



OFFICE OF HISTORIC RESOURCES

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SURVEYLA RELEASES FINDINGS FOR SOUTH SAN FERNANDO VALLEY COMMUNITIES

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site at www.preservation.lacity.org/survey/reports. Among the latest results to be posted are those covering the South San Fernando Valley, including the Canoga Park-Winnetka-Woodland Hills-West Hills and Encino-Tarzana Community Plan Areas.

This article, the fourth in a series detailing some of the interesting "finds" from SurveyLA, features highlights from the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan survey. These San Fernando Valley communities proved to be particularly rich in potential his-

toric resources associated with San Fernando Valley history, notable architecture, the entertainment industry's heritage, and neighborhoods that helped define the early suburbanization of Los Angeles.



Neutra-designed stilt houses in the Platform House Historic District

Studio City

Major General Walter P. Story Country Estate, 3405 Fryman Rd., a 1923 Spanish Colonial Revival home that was the centerpiece of a 16-acre estate of Major General Walter P. Story, who was responsible for significant downtown buildings, including the Los Angeles Stock Exchange, and went on to a distinguished military career.

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HPOZ FOCUS: HIGHLIGHTING JEFFERSON PARK'S PUBLIC ENGAGEMENT EFFORTS

The adoption of the Jefferson Park Historic Preservation Overlay Zone (HPOZ) marked a major milestone in the City's HPOZ Program. Jefferson Park is the City's second largest historic district which includes over 2,000 parcels. After a decade-long outreach effort, the Jefferson Park HPOZ was adopted in 2011 with strong community support. The grassroots effort centering around historic preservation is also a way of giving community members a greater voice and of further bringing together a diverse neighborhood.

According to Marina Moevs, a member of Jefferson Park United, the effort to preserve the historic charm of Jefferson

Park and document the community's history has had the positive effect of further knitting together a community of diverse cultural and socio-economic backgrounds. Relying on volunteer efforts and an inclusive outreach process, Jefferson Park's commitment to continuous and inclusive community engagement serves as an outstanding model for HPOZs around the City.

Jefferson Park is located within the West Adams community and covers the area bounded by West Adams Boulevard to the north, Western Avenue to the east, 7th Avenue on the west, Jefferson Boulevard and Exposition

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SURVEYLA SOUTH VALLEY FINDINGS

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11222 Dilling St., a 1959 contemporary ranch house that was used as the exterior for the Brady residence on the Brady Bunch television series (1969-1974)

Historic Ventura Boulevard businesses, including **Art's Delicatessen**, in a 1939 Modern/Streamline Moderne building, continuously operating at 12224 Ventura Boulevard since 1957; **Du-Par's Restaurant** (pictured) at 12036 Ventura Blvd. since 1948; **Home Savings and Loan**, from 1968, which includes a mural depicting local history, by the noted artist Millard Sheets; and the **Studio City Theatre**, a 1938 Art Deco/Streamline Moderne theater that was converted to a Bookstar retail store during the 1990s.



– the work of noted Portland-based architect Robert Harvey Oshatz, who constructed a similarly-designed residence in Portland in 1989 as his own home and office.



Oil Can Harry's, at 11506 Ventura Blvd., a commercial building constructed in 1936 that has been the long-term home of Oil Can Harry's since 1968, one of the few remaining San Fernando Valley LGBT gathering places from this period.

Tujunga Village Commercial Historic District, along Tujunga Ave. from Moorpark St. to Woodbridge St., an excellent example of a neighborhood commercial district, with 14 primarily one-story commercial buildings constructed between 1937-54, a consistent pedestrian orientation, wide concrete sidewalks, and some original street lamps.



The American National Academy of Performing Arts, at 10944 Ventura Boulevard, a long-time performing arts studio in Studio City; in continuous operation since 1957 and originally established as an acting workshop by actor and longtime Canoga Park resident Francis Lederer.

Zimmerman House, at 3860 Berry Court, a 1965 residential work of master architect John Lautner, with Expressionistic influences.



The Fantasy Cottage Thematic Group, eight non-contiguous cottages, located on three adjacent residential streets (Denny Avenue, Valleyheart Drive, and Willowcrest Avenue) near Universal Studios; constructed in 1950, these cottages display similar whimsical façade designs, including wood board-and-batten cladding, steeply-pitched roofs with flared eaves and a brick chimney placed prominently on the primary façade, each with its own unique design.

Sherman Oaks

Casa de Cadillac/Don Lee Cadillac, constructed in 1949, an excellent example of Mid-Century Modern commercial architecture with eye-catching neon signage, all designed by noted architect Randall Duell, who was an art director at MGM Studios from 1937 to 1959 and designer of the Avalon Casino.



