

## SURVEYLA RELEASES FINDINGS FOR HISTORIC RESOURCES IN NORTH 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](http://www.preservation.lacity.org/survey/reports). Among the latest results to be posted are the surveys covering the northwest portions of the San Fernando Valley, including the Chatsworth-Porter Ranch, Northridge, and Granada Hills-Knollwood Community Plan areas. This article is the 15th in a series of features on some of the interesting “finds” from SurveyLA.



Congregational Church of Northridge, 1961

**Saint Nicholas Greek Orthodox Church**, a 1966 Mid-Century Modern church designed by Harry Harrison that has also served as a religious and cultural center for the Valley’s Greek population.

**8719 Canby Ave.**, a 1921 vernacular industrial structure that is a rare remaining example of an early industrial building in Northridge. The building, which historically housed a blacksmith shop owned by local resident W.K. English, is one of the few extant resources associated with the early community of Zelzah (now Northridge).

### NORTHRIDGE

**Congregational Church of Northridge**, 9659 Balboa Blvd., a 1961 Mid-Century Modern church that is the work of noted architects A. Quincy Jones and Frederick Emmons.

**18261 Rayen St.**, two examples of early Craftsman homes (from 1917 and 1911 respectively) that are among the few remaining houses associated with the early development of the community of Zelzah.

**8803 Canby Ave. and**

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## CITY RECEIVES PARK SERVICE GRANT TO DOCUMENT ASIAN AMERICAN HISTORY

U.S. Secretary of the Interior Sally Jewell and National Park Service (NPS) Director Jonathan B. Jarvis have announced that the City of Los Angeles’ Office of Historic Resources is receiving a \$72,000 Underrepresented Communities Grant from the NPS. Los Angeles is one of only ten communities nationally to receive this grant, selected from among 49 applications.

The grant will be used to develop citywide historic contexts for SurveyLA, relating to the history of Los Angeles’ Asian American communities. The contexts, to be developed by a contract

consultant, will utilize the Multiple Property Documentation format developed by the NPS and will identify themes and related historic resources associated with the city’s Japanese, Filipino, Thai, Korean, and Chinese American communities.

Geographically, the contexts will cover the history and development of five Los Angeles neighborhoods that have previously been designated as “Preserve America” communities (Little Tokyo, Thai Town, Historic Filipinotown, and

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# SURVEY LA SAN FERNANDO VALLEY FINDINGS

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**18425 Sunburst St.**, a 1911 Craftsman home associated with the early community of Zelzah. The residence was originally located at 9003 Reseda Boulevard and was slated for demolition; however, local residents and civic organizations successfully lobbied to have it moved to the present site in 1978.

**Northridge Skateland**, 18140 Parthenia St., a 1958 vernacular commercial building that is one of the few extant Valley skating facilities; it historically hosted dance nights that attracted such celebrity acts as Ike and Tina Turner, Iron Butterfly, and the Standells. Notably, it was also one of very few places in the Valley where African Americans could congregate in the era of the civil rights movement.



**19224 Superior St.**, a 1961 custom-designed Contemporary Ranch home that is notable for its dramatic roofline and quality craftsmanship.

**Blue Ribbon Tract Housing Residential Historic District**, a neighborhood of 16 homes on the east side of Canby Avenue and the west side of Darby Avenue, south of Chase Street, containing an excellent concentration of Mid-Century Modern residential architecture from 1953, with 13 homes designed by noted Los Angeles architects Whitney Smith and Wayne Williams. The homes won architectural awards for their distinctive features, including redwood siding, open floor plans, open beam ceilings, and floor-to-ceiling windows.



**Living-Conditioned Homes Residential Historic District**, a residential neighborhood northeast of Devonshire St. and Reseda Blvd., with 53 Mid-Century Modern homes designed by noted Los Angeles architects Palmer & Krisel. The Living Conditioned Homes district is the only Palmer & Krisel tract in the San Fernando Valley to exhibit the flamboyant characteristics most commonly associated with their “Alexander-style” developments in Palm Springs and Las Vegas, aimed at bringing high-end Modernism to the masses.

**Chateau Highlands Historic District**, bounded by Kinzie Street on the north, Plummer Street on the south, Vanalden Avenue on the east, and Tampa Avenue on the west, an intact neighborhood of custom-designed ranch houses (mostly Traditional and Contemporary Ranches) from 1956-63, with quality design and craftsmanship conveyed by individual houses.



**California State University Northridge Orange Grove**, located north of Nordhoff St. between Zelzah Ave. and Lindley Ave., a rare remaining example of an intact orange grove in Northridge; one of very few cohesive remnants of agricultural land in the San Fernando Valley.



