



# OFFICE OF HISTORIC RESOURCES

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## SURVEYLA COMPLETES HISTORIC RESOURCES SURVEY OF WESTCHESTER-PLAYA DEL REY

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 those covering the Westchester-Playa del Rey Community Plan Area – encompassing communities that grew significantly in the immediate aftermath of World War II. This article is the seventh in a series of features on some of the interesting “finds” from SurveyLA.

**Milliron’s Department Store**, at 8715 S. Sepulveda Blvd. in Westchester, an excellent example of a Mid-Century Modern department store (now Kohl’s) with an innovative rooftop parking system designed in 1948 by architect Victor Gruen, a pioneer of the modern shopping mall.



6674 S. Vista Del Mar, remodeled by architect Eric Owen Moss in 1977

encompassing 34 two-story early 1960s apartment buildings with interior courtyards, featuring lush landscaping such as tropical plants, mature trees and rough rock planters.

**The Airport Industrial Tract Historic District**, located east of LAX in Westchester, comprised of 37 one-story light industrial buildings spread across over 100 parcels, mostly along 102<sup>nd</sup> and 104<sup>th</sup> Streets, south of Century Blvd. and west of La Cienega Blvd. The tract’s buildings were constructed between 1950 and 1955 in a primarily utilitarian style, designed by notable architect S. Charles Lee, best known for his design of grand movie palaces. Lee created a simple one-story prototype and then customized individual structures with distinctive entries, featuring canopies and fenestration reflecting the tenant’s product.

**The Paseo del Rey Multi-Family Historic District**, located in Playa del Rey north of LAX on a hilly plateau

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## CHANGES TO MILLS ACT PROGRAM UNVEILED FOR 2014

The OHR will be implementing changes to the 2014 Mills Act application process to better assess applicant eligibility for the program and ensure greater participation by property owners throughout the application process.

The Application Form (Exhibit A, first page) and application payment will now be due slightly earlier in the year, on or before **Tuesday April 1, 2014**. Application Forms will be reviewed to ensure that property owners meet Mills Act Program eligibility requirements.

All eligible property owners must attend

a mandatory workshop to be held on **April 26 2014** (scheduled, subject to change). Consultants who prepare Mills Act Program applications are also required to attend.

Workshop topics will include an overview of the application process and scope of proposed future work necessary for a successful application. Attendees shall bring a draft copy of application materials, including Rehabilitation/Restoration/Maintenance Plan and other supporting documentation. Those property owners required

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## SURVEY LA WESTCHESTER/PLAYA DEL REY FINDINGS

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**“Doll House” Exhibition Home** at 6415 W. 85<sup>th</sup> Pl., a 1941 Minimal Traditional model home constructed by builder Frank H. Ayres. One of three furnished exhibition homes open for display in the Kentwood area of Westchester and described by the *Los Angeles Times* as “the ultimate in comfort because of its design arrangement, convenience, and compactness.”

**Fritz B. Burns Residence**, at 200 E. Water-view St. in Playa del Rey, a 1921 Mediterranean Revival home that is significant as the residence of builder/developer Fritz B. Burns, who, with his firm Dickinson and Gillespie, was responsible for the initial development of Playa del Rey. Burns lost this house to foreclosure after the 1929 Stock Market Crash, but went on to become one of the most important Los Angeles real estate developers of the post-World War II era.



**Pann’s Coffee Shop**, at 6710 S. La Tijera Blvd., significant as one of the consummate examples of a coffee shop in Los Angeles, with high quality of design and distinctive features, designed by Armet and Davis. The restaurant has been in continuous operation and run by the Panagopoulos family as Pann’s since 1957.



**The Westchester Triangle Historic District**, 28 buildings built between 1947 and 1962 that comprise an intact core of Westchester’s commercial district – significant as an excellent example of a postwar commercial district planned (by developer Marlow-Burns) to serve a larger residential development.



**Dinah’s Family Restaurant**, at 6521 S. Sepulveda Blvd. in Westchester, another excellent example of a Googie coffee shop that has been in continuous operation since 1957, with a significant freestanding sign (located

around the corner) containing lettering in a distinctive typeface.

**7050 W. 85<sup>th</sup> St.**, a 1944 home in Westchester designed with distinctive features and landscaping associated with the Tiki-Polynesian style.



**Buggy Whip**, at 7501 S. Osage Ave. in Westchester, a Tudor Revival structure significant as a long-time neighborhood restaurant, in continuous operation from 1953 until its recent closure, in the Fall of 2013.



