)793-2400
date: Revisions to original nomination of March 3, 2003 submitted July 23, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Lincoln Place Apartments

City or Vicinity: Los Angeles

County: Los Angeles State: CA

Photographer: Robby Aranguren

Date Photographed: June 4, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

PHOTO #	DESCRIPTION/VIEW
0001	Contextual view of Penmar Avenue looking south.
0002	Contextual view of Penmar Avenue looking north.
0003	Contextual view of alley looking northeast.
0004	Contextual view of alley looking southwest.
0005	Contextual view of Elkland Place looking northeast.
0006	Contextual view of Frederick Street looking northwest.
0007	Contextual view of Frederick Street, looking east.
0008	Contextual view of Frederick Street looking north.
0009	Contextual view of Frederick Street looking southeast.
0010	Contextual view of Elkhart Place looking northeast.
0011	Contextual view of Frederick Street looking southeast.
0012	Contextual view of Lake Street looking northeast.
0013	Contextual view of Lake Street looking southwest.
0014	Contextual view of Elkgrove Avenue looking south.
0015	Contextual view of Lake Street looking southwest.
0016	Contextual view of Elkgrove Avenue looking northeast.
0017	Contextual view of Doreen Place looking southeast.
0018	Contextual view of Elkgrove Circle looking southeast.
0019	View of Building 27 on Penmar Avenue looking west.

0020 View of courtyard of Building 29 on Penmar Avenue looking west.
0021 View of landscaping between Building 29 and 30 looking west.
0022 View of Building 1 looking southeast.
0023 Detail view of Building 1 looking south.
0024 View of Building 3 wing looking southeast.
0025 View of courtyard of Building 42 looking northwest.
0026 View of Building 42 wing looking northwest.
0027 View of Building 10 entrance looking southwest.
0028 View of courtyard of Building 10 looking southeast.
0029 View of Building 8 wing looking northwest.
0030 View of Building 7 entrance looking southeast.
0031 View of Building 17 entrance looking east.
0032 View of Building 15 entrance looking northeast.
0033 View of Buildings 11 and 12 wings looking southeast.
0034 Contextual view of Elkgrove Circle, looking north.
0035 View of Building 11 entrance looking southwest.
0036 View of Building 13 entrance looking northeast.
0037 View of Building 17 entrance looking south.
0038 View of Building 37 wing looking west.
0039 View of building 37 wing looking southwest.
0040 View of Building 23 looking northeast.
0041 Detail of Building 23 patio.
0042 View of Building 24 entrance looking southeast.
0043 Detail of Building 24 stairwell.
0044 View of Building 25 entrance looking north.
0045 View of Building 23 entrance looking south.
0046 View of Building 22 entrance looking south.
0047 View of Building 23 looking north.
0048 View of Building 23 entrance looking north.
0049 View of Building 21 wing looking southwest.
0050 Detail of Building 21 entrance.
0051 Detail of Building 20 stairwell.
0052 View of Building 20 entrance looking south.
0053 View of Building 20 entrance looking east.
0054 View of Building 26 entrance looking southeast.
0055 View of Building 26 looking southwest.
0056 View of courtyard between Building 26 and 27 looking south.
0057 View of courtyard between Building 26 and 27 looking southeast.
0058 Interior, detail of living room.
0059 Interior, detail of kitchen.
0060 Interior, detail of bedroom.
0061 Interior, detail of bathroom.
0062 Interior, detail of patio.
0063 Interior, detail of living room.

0064 Interior, detail of kitchen.
0065 Interior, detail of bedroom.
0066 Interior, detail of bathroom.
0067 Interior, detail of living room.
0068 Interior, detail of kitchen.
0069 Interior, detail of kitchen.
0070 Interior, detail of bedroom.
0071 Interior, detail of bathroom.
0072 View of garages from alley between Buildings 41 and 42 looking southeast.
0073 View of garages from alley between Buildings 6 and 7 looking southeast.
0074 Detail of garages from alley behind Buildings 9 and 10 looking northeast.
0075 View of garages from alley between Buildings 3 and 10 looking northwest.
0076 View of garages from alley between new construction and Building 36 looking south.
0077 View of garages from alley behind Building 39 looking south.
0078 View of garages from alley between Buildings 17 and 18 looking east.
0079 View of garages from alley between Buildings 18 and 31 looking north.
0080 Detail of garages behind Building 23 looking east.
0082 Detail of garages behind Building 23 looking southeast.
0083 View of garages from alley between Buildings 12 and 33 looking north.
0084 View of garages from alley between new construction looking northwest.
0085 Detail of new leasing office looking east.
0086 View of Building 45 looking north.
0087 Contextual view of new construction along Lake Street looking east.
0088 View of alley between new construction and Building 34 looking southeast.
0089 View of alley between new construction near leasing office looking southwest.
0090 View of alley between new construction and Building 35looking northeast.
0091 Contextual view of Building 44, 45 and new construction looking northwest.
0092 Detail view of Building 44, 45 and new construction looking north.
0093 Detail view of Building 44, 45 and new construction looking north.
0094 View of new construction along Lake Street looking northeast.
0095 Contextual view of 1033 Doreen Place and Building 34 looking south.
0096 View of 1027 Doreen Place looking southwest.
0097 View of 1023 Doreen Place looking northwest.
0098 View of 982 Lake Street and Building 44 looking southwest.
0099 View of 956 and 982 Lake Street looking south.
0100 View of alley between 982 and 1008 Lake Street looking southwest.
0101 View of garages behind 982 Lake Street and Building 44 looking southwest.
0102 View of 1008 Lake Street looking south.
0103 View of fitness center and 1008 Lake street from alley looking south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