## CHATSWORTH-PORTER RANCH

**Congregational Church of Chatsworth**, 20440 Lassen St., (1964), an excellent example of Mid-Century Modern institutional architecture, notable for its Expressionist design features.



**Roy Rogers and Dale Evans Residence**, 22832 Trigger St., (1938), significant as the former residence of renowned entertainment stars Roy Rogers and Dale Evans, who resided at this property between 1955 and 1965. While the house remains intact, much of the adjacent ranch was subdivided into a residential tract in the 1960s.

**19954, 20012, and 20024 Chase St.**, three rare, remaining examples of farmhouses associated with the Weeks Poultry Colony, a utopian agricultural settlement that was active in the area between 1923 and 1934 (see Canoga Park-Winnetka survey for additional examples)



**Cowboy Palace Saloon**, 21633 Devonshire St., a 1920 vernacular commercial structure that has housed a country-western saloon continuously since 1971, contributing to the western theme that represents an important component of Chatsworth’s cultural identity.

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# SAN FERNANDO VALLEY SURVEYLA FINDINGS

**10921 Old Santa Susana Pass Road**, a 1917 home that represents the earliest pattern of development in the area



**Southern Pacific Railroad Tunnels No. 26, 27, and 28** (located northwest of Chatsworth Park South, west of Chatsworth Park North and beneath Topanga Canyon Blvd. and Old Santa Susana Pass road, respectively),

three tunnels excavated in 1904 through the Santa Susana Mountains as part of the construction of the Montalvo Cut-off, a Southern Pacific Railroad line that was an integral part of Southern Pacific's connection between Northern and Southern California

**Garden of the Gods**, an undeveloped site in northwest Chatsworth that includes a significant grouping of rock formations, located north of Santa Susana Pass Road near the base of the Santa Susana Mountains. The 23-acre site was a significant and iconic filming location for productions depicting the American West and various exotic locations, and is one of few remaining undeveloped areas of the former Iverson Movie Ranch, one of Southern California's most prolific filming locations between 1912 and the postwar era.



**Rancho San Antonio Boys Home**, 21000 Plummer St., an innovative boys' boarding school that has remained in continuous operation since 1938, created to provide a structured environment to address juvenile delinquency and known as "Boys' Town of the West."



**Devonshire Highlands Historic District**, bounded by Kinzie St. on the north, Plummer St. on the south, Tampa Ave. on the east, and Tunney Ave. on the west, a neighborhood of 111 residential properties built between 1955-64, composed of distinctive, custom-designed Ranch style houses sited on large, half-acre lots.

## GRANADA HILLS-KNOLLWOOD

**17410 Mayerling St.**, an excellent and rare example of Queen Anne residential architecture in Granada Hills and the work of noted architect Joseph Cather Newsom. Originally constructed in 1887 in Pacoima, this residence was moved to Granada Hills in the 1970s.



**11515 Shoshone Ave.**, one of three bunkhouses, built in 1917, which are remnants of the Sunshine Ranch, a 2,000-acre citrus ranch operated by M.H. Mosier from 1917 to 1925.

**Kona Pali Apartments**, 10520 Balboa Blvd., an excellent and rare example of Tiki-Polynesian multi-family residential architecture.



**St. Stephen's Lutheran Church**, 15950 Chatsworth St. (1966), an excellent example of Expressionist church architecture, designed by noted church architects Orr, Strange, Inslee & Senefeld, featuring an art glass window composed of 14,000 pieces of glass, designed by Roger Darricarrere for the 1964 New York World's Fair.

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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 2016. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, [www.SurveyLA.org](http://www.SurveyLA.org).





## NAOMI GUTH AND BRADLEY FURUYA JOIN OHR STAFF

The Office of Historic Resources is pleased to welcome two new staff members to its Historic Preservation Overlay Zone (HPOZ) Unit:



**Naomi Guth** the new supervisor of the HPOZ Unit, joined the Department of City Planning in 2005. From 2012-15, as City Planner for the Department’s Plan Implementation Division, she led project review and Specific Plan implementation for several Westside communities, including the Design Review Board for Westwood. Before joining the Department, Naomi worked in the Mayor’s Office of Economic Development under Mayor James K. Hahn and held several positions providing assistance to affordable housing developments and homeless housing providers. Naomi has a B.A. in Environmental Studies

from UC Santa Cruz and a Master’s in City Planning from the Massachusetts Institute of Technology (M.I.T.).