**El Dorado Lanes**, at 8655 S. Lincoln Blvd. in Playa Vista, a Mid-Century Modern structure built in 1958, a rare, intact example of a bowling alley with diner from the 1950s.



**Westchester Lutheran Church**, at 7831 S. Sepulveda Blvd., an excellent example of a Mid-Century Modern religious structure, with expressionistic details such as a sweeping room form and prominent bell tower.



**6674 S. Vista del Mar**, a duplex originally constructed in 1956 and altered in 1977 by notable architect Eric Owen Moss (with James Stafford), in what may be Moss’ first built work. The structure reinterprets Streamline Moderne architecture in a distinctive, playful Late Modern design, emphasizing the building’s verticality (pictured on cover).



**7726 W. 81<sup>st</sup> St.**, built in 1986, an excellent example of Late Modernism/Deconstructivism and the self-designed residence in Playa del Rey of notable architect Rebecca Binder, FAIA.

**The Redlands House**, at 8227 W. Redlands St. in Playa del Rey, an excellent example of a 1960s courtyard apartment complex (built in 1965), oriented around central landscaping, with buildings designed in a Late Tudor Revival style.



## CHANGES TO MILLS ACT PROGRAM UNVEILED FOR 2014

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to prepare a Historic Structure Report (HSR) shall also bring draft copies to the workshop. Completed applications shall be submitted on or before **Thursday, May 15, 2014**.

### For Additional Information

If you need additional information, please link to our [Mills Act Program webpage](#) or contact Department of City Planning's Office of Historic Resources. You may reach Lambert Giessinger at (213) 978-1183, [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org), or Nels Youngborg at (213) 978-1192, [nels.youngborg@lacity.org](mailto:nels.youngborg@lacity.org).



## CALL FOR HPOZ BOARDMEMBERS!

Are you an architect with experience in historic preservation? Or a resident or owner of property in a Historic Preservation Overlay Zone (HPOZ) looking to become more involved in your local community? The Office of Historic Resources is in the process of filling vacant seats on HPOZ Boards across the city and is looking for interested candidates.

HPOZ Boards are an important component of the HPOZ Program and serve as the “eyes and ears” of their community on preservation issues. They provide expertise and guidance to property owners looking to restore and rehabilitate historic homes, or build additions in a way that is in keeping with adopted Preservation Plans.

### What’s involved in serving on an HPOZ Board?

HPOZ Boardmembers are volunteers who serve in an advisory role to the Planning Department. Once appointed, Board members serve for a term of four years. All HPOZ Boards meet on the same day of the week, on alternating weeks of the month (for example, 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays, or 2<sup>nd</sup> and 4<sup>th</sup> Thursdays). Meetings are held in the evening; most meetings start after 6:30pm.

### What are the qualifications for serving on an HPOZ Board?

Each HPOZ Board consists of five members, at least three of whom must reside or own property within the HPOZ. All members should have knowledge of and interest in the culture, structures, sites, history and architecture of the HPOZ area and, ideally, experience in historic preservation. The Office of Historic Resources staff will provide additional training to all appointed members.

Each Board is made up of two members appointed by the Cultural Heritage Commission, one of whom must be a licensed architect; one member appointed by the Mayor’s office; one member appointed by the local City Council District; and one member appointed by the other four Boardmembers, with input from the local Neighborhood Council.

Serving as a volunteer HPOZ Boardmember is a great way to meet your neighbors and become active in civic affairs in your community! For more information, please contact HPOZ Program Supervisor, Michelle Levy, at [michelle.levy@lacity.org](mailto:michelle.levy@lacity.org).

## OHR RELEASES NEW HPOZ INITIAL SCREENING CHECKLIST

Are you pursuing a rehabilitation project or new construction within one of the City’s 29 Historic Preservation Overlay Zones (HPOZs)? If so, we encourage you to use the OHR’s new, on-line [Initial Screening Checklist](#). The checklist is meant to help you fully convey the scope of your project to City staff and guide you through the appropriate historic preservation review process.

Depending on the historic status of the property and the type of project, this checklist will provide the information needed to ensure that your project conforms to the adopted Preservation Plan for your HPOZ. The checklist features questions pertaining

to site details, architectural features, and the intended project. Once you complete the checklist on-line, it will automatically be sent to the planner in charge of the HPOZ. The planner will review the submitted information and respond by guiding you to the appropriate application process. The checklist will also expedite the application process by organizing information requests from applicants into a concise project description.

You may view the checklist at <http://www.preservation.lacity.org/hpoz/initial.screening.checklist>, and we welcome your feedback on this new process.