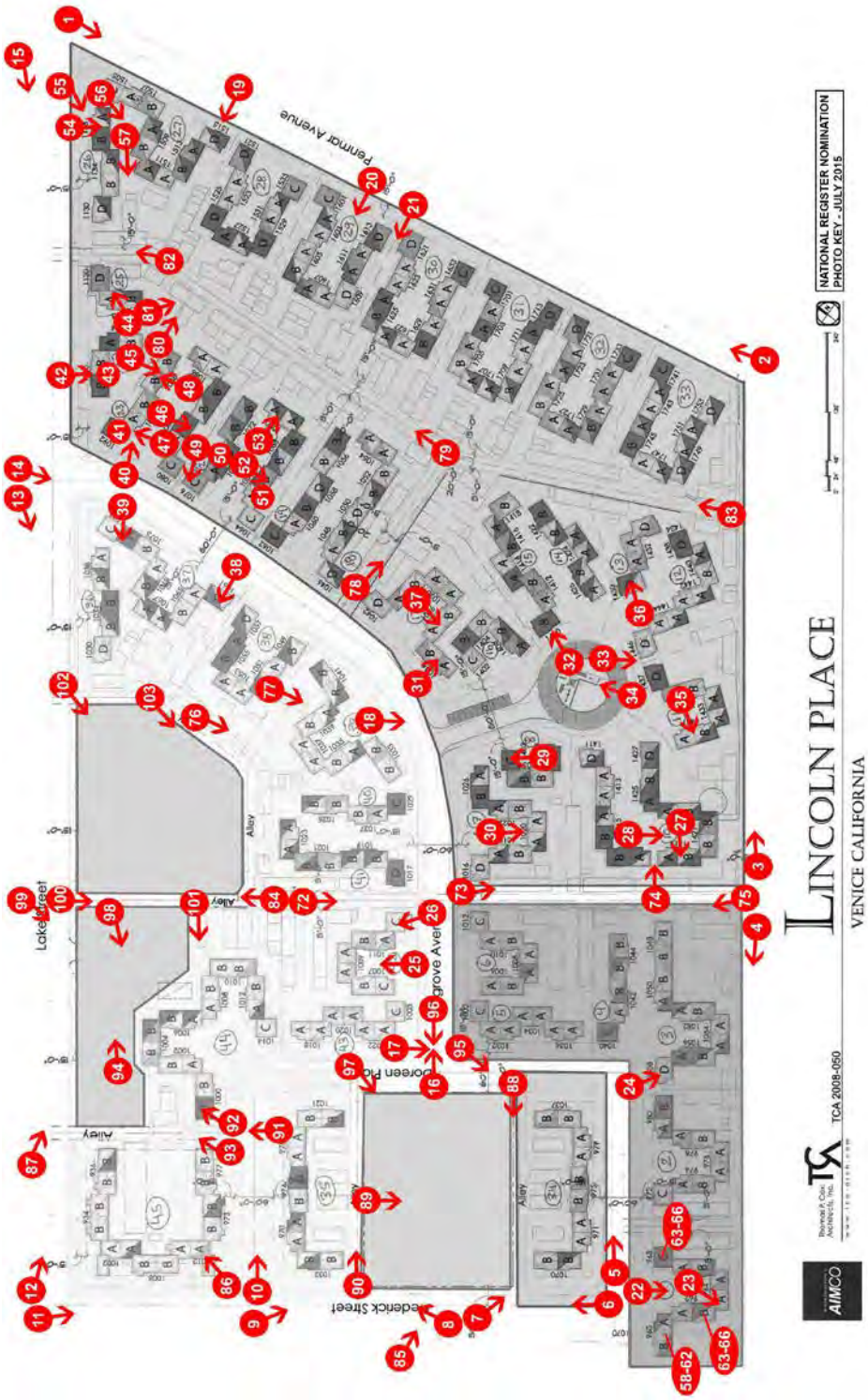
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation: Location Map

Figure 1.

