

## FINDINGS

### SUMMARY

The Orange Street Gateway Châteaux North is a two-story multi-family residential building located at the northwest corner of South La Jolla Avenue and West Orange Street in the Wilshire-Fairfax area of Los Angeles. Constructed in 1936 for Dr. Joseph Bellin and his wife Marie Bellin, the subject property was designed in the Late Chateausque architectural style by engineer Joseph J. Rees. That same year, the Bellins commissioned Rees to design a complementary apartment building in the same architectural style directly across the street at the southwest corner of West Orange Street and South La Jolla Avenue, creating a Chateausque entryway to Orange Street.

Irregular in plan, the subject property is of wood-frame construction with smooth stucco cladding and has a steeply-pitched, hipped roof with composition shingles and boxed eaves. The building features a dentilled cornice, wrought iron balconettes, and multiple primary entrances to the three individual units that consist of single wood-paneled doors. Fenestration includes diamond paned casement windows, multi-lite wood casement windows, diamond-paned bay windows, and wood double-hung windows. Quoins decorate the street-facing corners, and a string course encircles the building above both the first and second floors. There is a chimney on the west-facing elevation and a turret with a conical roof at the southeast-facing corner of the building. A detached garage sits at the south side of the parcel with access from South La Jolla Avenue.

Joseph J. Rees was born in Bielsk, Poland and completed a civil engineering program in Liverpool, England before immigrating to the United States in 1912. Later, Rees became a licensed civil engineer and maintained an office in downtown Los Angeles. Rees engineered over 100 buildings in the Los Angeles area, including the Sycamore Chateau (1935, HCM #1010), the Fine Arts Cinema in Beverly Hills, and his own family home in Hancock Park. Rees died in Los Angeles in 1943 at the age of 49.

The subject property appears to have undergone minor alterations over the years that include the addition of tile to the balcony floor in 1991, re-roofing in 1993, and the addition of security bars to windows, the addition of a security gate, and the removal of one of the roof finials, all at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as eligible for listing under the national, state, and local designation programs as a Contributor to the potential 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District, which is significant as an excellent example of a 1920s to 1950s multi-family residential neighborhood in the Mid-Wilshire area.

### CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.