### *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 2015. 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).





## OHR PUBLISHES SURVEYLA HISTORIC CONTEXT TABLES

Since the inception of SurveyLA in 2007, the OHR has been leading the development of a citywide historic context statement – a narrative technical document that guides the identification and evaluation of historic resources. Now, for the first time, the OHR has posted on-line summary tables of this detailed context statement, which will be an invaluable resource to historic preservation professionals and community members seeking a deeper understanding of Los Angeles architecture and history.

Historic contexts identify important themes in the history and development of an area and then directly relate those themes to extant historic resources, or associated property types. Historic contexts establish the relative significance of themes and provide specific guidance to field surveyors regarding the characteristics and qualities a resource must have to be a good example of its type. As a management tool, this approach can furnish essential information for historic preservation planning because it evaluates properties on a comparative basis and because it can be used to establish preservation priorities based on historical significance.



Birdseye View Los Angeles, 1909, courtesy of Library of Congress

SurveyLA's context statement uses the Multiple Property Documentation format developed by the National Park Service. It includes nine contexts with over 200 themes and sub-themes. Topics covered relate to architecture, development trends and patterns, and social, cultural, and ethnic histories. To allow field surveyors to use the context statement directly in the field, its elements have been “translated” into data tables which have

been preloaded into the City's custom-designed mobile survey application – the Field Guide Survey System (FiGSS). Applying the historic context tables in the field provides consistency among surveyors and streamlines the evaluation of resources in accordance with National Register, California Register, and local criteria for designation.

These historic context data tables are now available on-line at [www.SurveyLA.org](http://www.SurveyLA.org). They not

only serve as the primary evaluation methodology for SurveyLA, but can also be used by all organizations and agencies completing historic resource surveys in Los Angeles. For example, the table on the “subtheme” of Art Deco architecture, 1926-39 details the significant “character-defining features” associated with this architectural style, including “zigzags, chevrons and other stylized and geometric motifs as decorative elements on façade.” It also summarizes “integrity considerations” (essentially, what alterations would render a particular example of Art Deco architecture ineligible for potential historic designation), such as, “replacement of some windows and doors may be acceptable if

the openings have not been resized and original fenestration patterns have not been disrupted.”

As the associated narratives are further developed and completed, the entire citywide historic context statement will be available via a searchable website which is currently in development with the Getty Conservation Institute as part of the Arches Project.

## COMMUNITY MEETING TO GUIDE LGBT HISTORIC CONTEXT

In 2013 the City received a Certified Local Government grant from the State Office of Historic Preservation to develop a historic context statement for historic resources related to the city's Lesbian, Gay, Bisexual and Transgender (LGBT) histories.

A public information and outreach meeting will be held by the OHR and a consultant team, headed by Teresa Grimes of GPA Consulting, to discuss preparation of the context statement. The

meeting will be held at: **the Neutra VDL house, 2300 Silver Lake Blvd. on Thursday, March 13, 6:30 p.m.**

The meeting is your best opportunity to help shape this groundbreaking historic context statement, or share information on local sites associated with LGBT history. For more information about the meeting, contact Janet Hansen, Deputy Manager of the OHR, at (213) 978-1191.



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

The Cultural Heritage Commission and City Council have designated 21 new Historic-Cultural Monuments (HCMs) from May to December 2013. Los Angeles' newest monuments include the following:

### HCM #80: Alexandria Hotel, Annex and Addition (501 S. Spring St.)



The Palm Court of the Alexandria Hotel was designated Historic Cultural Monument #80 in 1971, one of the few "interior-only" City designations. The entirety of the Alexandria Hotel has now been added to the Monument. This includes the original eight story hotel, the eight story addition, and the twelve story "Annex," all designed by noted architect John Parkinson, who later established the firm of Parkinson & Parkinson. Built in the Beaux Arts style, the Alexandria was one of the first luxury hotels built in the burgeoning financial and entertainment district of early twentieth-century Los Angeles. (photo courtesy of Wikimedia Commons profile "Los Angeles")

### HCM #1040: 1513 Forest Knoll Drive Residence (1513 Forest Knoll Drive)

A handsome representative of Modern residential architecture, this two story house built onto a hillside lot in the Hollywood Hills features clean geometric lines, post-and-beam construction, tongue and groove wood-plank siding, large floor to ceiling windows, and an outdoor-oriented open plan. It was designed by noted architect Richard L. Dorman.