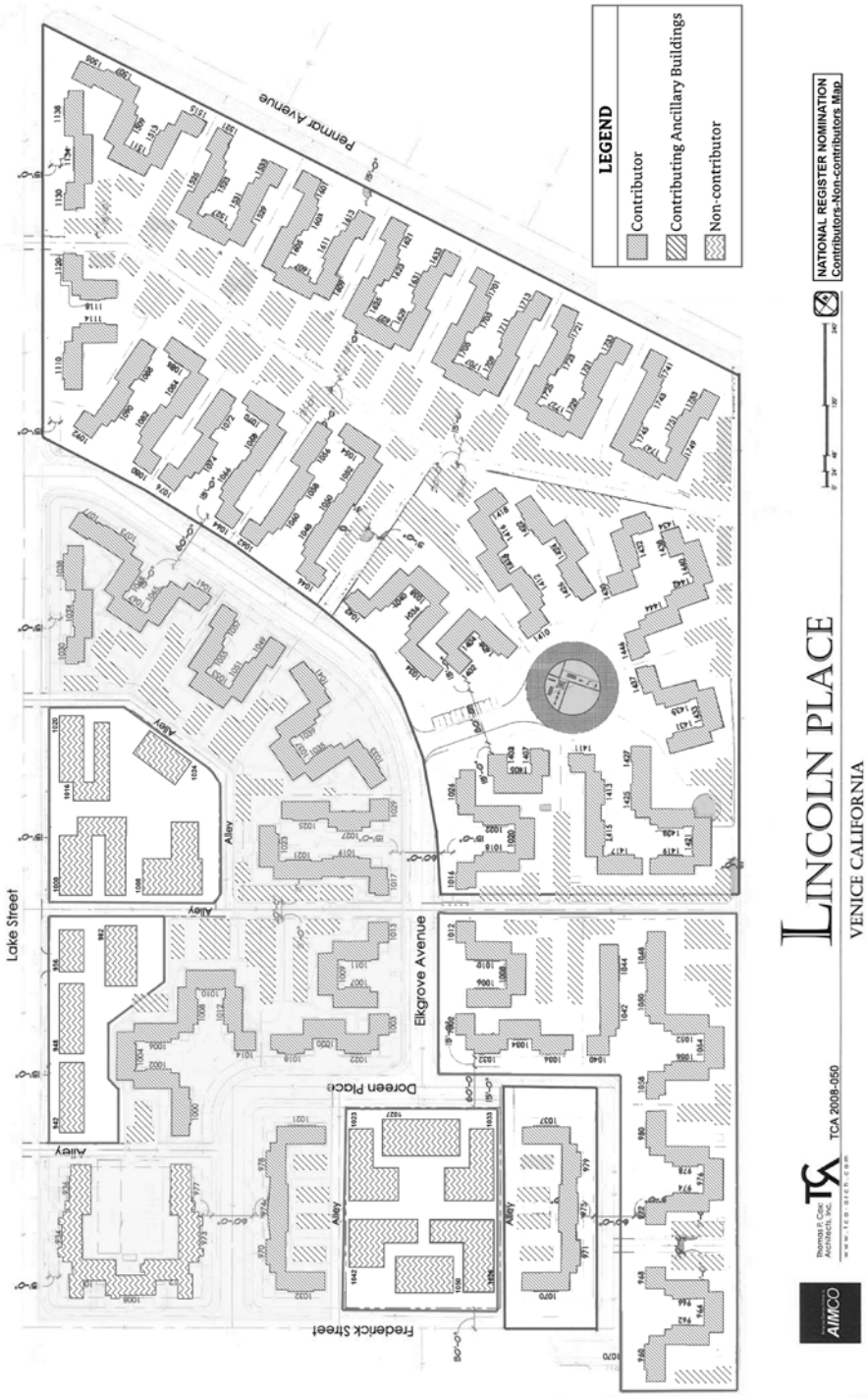
Additional Documentation: Photo Key

Figure 2.



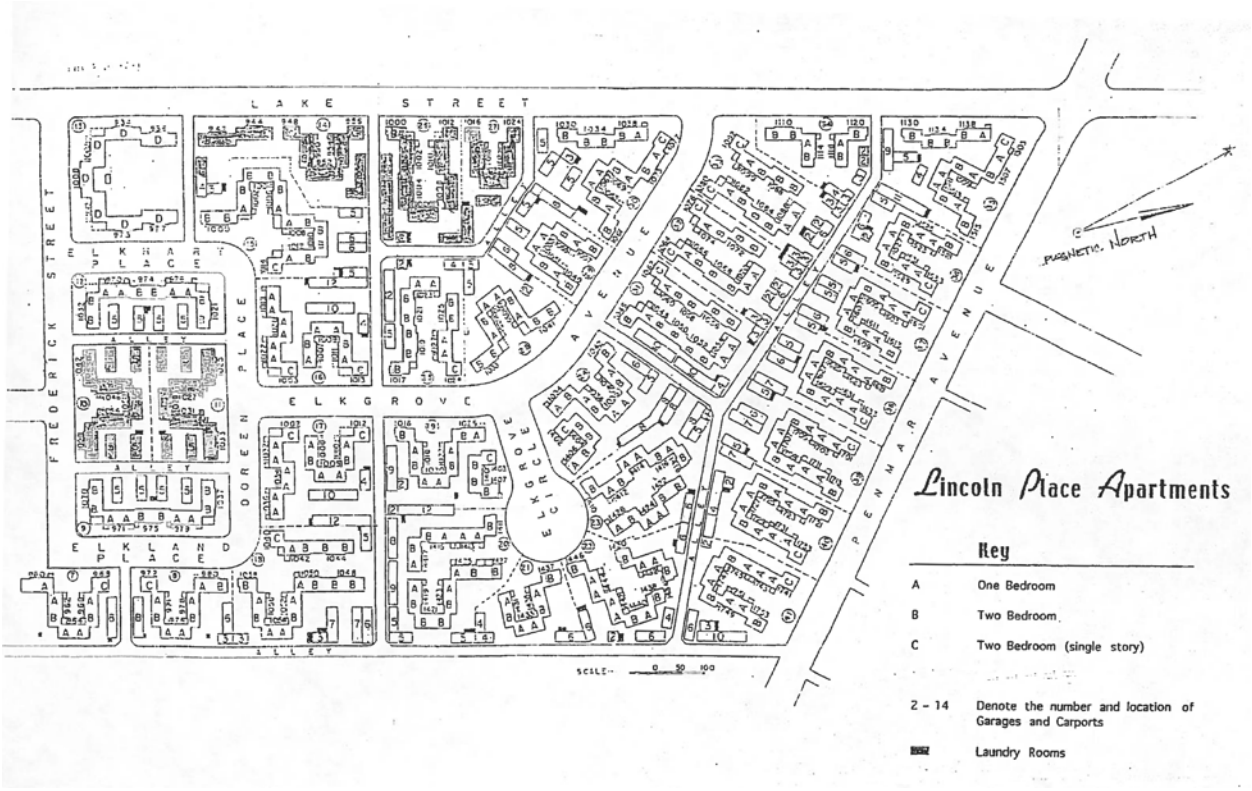
Additional Documentation: Current Site Plan