Gene and Jacky Autry Estate, at 3171 Brookdale Road, a 1949 Monterey Revival house on a property known as the "Flying A Estate" where the "Singing Cowboy" Gene Autry resided until his death in 1998.

The Little Brown Church, 4418 Coldwater Canyon Boulevard, an example of an early San Fernando Valley vernacular religious structure, opened in 1939, which was the site of Ronald and Nancy Reagan's wedding in 1962.



Pacific Electric Substation, at 4475 Vineland Avenue, an excellent example of an early Los Angeles streetcar substation, constructed in 1911.



Kerry's Coffee Shop (now Mel's Drive-In), at 14848 Ventura Boulevard, an excellent example of a Googie coffee shop, designed by the noted firm of Armet and Davis.

Stevens-Harnell House, at 3692 Berry Dr., a remarkable example of Late Modern residential architecture with Expressionist details



15204 Ventura Boulevard, a rare example of late Hollywood Regency commercial architecture.



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SURVEYLA SOUTH VALLEY FINDINGS

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The Platform House Historic District, 17 homes built in 1962-66 on stilts for steep hillside lots along Knobhill Dr. and Oakfield Dr. (roughly the 3600-3800 blocks), designed by noted architect Richard Neutra and structural engineer Art Levine.

Casa Vega (pictured) at 13301 Ventura Blvd., a 1939 building that has been in continuous operation as Casa Vega Mexican restaurant since 1958, with a free-standing neon pole sign; and **Antonio's Pizzeria** at 13619 Ventura Blvd., which has been in continuous operation in this 1939 building since its founding in 1957 and includes a highly distinctive example of a 1950s rooftop neon sign in the shape of Italy.



Copa Tower, (pictured) at 14208 Dickens St. and **The Fountainhill** at 4216 Mary Ellen Ave., both excellent examples of stucco box/Dingbat apartment buildings in Sherman Oaks, displaying applied decoration and distinctive signage conveying the building's name.

Cahuenga Pass

Hanna-Barbera Studios, at 3400 Cahuenga Blvd., one of the first studios to produce cartoons specifically for television, and the leader in television animation production in the 1960s and 1970s, producing the Flintstones, Yogi Bear, the Jetsons, and many others; the building is also an excellent example of New Formalist architecture, designed by architect Arthur Froehlich.



Theatre West, at 3333 Cahuenga Blvd., in continuous operation as a theater since 1962; believed to be the oldest continuously operational theater company in Los Angeles.

Bella Lewitzky Home and Studio, at 3594 Multiview Dr., the residence and studio of internationally-renowned modern choreographer Bella Lewitzky, who founded the Dance Theater of Los Angeles in 1946. In 1966 she created the Lewitzky Dance Company, notable for popularizing international modern dance; the Bella Lewitzky Foundation still operates out of the house.



The Baked Potato Jazz Club at 3787 Cahuenga Blvd., in a building constructed in 1924 – the long-time home of one of the few remaining independent jazz clubs in Los Angeles, in operation at this site since 1970.

Oak-crest Market, 3315 Cahuenga Blvd; a 1939 Art Deco building that is a rare example of a 1930s neighborhood market, including a notable neon sign.



The David Hockney Residence at 2907 Montcalm Ave., the 1947 Mid-Century Modern home of internationally renowned artist David Hockney, who moved to the property in 1979.

6853 W. Pacific View, a 1912 Craftsman home that pre-dates most of its surrounding development by several decades.



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What Is SurveyLA?

SURVEYLA: THE LOS ANGELES HISTORIC RESOURCES SURVEY PROJECT is the first-ever comprehensive inventory of our city's historic resources.

The survey findings will have a multiplicity of benefits and uses: it will help direct future growth, shape the revision of Los Angeles' 35 Community Plans, streamline environmental review processes, provide opportunities for public education, assist in disaster planning, and spur heritage tourism and the marketing of historic neighborhoods and properties.

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur through 2014. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.



SURVEYLA SOUTH VALLEY FINDINGS

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7110 Sycamore Trail, an excellent and rare example of residential folk art; originally constructed as a Spanish Colonial Revival house in 1927, this residence was purchased by George Ehling in 1967, who, over the next four decades, transformed the residence into the "Tile House;" covered throughout the interior and exterior with elaborate mosaics of repurposed materials, including ceramic, porcelain, marble, clay, glass bottles, and other found objects.

The **Boathouse Thematic Group** are 12 identical single-family "boathouse" residences designed by Harry Gesner, constructed in 1959, and located along Woodrow Wilson Drive and Pacific View Drive in the hills along the south side of the Cañuenga Pass. These residences are significant as unique examples of hillside residential design as technological innovations in engineering; a team of Norwegian shipbuilders assisted in the construction, using hand-axes rather than saws for cutting wood to achieve a handcrafted look.