### HCM #1041: Donnelly House (1121 N. Avenue 64)

Built sometime in the 1870s to 1880s, this two-story, Folk-Victorian home features a full length front porch supported by rectangular wood posts with decorative brackets. The gable above contains a round vent, fish-scale shingles, and decorative woodwork at the apex. The house was saved from demolition in 2008, rehabilitated in 2009, and then moved in 2011 from Chinatown to its current location in Garvanza.



### HCM #1042: Egasse-Braasch House (2327 West Hill Drive)

A striking example of the Storybook style, this home in Eagle Rock was built in 1923 by architect Jean L. Egasse for local businessman Albert Braasch and his wife Constance. Clad in white stucco with flagstone accents, the main façade features an 11-foot-tall arched stained glass window featuring a lotus motif, situated slightly off-center from the apex of the roof. Inside are wood beamed ceilings, relief murals, painted murals, and built-in cabinetry.

### HCM #1043: Herman H. Kerckhoff Residence (1325 W. Adams Blvd.)

This rare, intact example of a Shingle-style house on Adams Boulevard was built in 1899 for a member of the regionally prominent Kerckhoff family. The house was designed by the noted architectural firm of Morgan and Walls. The front façade is dominated by a two-story projecting bay tower and a second-story gambrel roof, all clad in shingle, amidst a formal, landscaped setting.



### HCM #1044: Haight-Dandridge Residence (2012 S. Victoria Ave.)

Built in 1908 and substantially remodeled in 1927, this two-story home exhibits character-defining features of Craftsman Style and Period Revival architecture. Designed and built by influential businessman George Washington Haight, it was moved from its original location at Adams Boulevard to its current location in the Mid-City area in the 1920s. In 1951, the family sold the home to African-American actress Ruby Dandridge, mother of actress Dorothy Dandridge. The intact interior is designed in the Arts & Crafts style and features extensive leaded glass, beamed and stenciled ceilings, clinker brick fireplace, and art murals painted by artist Achille Biorci.



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

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**HCM #1045: Johnie's Coffee Shop (6101 W. Wilshire Blvd.)**

Located at the intersection of Wilshire and Fairfax, this restaurant from 1956 is an excellent example of Googie-style architecture. Designed by the famed architecture firm of Armet & Davis, it was first built as "Romeo's Times Square" and renamed "Ram's" in 1957. In 1967 it was bought by Frank and Marie Johnson who changed the name again to the current "Johnie's." The most prominent, notable feature is the butterfly wing roof, its five raised stripes, and the rows of incandescent light bulbs running between them.

**HCM #1046: Der Wienerschnitzel (1362 Gulf Avenue)**

Built in 1961, this restaurant located in Wilmington is the first Der Wienerschnitzel, opened by chain founder John Galardi, in what would become a national chain with 350 locations. It has been in continuous operation since opening and remains largely intact from its original design. The restaurant epitomizes the drive-thru and walk-up architecture popularized in the 1960s that is strongly associated with Los Angeles car culture.



**HCM #1047: 2494 N. Gower Street Bungalow Court (2494 N. Gower St.)**



Built in 1921 and 1923, these four bungalows in Beachwood Canyon are built in the distinctive Storybook style. Situated around a central courtyard heavy with foliage, each residence features an entrance of two-part Dutch doors with steel straps and inset-jeweled paneled

glass. The eyebrow dormer covering each entrance is mimicked in the shape of the attic vents. The decorative elements continue in the wooden shutters, Juliet balconies, and arched windows.

**HCM #1060: Century Plaza Hotel (2025 Avenue of the Stars)**

Constructed in 1966 on Avenue of the Stars in Century City, the Century Plaza Hotel exhibits features of the New Formalism architectural style, expressed in a distinctive curvilinear form. It was designed by renowned architect Minoru Yamasaki, who also designed New York's World Trade



Center (1972), destroyed in the September 11, 2001 terrorist attacks. The hotel has hosted several U.S. Presidents and was particularly associated with President Ronald Reagan, a frequent guest who also held his 1980 and 1984 victory parties at the hotel. The first Presidential State Dinner outside of the White House was also held at the hotel in 1969 to honor returning Apollo 11 astronauts.

**USC HCMs**

Twelve buildings belonging to the University of Southern California received Historic-Cultural Monument status in December. USC has implemented four campus master plans since its 1880 founding: 1919, 1946, 1961, and 1988. Six of the newly-designated monuments were constructed following the Parkinson & Parkinson designed master plan of 1919, four following the 1961 William L. Pereira and Associates master plan, and two were existing buildings bought by the school and incorporated into the campus.