Figure 3.



Additional Documentation: Historic Site Plan

Figure 4.



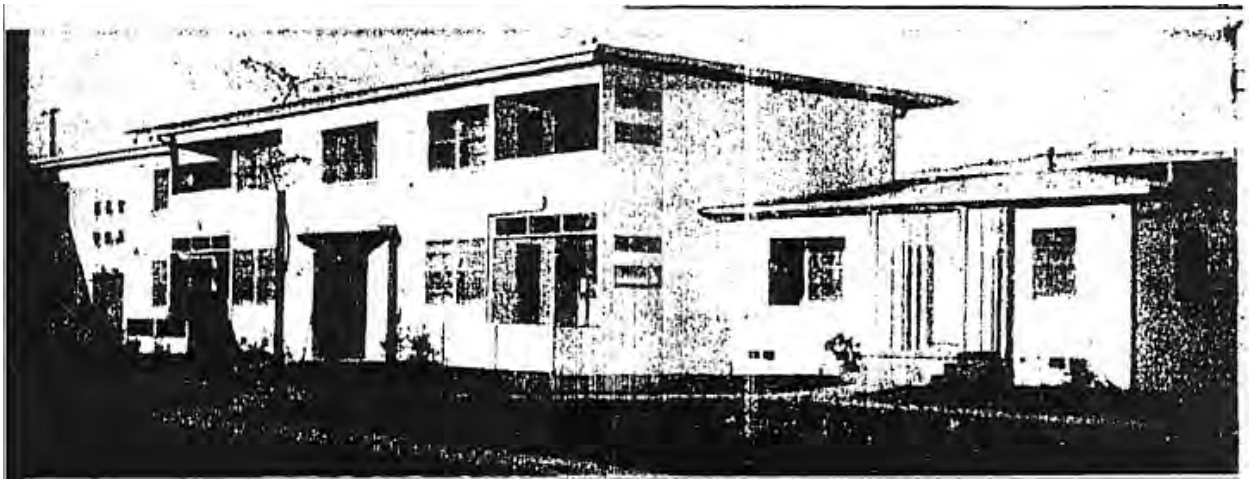
Additional Documentation: Historic Aerial

Figure 5.

Aerial photo of Lincoln Place Apartments from 1951. Photographer unknown. Source: http://www.historicaerials.com/

Additional Documentation: Historic Photos and Ephemeral Materials

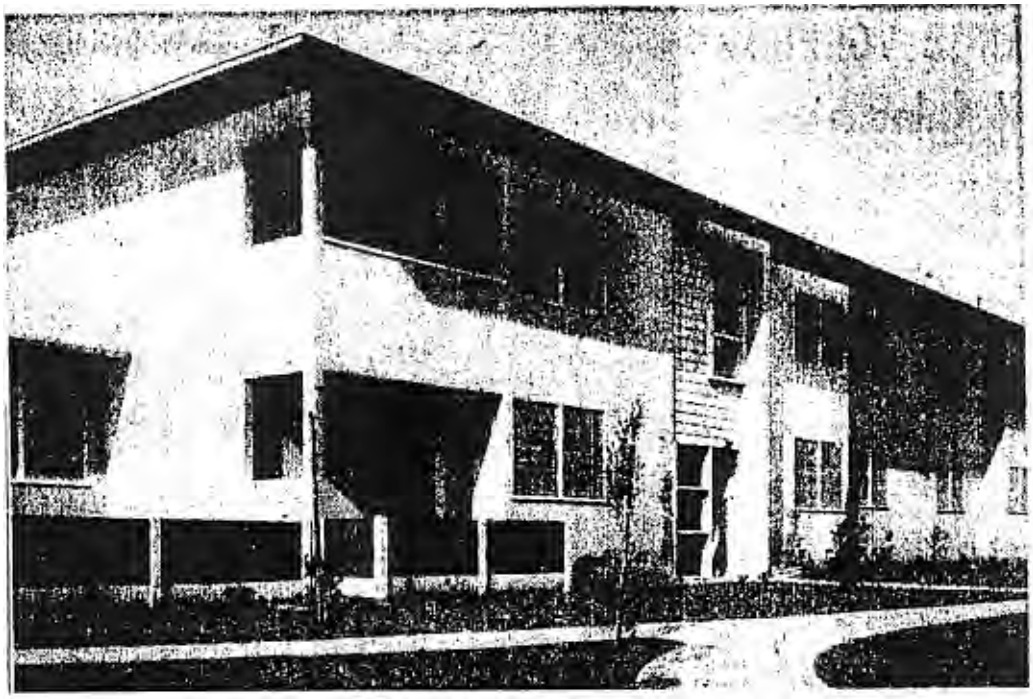
Figure 6.