**Bradley Furuya** comes to the OHR after working as a Historic Preservation Planner for Chattel Inc. in Sherman Oaks. He previously served as an intern for both the Los Angeles Department of City Planning and Pasadena’s Planning and Community Development Department, in the Design and Historic Preservation Unit. A native of Hawaii, he has a Bachelor’s and Master’s Degree in Planning from the University of Southern California, where he was class valedictorian in the Price School of Public Policy and received the California Preservation Foundation Student Award.

## EARTHQUAKE BRACE AND BOLT PROGRAM REOPENS

Would you like to receive up to \$3,000 toward an earthquake retrofit of your historic or older house? The State of California’s Earthquake Brace + Bolt (EBB) program provides homeowners up to \$3,000 to strengthen their foundation and lessen the potential for earthquake damage.

EBB registration is open from January 20, 2016 through February 20, 2016. Homeowners in program ZIP Codes are encouraged to [register online](#) or request a paper application during the 30-day period by calling customer service. Once homeowner registration closes on February 20, an electronic system will randomly select homeowners in each city.

EBB is limited to funding residential retrofit expenses in the crawl space that:

- **Bolt:** add anchor bolts and sill plates in the crawl space to improve the connection between the wood framing of the house and its concrete foundation to help keep the house

from sliding.

- **Brace:** strengthen the cripple walls in the crawl space with plywood to help keep the house from toppling off of the foundation during an earthquake. Strengthening cripple walls enables them to function as shear members, significantly protecting the house from collapsing.
- **Strap the Water Heater:** properly strap the water heater to reduce the likelihood of water and fire damage, and to protect the water supply.

For designated historic properties, including those in the City’s HPOZs, the OHR or Department of Building and Safety can sign off on these retrofits so long as they do not impact the exterior of a historic home.

Click [here](#) for more information on the program and a list of eligible ZIP codes.

## SAN FERNANDO VALLEY SURVEYLA FINDINGS

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**Marlborough Palms Residential Historic District**, bounded generally by Chatsworth Street to the north, Debra Avenue to the east, San Jose Street to the south, and Hayvenhurst Avenue to the west, a cohesive neighborhood of 149 homes,

constructed in 1957-58, in variations of the Ranch style, including Cinderella, Traditional, and Contemporary styles; 65 of the homes were designed by the architectural firm of Palmer & Krisel.

## MILLS ACT PROGRAM UPDATES FOR 2016

The OHR's 2016 application for a Mills Act Historical Property Contract, the City's major financial incentive for designated historic properties, will be posted online in February. In the meantime, potential applicants may begin to work on [Part 1](#) of the application and refer to the [2016 Mills Act Application Guide](#) below for insight on what additional information will be required.

Please note that, due to the high volume of applications, the Priority Consideration Criteria Form, which is a portion of Part 1, will be heavily weighed.

Important dates:

**Tuesday, March 1, 2016 (by 4 pm):** Part 1 and Non-Refundable \$250 Application Fee Due ([click here to download Part 1](#))

**Date TBD:** Mandatory Workshop on a Saturday in Spring 2016

**Monday, May 2, 2016 (by 4 pm):** Part 2 and Execution Fee Due.

For those filing for an exemption to the Mills Act valuation limits, the final Historic Structures Report (HSR) and Exemption Application Check are also due on May 2. Draft or incomplete HSRs will not be accepted; if the HSR requires more time, consider applying in 2017.

In order to be considered for the Mills Act, a property must be a contributor to a Historic Preservation Overlay Zone (HPOZ) or be a designated Historic-Cultural Monument (HCM). All recently nominated HCMs must be designated before Part 2 of the application is due on Monday, May 2, 2016. This means that the HCM application must have been taken under consideration by the Cultural Heritage Commission by December 2015. HCM applications that do not make this year's deadline will be able to apply for a 2017 Mills Act Contract.

For more information on the City's Mills Act program, click [here](#).

## SURVEYLA AWARDED UNDERREPRESENTED COMMUNITIES GRANT

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Koreatown, and Chinatown), but will also focus on other areas of the city in which these groups settled over time. For example, while Los Angeles is noted for Downtown's Little Tokyo, many other areas throughout the city are associated with Japanese American history, including Sawtelle, South Los Angeles, San Pedro, Boyle Heights, and the San Fernando Valley.

Topics will be drawn from SurveyLA's citywide historic context statement and will focus on extant resources associated with important individuals, organizations, businesses, industries, and

movements. Themes to be addressed include: Social Clubs and Organizations, Religion and Spirituality, Cultural Development and Institutions, Commercial Development, Civil Rights and Civil Liberties, Deed Restriction and Segregation, and Labor History.

In the coming year the OHR will hold a series of public meetings to solicit input during development of the historic contexts. If you have information to contribute please contact Janet Hansen at [janet.hansen@lacity.org](mailto:janet.hansen@lacity.org).