Toluca Lake



The **Toluca Lake Commercial Historic District**, encompassing most of the city block extending along both sides of Riverside Drive, between Riverton Avenue and Willowcrest Avenue, with mostly one-story commercial buildings constructed between 1935 and 1963 with a consistent pedestrian scale and orientation, buildings set at the sidewalk, and wide concrete sidewalks with mature street trees.

World Savings, at 10064 Riverside Dr., an excellent example of

a Late Modern bank, constructed in 1982, designed by internationally-acclaimed Los Angeles architect Frank Gehry.



Barris Custom City, at 10807 Riverside Dr., the long-term business of George Barris, the "king of kustomizers," who has been designing and modifying vehicles for film and television at this location since the early 1960s, including the Batmobile, the Dukes of Hazard General Lee, and the Beverly Hillbillies' truck.



Amelia Earhart Residence, at 10042 Valley Spring Lane, home of pioneer aviatrix Amelia Earhart and her husband, publisher George P. Putnam; Amelia Earhart lived here while preparing for her around-the-world flight that began in 1937.



9918 W. Toluca Lake Ave., a 1929 home that is an excellent example of Tudor Revival architecture in the Toluca Lake Park neighborhood, and which was also the long-time residence of Robert C. Wian, founder of the restaurant chain Bob's Big Boy; this house is just blocks from the oldest remaining Bob's Big Boy restaurant, on Riverside Drive in Burbank.



The Bing Crosby Residence, at 4326 Forman Ave. (pictured), a 1933 Tudor Revival home that was Crosby's first residence in Toluca Lake, from 1933 to 1936; and the **Bob and Dolores Hope Estate** at 10346 Moorpark St., a large two-story single-family residence designed in the French Revival style with Tudor Revival influences by noted architect Robert Finkelhor.



CONGRATULATIONS TO RICHARD BARRON AND EDGAR GARCIA

Cultural Heritage Commission President **Richard Barron** will be honored with a Los Angeles Conservancy Preservation Award for his work as the preservation architect on the Boyle Hotel project, located at 1st St. and Boyle Avenue in Boyle Heights. Barron skillfully guided the rehabilitation of this 1889 hotel, Historic-Cultural Monument #891, for the non-profit housing developer East Los Angeles Community Corporation. In recent decades, the hotel had become an apartment house popular with mariachi musicians, adjacent to Mariachi Plaza, but the building had fallen into disrepair. The project has

restored the building's original appearance, including the reconstruction of its lost cupola, and a compatible addition provides new affordable housing units.

OHR Preservation Planner **Edgar Garcia** has been awarded the prestigious James Marston Fitch Mid-Career Grant. Garcia will be utilizing the grant to pursue research (outside of his regular work duties at the OHR) on historic Los Angeles resources associated with Latino communities.



HIGHLIGHTING PUBLIC ENGAGEMENT IN JEFFERSON PARK

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Boulevard on the south.

Because of the neighborhood’s charming streets lined with single-story bungalows Jefferson Park is also known by its moniker “The Bungalows”. In addition to its distinguished architecture, Jefferson Park has a rich cultural and ethnic history. The neighborhood is home to a significant African American community dating from the 1930s and hosted a Japanese American community during the 1930s and 1940s. Today many of the businesses and institutions along Adams and Jefferson Boulevards and Western Avenue, within the HPOZ, reflect the contributions of these predominant communities. Many homes within Jefferson Park have been owned by the same families for multiple generations.

Jefferson Park United has taken an innovative approach to outreach by viewing the creation of a historic district as a way of further strengthening and enhancing the community. To create as inclusive and transparent a process as possible, neighborhood outreach and constant communication with stakeholders was key.

The group created a website (www.jeffersonparkunited.org) to serve the community at-large. The site has a page dedicated to the HPOZ with meeting announcements, evolving drafts of the Preservation Plan, the Historic Resource Survey and background information about the effort.

With a limited budget, Jefferson Park United produced a bold bilingual door hanger to announce the public workshop facilitated by the Department of City Planning. The meeting drew significant community involvement; flyers and materials from the Planning Department were distributed, as well as handouts produced by the community.

After the plan’s adoption, Jefferson Park United secured a small budget from the United Neighborhoods Neighborhood Council (UNNC) to create a second door hanger notifying all residents of the adoption of the HPOZ and including information to assist property owners in understanding what the HPOZ designation will mean for their property. Recognizing that one-quarter of the homes in the district are occupied by renters, Jefferson Park United sent a mailing to all non-resident owners to let them know that their property was in an HPOZ.