Two-story residential unit (address unknown) showing garden entry, balconies, and attached one-story bungalow unit. Photographer unknown. Source: "Article 45," *Los Angeles Times*, January 21, 1951.

Additional Documentation: Historic Photos and Ephemeral Materials

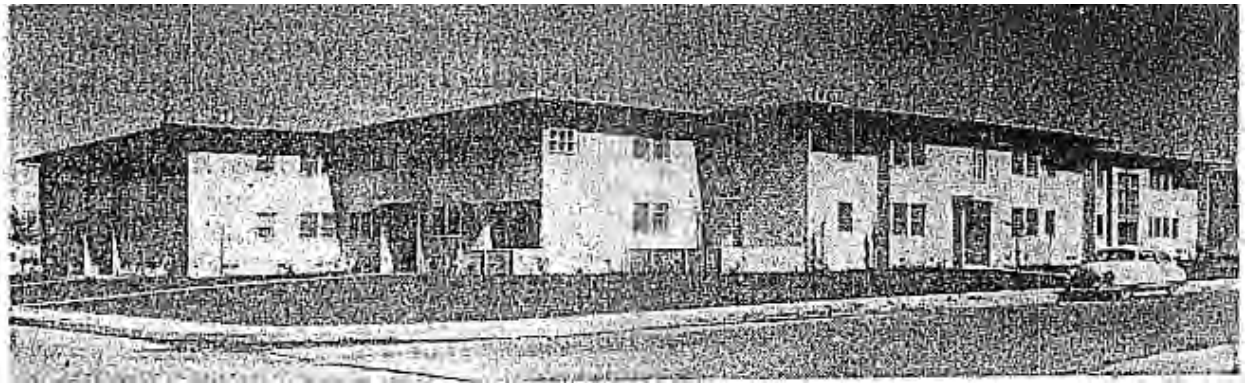
Figure 7.



Two-story residential unit (address unknown) showing curving walkways. Photographer unknown. Source: "Article 45," "Notable Coastal Home Started," *Los Angeles Times*, January 28, 1951.

Additional Documentation: Historic Photos and Ephemeral Materials

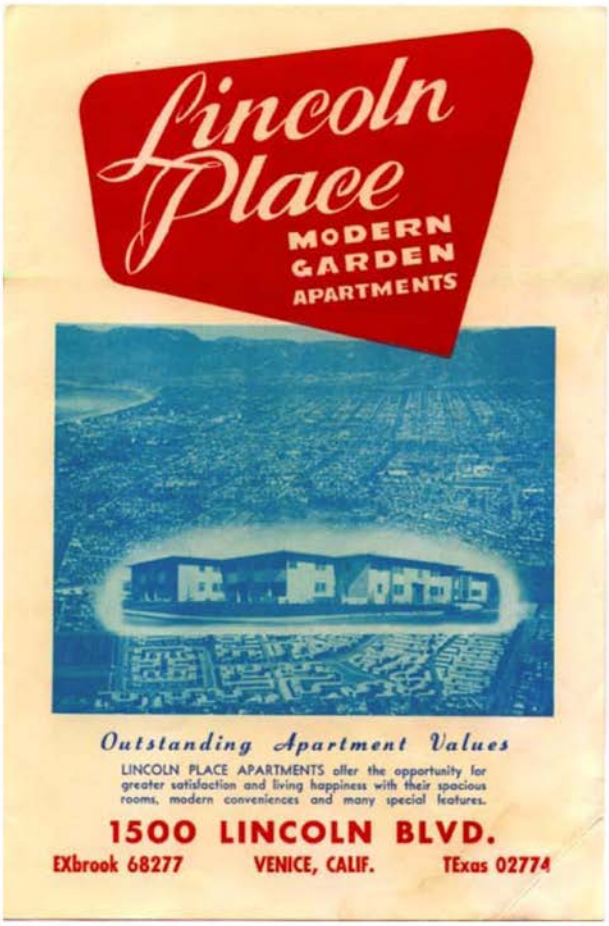
Figure 8.



Two-story residential unit (address unknown) showing variety of building block designs and U-shaped configuration. Photographer unknown. Source: "New Apartments Filling Rapidly," *Los Angeles Times*, July 8, 1951.