## L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated six new Historic-Cultural Monuments (HCMs) between October and December 2015. Los Angeles' newest Monuments include the following:



**HCM #1096, Mendel and Mabel Meyer Courtyard Apartments (118-126 N. Flores St.)** These courtyard complexes, located in the Beverly Square neighborhood, were the home of Mendel Meyer, one of the most prolific Los Angeles designers and builders during the first

half of the twentieth century. Meyer built and owned the properties and lived there from approximately 1936-1954. The properties are each two stories tall, in the Minimal Traditional style with Monterey Colonial elements, exhibiting highly detailed construction and high quality workmanship. The design-build firm of Meyer and Holler was responsible for many of Los Angeles' most iconic buildings, including Grauman's Chinese Theatre, HCM #43, the Egyptian Theatre, HCM #584, and the Getty House, the official residence of the Mayor of Los Angeles. Constructed by Meyer and Holler during the Depression, the properties are an example of the firm's progression into modest multi-family apartment development.

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## L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

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### HCM #1097, Fifth Church of Christ Scientist (7109-7129 Hollywood Boulevard)

This example of Mid-Century Modern ecclesiastical architecture, located in Hollywood at the corner of La Brea Avenue, was built in 1959, following the demolition of the original church at the site, built in 1916 in the Neoclassical style. Architect Howard George Elwell designed the 22,000 square foot building with a large rounded corner element, correlating with the interior altar. The building, which features simple geometric volumes and horizontal massing, retains a high level of integrity and many original materials and finishes.



### HCM #1098 Lookout Mountain Air Force Station (8935 Wonderland Ave)

The property, located above Laurel Canyon in the Hollywood Hills, was originally designed and occupied in 1941 by the U.S. Air Force Facilities Command as a defense center to coordinate Los Angeles area radar installations. In 1944, the station expanded to accommodate work on the Manhattan Project, the covert program to develop the first atomic weapons; a fully operational movie studio was built to edit and study film from atomic bomb tests. The classified films and still photographs were kept in climate controlled vaults on the property. After the war, the facility continued to be used for military film production; it housed soundstages, screening rooms, film processing labs and even an animation department, until the facility was decommissioned in 1968. Since that time, the property has been used as a private residence, and some interior spaces have been redesigned with a Mediterranean aesthetic not reflective of the former use. Nevertheless, the 100,000 square foot three-story building, on approximately 2.5 acres, remains largely intact on the exterior.

### HCM #1099, Fernbacher Flats (230-232 S. Mansfield Avenue)

This duplex, located near Hancock Park, was designed in the Spanish Colonial Revival style by Frankie Faulkner, one of only a few female architects practicing in Los Angeles during the 1920s. Faulkner is known for her Spanish Colonial Revival designs and



several intact examples of her single-family homes from the late 1920s in Silver Lake still survive. Constructed in 1926, the two-story duplex features a large turret at its northwest corner, punctuated by triangular tiled vents and capped with a Spanish clay tile conical roof. Each unit retains its original entry door with a speakeasy-style opening device. Other interior details include original hardwood floors, arched doorways, tiled bathrooms, beamed ceilings in the ground floor living room, and coved ceilings on the second story living space.

### HCM #1100, Polito House (1650 N. Queens Road)



Built in 1940, the Polito House is a Bauhaus-influenced, single-family residence designed in the International Style by prominent modernist architect Raphael S. Soriano. The house, set into the Hollywood hillside, is boxy, sleek and unadorned, as was typical of Soriano's designs. It features flat roofs, a stucco exterior, cantilevered balconies, and steel casement ribbon windows which provide the interior spaces with a high level of natural light and a sense of openness.

### HCM #1101, Naval and Marine Corps Reserve Center (1700 E. Stadium Way)

The Naval and Marine Corps Reserve Center (currently known as the Frank Hotchkiss Memorial Training Center) was built in 1940 in Chavez Ravine, now abutting Dodger Stadium to the east. The Reserve Center Training Building is made up of two separate buildings: the three-story "Office Building" and the "Drill Deck." The Office Building portion is a three-story rectangular building with a slightly hipped clay tiled roof. The arched Drill Deck space is notable for its variation of a "Lamella roof," built as a series of diamond-shaped honey-combed trusses, its "floating floor" with shiplap sub-floor laid upon a base of sand on asphalt, and two guns and a torpedo sight at one end of the building. The Center is significant for its association with defense training for Reserve units and those in active duty, from the 1940s through the mid-1980s. It is the largest and the second oldest Reserve Center in the United States. The complex is also significant as a notable work of master architect Stiles O. Clements, and as an excellent example of the PWA/WPA Moderne style.



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