Special door hangers proved successful at raising awareness about the HPOZ process in the Jefferson Park neighborhood

Additionally, Jefferson Park has instituted a system of Block Leaders who serve as the point of contact for each block or street, and are responsible for keeping all residents on the block informed, distributing information door-to-door. Moving forward, Block Leaders are envisioned as greeters for new residents moving into Jefferson Park, serving as a point of contact for sharing information.

Jefferson Park United has begun preparing resources and handouts for the neighborhood, including an impressive Photographic Manual documenting historically appropriate doors, windows and paint colors for prospective homeowners who wish to improve their property. These efforts have taken the Jefferson Park Preservation Plan to the next level.

The houses of Jefferson Park are an important and valuable expression of the community’s residents, both past and present. Over time, these extensive outreach efforts will continue to pay dividends as more residents become aware of the HPOZ and engage in community-wide events.

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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated six new Historic-Cultural Monuments (HCMs) from January to March 2013. Los Angeles' newest monuments include the following:

HCM # 1023: West Boulevard Bridge



In 1933, under the leadership of Merrill Butler, the City of Los Angeles Bureau of Engineering designed and developed this bridge, which is situated on West Boulevard and crosses Venice Boulevard in the West Adams neighborhood.

The bridge was constructed during a period of growth in nearby historic neighborhoods of Lafayette Square and Victoria Park and replaced the wooden viaduct that was built in 1920 to provide a safe route across Venice Boulevard for local high school students. The monument features a double-arch span with a closed spandrel element, three pillars, round fluted ornamental light posts and zig-zag designs.

HCM # 1024: Lechner House

Built in 1947 by master architect R. M. Schindler, this Studio City property is a single-family, International Style home. The boomerang-shaped, two-story building is a prime example of the architect's experimental post-WWII period. Schindler also designed much of the interior furniture that has remained with the house. Additional noteworthy features include an open roof high-walled patio accessed through a double triangular arched door.



HCM # 1025: Durex Model Home



Built in 1928, this single-family, Spanish Colonial Revival property in Los Feliz was one of a number of model Durex Quality Homes, built by a subsidiary of the F.P. Fay Company to market the area. The homes were designed by architects Harry G. Koerner and William J. Gage, who also designed the Bev-

erly Hills City Hall. The two-story residence is rectangular in plan with a low gabled roof, stucco finish, and wood Monterey-style covered balcony on the second floor.

HCM # 1026: Sherwood House

This 1929 two-story, L-shaped residence in Hollywood is an example of the Tudor Revival Style. The subject building was designed by architect Charles M. Hutchison, who also designed the now demolished Don Lee Cadillac building. The house features a steeply pitched, multi-gabled roof and hand-toweled stucco finish as well as a weather vane designed as a harness racer which sits atop the roof's front hipped gable.



HCM # 1027: John Anson Ford Residence

This Los Feliz property, built in 1932 by an unknown architect, is a two-story single family residence in the Spanish Colonial Revival style. The U-shaped home has multi-bay side-gabled roofs covered in red Spanish clay tile and its facades are composed of exposed brick and stucco. In 1946, Los Angeles County Supervisor

John Anson Ford purchased the home from its original owner and resided there until his death at age 100. A civic reformer, Ford investigated corruption in Los Angeles hospitals and was influential in the establishment of the Los Angeles County Arts Commission and the L.A. County Museum of Art.



HCM # 1028: Stewart Farmhouse

Built in 1871, this two-story residence in the University Park area exhibits character-defining features of the Folk Victorian style and is a rare example of a farmhouse from the 1870s. The house, built by pioneer nurseryman John M. Stewart, is rectangular in plan. It features a steep centered gabled roof with decorative bracketing and shallow enclosed eaves, an entry porch that wraps around the primary and eastern elevation, and simple square wood columns with hand cut capitals and brackets.



MILLS ACT APPLICATION DEADLINE MAY 23RD

Do you own a City Historic-Cultural Monument or a contributing structure in one of Los Angeles' 29 Historic Preservation Overlay Zones (HPOZs)? If so, then you are eligible to apply to participate in the Mills Act Historical Property Contract Program, which can, for many property owners, result in significant property tax savings. This year's Mills Act application is now available at www.preservation.lacity.org. Applications are due by 4:00 P.M. at the OHR on **May 23rd**.

The Mills Act is the City's primary financial incentive for owners of historic properties. It offers a voluntary contract between a property owner and the City of Los Angeles that can help support ongoing rehabilitation needs. If you have questions about the City's Mills Act program, please contact Lambert Giessinger at (213) 978-1183 or lambert.giessinger@lacity.org.