Additional Documentation: Historic Photos and Ephemeral Materials

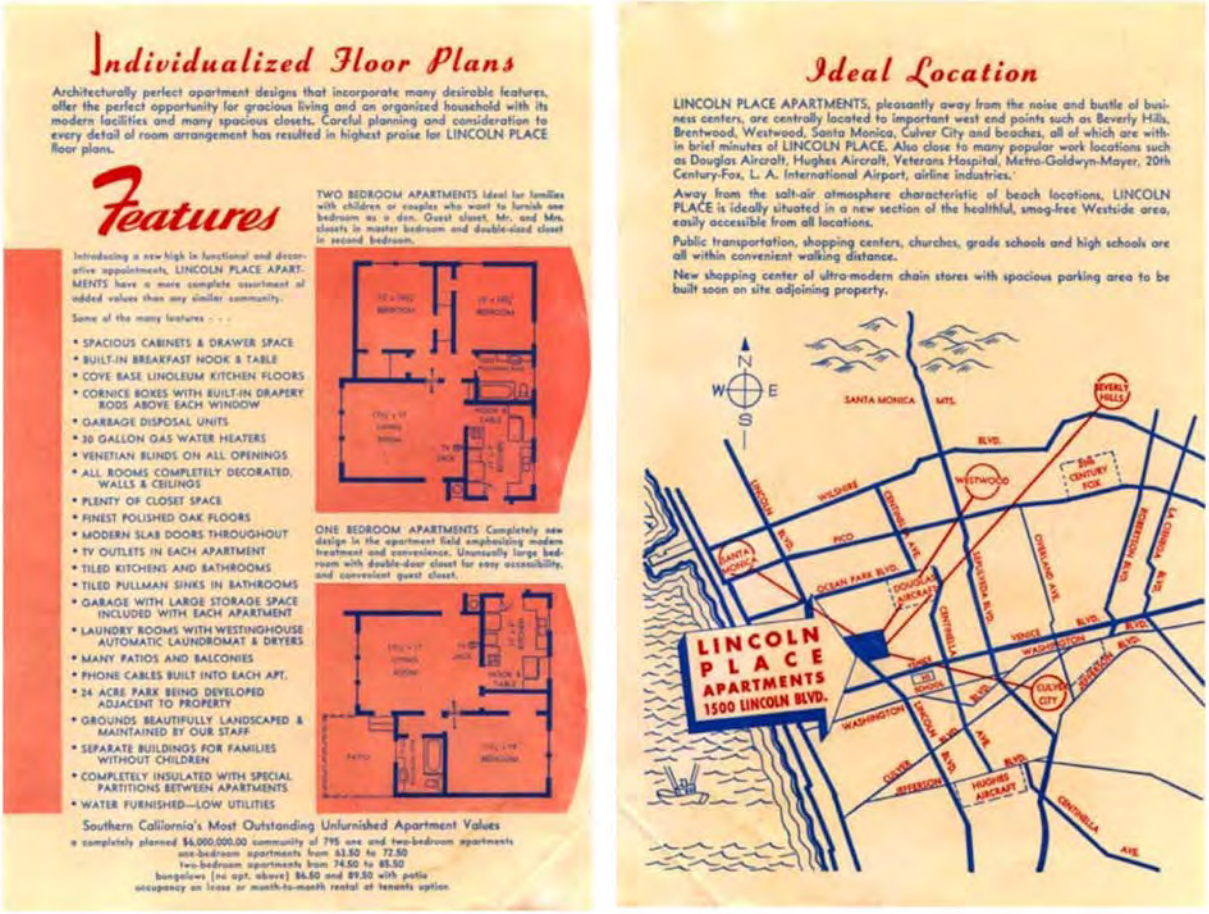
Figure 9.



Original 1951 sales brochure for Lincoln Place featured private patios as a selling point for “California Outdoor Living.”

Additional Documentation: Historic Photos and Ephemeral Materials

Figure 10.



Individualized Floor Plans

Architecturally perfect apartment designs that incorporate many desirable features, offer the perfect opportunity for gracious living and an organized household with its modern facilities and many spacious closets. Careful planning and consideration to every detail of room arrangement has resulted in highest praise for LINCOLN PLACE floor plans.

Features

Introducing a new high in functional and decorative appointments, LINCOLN PLACE APARTMENTS have a more complete assortment of added values than any similar community.

Some of the many features . . .

- SPACIOUS CABINETS & DRAWER SPACE
- BUILT-IN BREAKFAST NOOK & TABLE
- COVE BASE LINOLEUM KITCHEN FLOORS
- CORNICE BOXES WITH BUILT-IN DRAPERY RODS ABOVE EACH WINDOW
- GARBAGE DISPOSAL UNITS
- 30 GALLON GAS WATER HEATERS
- VENETIAN BLINDS ON ALL OPENINGS
- ALL ROOMS COMPLETELY DECORATED, WALLS & CEILINGS
- PLENTY OF CLOSET SPACE
- FINEST POLISHED OAK FLOORS
- MODERN SLAB DOORS THROUGHOUT
- TV OUTLETS IN EACH APARTMENT
- TILED KITCHENS AND BATHROOMS
- TILED PULLMAN SINKS IN BATHROOMS
- GARAGE WITH LARGE STORAGE SPACE INCLUDED WITH EACH APARTMENT
- LAUNDRY ROOMS WITH WESTINGHOUSE AUTOMATIC LAUNDROMAT & DRYERS
- MANY PATIOS AND BALCONIES
- PHONE CABLES BUILT INTO EACH APT.
- 24 ACRE PARK BEING DEVELOPED ADJACENT TO PROPERTY
- GROUNDS BEAUTIFULLY LANDSCAPED & MAINTAINED BY OUR STAFF
- SEPARATE BUILDINGS FOR FAMILIES WITHOUT CHILDREN
- COMPLETELY INSULATED WITH SPECIAL PARTITIONS BETWEEN APARTMENTS
- WATER FURNISHED—LOW UTILITIES

TWO BEDROOM APARTMENTS Ideal for families with children or couples who want to furnish one bedroom as a den. Guest closet, Mr. and Mrs. closets in master bedroom and double-sized closet in second bedroom.