Parkinson & Parkinson designed several local iconic structures including Bullock's Wilshire (HCM #56), Los Angeles City Hall (HCM #150), and Union Station (HCM #101). Monuments constructed under the 1919 plan are: Allan Hancock Foundation Building, Mudd Memorial Hall of Philosophy, Doheny Memorial Library, Gwynn Wilson Student Union Building, Bovard Administration Building, and the Physical Education Building.

William L. Pereira was an incredibly prolific Los Angeles-based architect. Though he is responsible for many projects within Los Angeles he is perhaps best known for the master plan for the City of Irvine and the Transamerica Pyramid in San Francisco. Monuments constructed under the 1961 master plan are: Olin Hall of Engineering, Von Kleinsmid Center, University Religious Center, and the Annenberg School of Communications building.

The final two monuments were acquired to serve expansion of the USC campus. The Dosan Ahn Chang Ho Family Home was acquired in the 60's when the campus borders were expanded, and the 3440 South Hope Street Building was purchased in the 1980s to serve as a library building.

**HCM #1048: George F. Bovard Administration Building (3551 Trousdale Parkway)**

This building was constructed in 1921 in the Italian Romanesque Revival Style, designed by Parkinson & Parkinson.



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

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**HCM #1049: Gwynn Wilson Student Union (3535 S. Figueroa St.)**

Designed by Parkinson & Parkinson in the Italian Romanesque Revival Style, this building was constructed in 1928.

**HCM #1050: Mudd Memorial Hall of Philosophy (3907 S. University Ave.)**

Built in 1929, this Italian Romanesque Revival building was designed by Ralph Carlin Flewelling who is also responsible for the Electric Fountain in Beverly Hills and the Beverly Hills Post Office.



**HCM #1051: Physical Education Building (3560 S. Watt Way)**

Another building designed by Parkinson & Parkinson, this three-story, Italian Romanesque Revival building was constructed in 1930.

**HCM #1052: Doheny Memorial Library (3550 Trousdale Parkway)**

Constructed in 1932, this Italian Romanesque Revival library was designed by Ralph Adams Cram, who also worked on plans for Rice University and Princeton University, and Samuel Lunden, a well-known L.A.-based architect and designer of the 1928 wing of the Biltmore Hotel.



**HCM #1053: Allan Hancock Foundation (3616 Trousdale Parkway)**

This Late Moderne building from 1940 was designed by Samuel Lunden and C. Raimond Johnson, primary University architect from 1937 to 1955.

**HCM #1054: Olin Hall of Engineering (3650 McClintock Ave.)**

This New Formalism-style complex was designed by William Pereira & Associates in 1963.



**HCM #1055: University Religious Center (835 W. 34th St.)**

This Mid-Century Modern building was built in 1965, designed by Killingsworth,

Brady & Associates, which also designed Case Study Houses 23, 25, and 26.

**HCM #1056: Von Kleinsmid Center (3518 Trousdale Parkway)**

Built in 1966 this building was designed by influential architect Edward Durell Stone, responsible for the Wilshire Colonnade, the John F. Kennedy Center for the Performing Arts, and the Museum of Arts & Design in New York.



**HCM #1057: Annenberg School of Communications (3502 S. Watt Way)**

Designed by A. Quincy Jones, a major figure in the development of modern design, this building was completed in 1979 and built in a Late Moderne style.

**HCM #1058: 3440 South Hope Street Building (3440 S. Hope St.)**

This four-story industrial warehouse from 1927 was designed by the prominent Los Angeles firm of Morgan, Walls & Clements, responsible for the El Capitan Theater (HCM #495), Mayan Theater (HCM #460), and the Pellissier Building and Wiltern Theatre (HCM#118). The building was originally constructed as a printing factory for the Los Angeles Downtown Shopping News. From 1950 to the late 1960s, the building was home to the California National Guard Armory, then later utilized by the California Conservation Corps. It was purchased and renovated for library use by USC in the 1980s.



**HCM #1059: Dosan Ahn Chang Ho Family Home (809 W. 34th St.)**

Built in 1909 and moved from nearby Downey Way to its present location in 2004, this American Foursquare house with Craftsman features was home to the family of "Dosan" Ahn Chang Ho from 1937-1946. Ahn Chang-Ho, known as his pen name "Dosan," was a seminal figure in the Korean independence movement and is recognized as an important international civil rights figure. While Dosan was traveling the world garnering financial and political support to fight against Japan's colonial rule in Korea, the Ahn family was living in Los Angeles on what is now the USC campus. Though he did not live in the house himself, the home was a central location for the Korean community and the independence movement.