ONE BEDROOM APARTMENTS Completely new design in the apartment field emphasizing modern treatment and convenience. Unusually large bedroom with double-door closet for easy accessibility, and convenient guest closet.

Southern California's Most Outstanding Unfurnished Apartment Values

a completely planned $6,000,000.00 community of 795 one and two-bedroom apartments
one-bedroom apartments from 63.50 to 72.50
two-bedroom apartments from 74.50 to 85.50
bungalows (no apt. above) 86.50 and 89.50 with patio
occupancy on lease or month-to-month rental at tenants option

Ideal Location

LINCOLN PLACE APARTMENTS, pleasantly away from the noise and bustle of business centers, are centrally located to important west end points such as Beverly Hills, Brentwood, Westwood, Santa Monica, Culver City and beaches, all of which are within brief minutes of LINCOLN PLACE. Also close to many popular work locations such as Douglas Aircraft, Hughes Aircraft, Veterans Hospital, Metro-Goldwyn-Mayer, 20th Century-Fox, L. A. International Airport, airline industries.

Away from the salt-air atmosphere characteristic of beach locations, LINCOLN PLACE is ideally situated in a new section of the healthful, smog-free Westside area, easily accessible from all locations.

Public transportation, shopping centers, churches, grade schools and high schools are all within convenient walking distance.

New shopping center of ultra-modern chain stores with spacious parking area to be built soon on site adjoining property.

Original 1951 Lincoln Place sales brochure from 1951 featuring locator map and proximity to Douglas Aircraft Co., Hughes Airfraft Co. and 20th Century Fox Studios. Source: "New Apartments Filling Rapidly," *Los Angeles Times*, July 8, 1951.

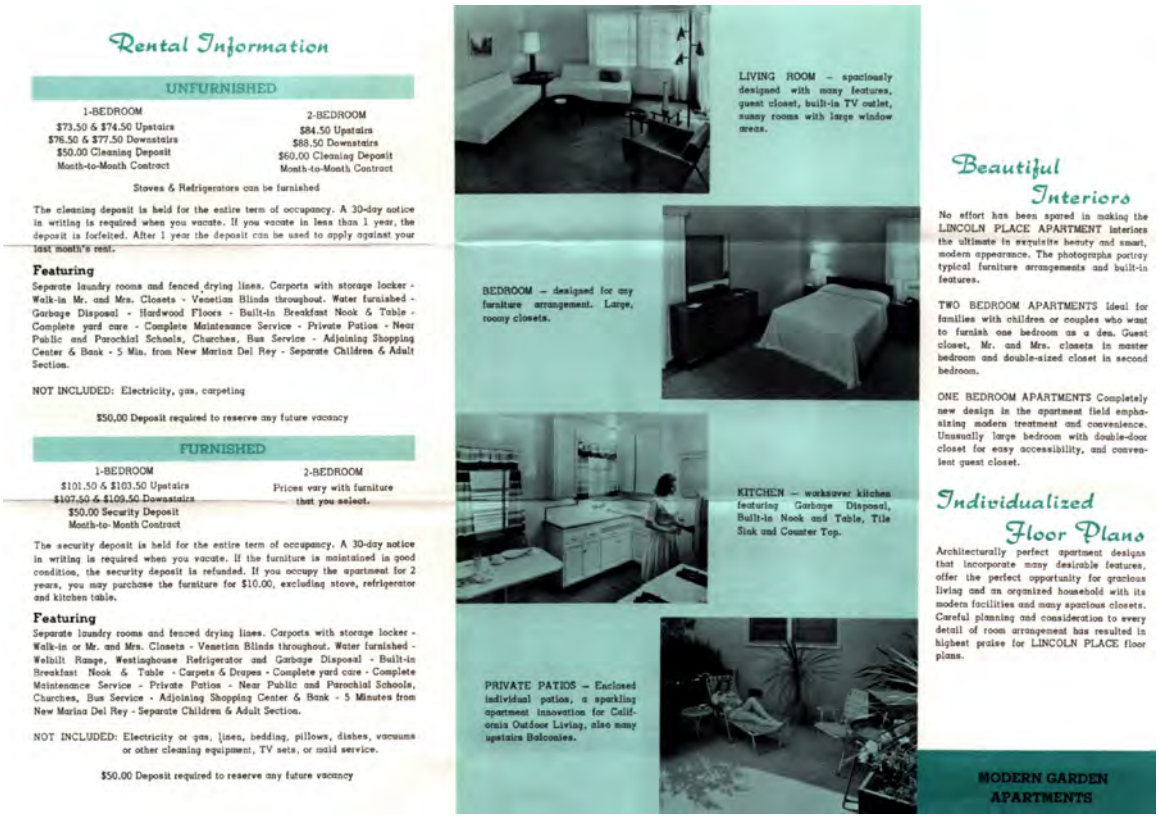
Additional Documentation: Historic Photos and Ephemeral Materials

Figure 11.

Photo from 1959 Lincoln Place sales brochure shows restrained modern design of stucco and wood. Geometric pattern of wood and glass above this entrance is square in pattern. Photographer unknown.

Additional Documentation: Historic Photos and Ephemeral Materials

Figure 12.



Rental Information

UNFURNISHED

1-BEDROOM
$73.50 & $74.50 Upstairs
$76.50 & $77.50 Downstairs
$50.00 Cleaning Deposit
Month-to-Month Contract

2-BEDROOM
$84.50 Upstairs
$88.50 Downstairs
$60.00 Cleaning Deposit
Month-to-Month Contract

Stoves & Refrigerators can be furnished

The cleaning deposit is held for the entire term of occupancy. A 30-day notice in writing is required when you vacate. If you vacate in less than 1 year, the deposit is forfeited. After 1 year the deposit can be used to apply against your last month's rent.

Featuring

Separate laundry rooms and fenced drying lines. Carports with storage locker - Walk-in Mr. and Mrs. Closets - Venetian Blinds throughout. Water furnished - Garbage Disposal - Hardwood Floors - Built-in Breakfast Nook & Table - Complete yard care - Complete Maintenance Service - Private Patios - Near Public and Parochial Schools, Churches, Bus Service - Adjoining Shopping Center & Bank - 5 Min. from New Marina Del Rey - Separate Children & Adult Section.

NOT INCLUDED: Electricity, gas, carpeting

$50.00 Deposit required to reserve any future vacancy

FURNISHED

1-BEDROOM
$101.50 & $103.50 Upstairs
$107.50 & $109.50 Downstairs
$50.00 Security Deposit
Month-to-Month Contract

2-BEDROOM
Prices vary with furniture that you select.

The security deposit is held for the entire term of occupancy. A 30-day notice in writing is required when you vacate. If the furniture is maintained in good condition, the security deposit is refunded. If you occupy the apartment for 2 years, you may purchase the furniture for $10.00, excluding stove, refrigerator and kitchen table.

Featuring

Separate laundry rooms and fenced drying lines. Carports with storage locker - Walk-in or Mr. and Mrs. Closets - Venetian Blinds throughout. Water furnished - Welbilt Range, Westinghouse Refrigerator and Garbage Disposal - Built-in Breakfast Nook & Table - Carpets & Drapes - Complete yard care - Complete Maintenance Service - Private Patios - Near Public and Parochial Schools, Churches, Bus Service - Adjoining Shopping Center & Bank - 5 Minutes from New Marina Del Rey - Separate Children & Adult Section.

NOT INCLUDED: Electricity or gas, linen, bedding, pillows, dishes, vacuums or other cleaning equipment, TV sets, or maid service.

$50.00 Deposit required to reserve any future vacancy

LIVING ROOM – spaciously designed with many features, guest closet, built-in TV outlet, sunny rooms with large window areas.

BEDROOM – designed for any furniture arrangement. Large, roomy closets.

KITCHEN – worksaver kitchen featuring Garbage Disposal, Built-in Nook and Table, Tile Sink and Counter Top.

PRIVATE PATIOS – Enclosed individual patios, a sparkling apartment innovation for California Outdoor Living, also many upstairs Balconies.

Beautiful Interiors

No effort has been spared in making the LINCOLN PLACE APARTMENT interiors the ultimate in exquisite beauty and smart, modern appearance. The photographs portray typical furniture arrangements and built-in features.

TWO BEDROOM APARTMENTS Ideal for families with children or couples who want to furnish one bedroom as a den. Guest closet, Mr. and Mrs. closets in master bedroom and double-sized closet in second bedroom.

ONE BEDROOM APARTMENTS Completely new design in the apartment field emphasizing modern treatment and convenience. Unusually large bedroom with double-door closet for easy accessibility, and convenient guest closet.

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MODERN GARDEN APARTMENTS

1959 Lincoln Place sales brochure features large living room with windows looking out onto the landscaped green spaces. Photographer unknown.

Additional Documentation: Historic Photos and Ephemeral Materials

Figure 13.

Undated photo shows garden apartment massing and relationship to the large greenbelt areas. Photographer unknown. Source: Lincoln and Rose Blog, http://www.lincolnandrose.com/home/2013/6/28/lincoln-place.

Additional Documentation: Historic Photos and Ephemeral Materials

Figure 14.

Undated photo of the Danish Korsabaek Family in their Lincoln Place kitchen. They lived there from 1954-1959. Source: LA Conservancy and the Korsabaek Family Collection.

Additional Documentation: Display Ads

Figure 15.

Grand opening ad campaign for Lincoln Place Apartments targeting young families. Source: "Display Ad 121," *Los Angeles Times*, December 10, 1950, G14.

Additional Documentation: Display Ads

Figure 16.

Ad featuring modern amenities. Source: "Display Ad 79," *Los Angeles Times*, March 25, 1951, E6.

Additional Documentation: Display Ads

Figure 17.

Advertisement from July 1951 featuring floor plans for units and the cool climate of the location. Source: "Display Ad 71," *Los Angeles Times*, July 15, 1951, E6.

LINCOLN PLACE

Frederick St
LEASING
CENTER

Now LEASIN
LINCOLN PLACE
apartment homes

Eckhart Pl

Lake
LINCOLN PLACE
apartment homes
LEASING CENTER

LINCOLN PLACE
apartment homes
LEASING CENTER

Lake
LINCOLN PLACE

PARKING

1419

1020

1410

1431

1210

1036

NO
PARKING
1PM - 3PM

1082

1066

1138

1024

NO PARKING

Now
LEASING
LINCOLN PLACE

Frederick St
1000 S

STOP
NO PARKING

1033

1042

TRASH AREA

NO PARKING
NO PARKING

3033

LEASING CENTER
1027

1023
1027

982

L982
6

1008
NO PARKING

1008

1008