



OFFICE OF HISTORIC RESOURCES

APRIL 2014

VOLUME 8, ISSUE 2

SURVEYLA RELEASES HISTORIC RESOURCE FINDINGS FOR BRENTWOOD AND PACIFIC PALISADES

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/

Among the latest results to be posted is the survey covering the Brentwood-Pacific Palisades Community Plan Area on the Westside of Los Angeles, neighborhoods that are rich in resources associated with notable architects as well as significant local history. This article is the eighth in a series of features on some of the interesting "finds" from SurveyLA.



405 S. Cliffwood Ave. (1911) in Brentwood

Brentwood

564 N. Cliffwood Ave., a 1927 house that is an excellent example of Tudor Revival architecture and represents

the original vision of Brentwood Park, one of Brentwood's earliest subdivisions.

405 S. Cliffwood Ave., a 1911 home that is an excellent and rare example of Craftsman architecture in Brentwood and one of the earliest residences remaining in the area.

Arnold Schoenberg Residence, 116 N. Rockingham Ave., the long-time home of Austrian composer and painter Arnold Schoenberg during the productive period of his professional career. Schoenberg was an

important member of the European Jewish émigré community that developed on the Westside of Los Angeles during and after World War II.

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OHR LAUNCHES NEW WEB INFORMATION ON HPOZS

The Office of Historic Resources (OHR) is pleased to announce the re-launch of the Historic Preservation Overlay Zone (HPOZ) section of the OHR website. The new site, which was launched during April, can be viewed here: <http://www.preservation.lacity.org/hpoz>.

HPOZ intern Blair Smith and City Planner Michelle Levy have restructured the website to improve access to important program information while also catering to the HPOZ program's largest audience – property owners within HPOZs. Along with providing important information about the application process, the site has been reorganized into a clear, user-friendly format, geared toward guid-

ing frequent visitors, such as homeowners, architects, and contractors, through the HPOZ process. The home page features a drop-down menu directing visitors to a new information section that provides additional links, good examples of successfully completed HPOZ projects, and an overview of HPOZ processes.

The [Information for Property Owners](#) section of the site is intended to accommodate both HPOZ novices and experts. A section titled [How to Submit a Project for HPOZ Review](#) provides a step-by-step guide to researching property information and composing and sub-

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SURVEY LA BRENTWOOD/PACIFIC PALISADES FINDINGS

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Shirley Temple Residence, 231 N. Rockingham Ave., a 1935 house that is an excellent example of French Norman Revival residential architecture, designed by noted Westside architects John Byers and Edla Muir, and the home of child star Shirley Temple during the height of her career, from age 7 to 17.



lived here with his family from 1938 to 1939. In 1940, the house was opened to the public as a demonstration model for his Riviera Ranch residential development. In 1983-85, May designed an addition for subsequent owner, actor Robert Wagner. This house has been called the most significant ranch house in America, as it most fully embodies Cliff May's design ideas.

Grace Samuel House, 579 N. Bundy Dr., an excellent example of an Early Modern house in Brentwood, designed by master architect Lloyd Wright.



Old Ranch Road Residential Historic District, a neighborhood, planned and constructed by Cliff May, for ranch-style, equestrian-oriented living, with expansive lots that followed the natural curve of the existing road, lush landscaping, mature oaks and sycamores, bridle paths, and room for individual stables and corrals. Local residents have recently prepared a nomination of Old Ranch Road (Sullivan Canyon) as a California Register historic district. At the far north end of the road, 2200 Old Ranch Road, is the Mandalay Gate House; site of Cliff May House No. 5 (a.k.a. "Mandalay"), the last personal home of Cliff May. While May died here in 1989 at the age of 80, and the 7,000 sq. ft. residence was demolished in 1994, the original gate house is extant.



Welton Becket Residence, 515 N. Bundy Dr., a 1938 American Colonial Revival home designed and owned by noted architect Welton Becket.

Kerr House, 428 N. Carmelina, a 1934 home that is an excellent example of Monterey Revival architecture, designed by noted Westside architects John Byers and Edla Muir.



"W" House, 13400 Chalon Road, a 1961 Modern house that is a unique example of a hillside home in Brentwood and the work of master architect Harry Gesner.



11957 Kiowa Ave., a 1956 Mid-century Modern multi-family residential building that includes a mosaic mural, called "Fantasy Landscape," by noted artist and designer Evelyn Ackerman.

Nelson Eddy Residence/Fred MacMurray Residence, 467 Halvern Dr., an excellent example of late American Colonial Revival residential architecture and the work of architects Marston & Maybury. This residence was constructed in 1940 for singer/actor Nelson Eddy, who commissioned the firm to build a home that resembled the St. George Tucker House, one of the finest examples of Colonial architecture in Williamsburg, Virginia.



Zukin Estate Tower, 12001 Sunset Boulevard, a unique example of a residential tower that may be the only remnant of the 1920s estate built by apparel magnate Joseph Zukin, later owned by singer Grace Moore, and then by actor Tyrone Power. In 1947, Marymount Junior School was established on this site; it is now Brentwood School, West Campus.



Cliff May House No. 2, 1867 N. Mandeville Canyon Rd., a 1937 house that was the first home May built for his family in Los Angeles, representing May's early development of the ranch house as a residential building type that would proliferate throughout the region in the following decades.

Pacific Palisades



1024 N. Chautauqua Blvd., a 1924 American Foursquare home that represents the original vision of Founders Tract No. 1, the first tract laid out by the Pacific Palisades Association, founders of Pacific Palisades. In 1920, representatives of the Southern California Conference of the Methodist Episcopal Church, led by

Cliff May House No. 3/Riviera Ranch Model Home, 1500 Old Oak Road, the third home of master architect Cliff May; he

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SURVEYLA BRENTWOOD/PACIFIC PALISADES FINDINGS

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Reverend Charles Scott, came to the area in search of a place to build a West Coast Chautauqua movement, with an adjacent residential community for members, on 1,068 acres, including Temescal Canyon and the mesa to the east.



Reverend Dr. Charles Scott House, 631 N. Via de la Paz, a 1923 Spanish Colonial Revival home that represents the original vision of Founders Tract No. 2, one of the first tracts laid out by the Pacific Palisades Association.

Pacific Palisades Community United Methodist Episcopal Church, 801 N. Via de la Paz, a 1929 Spanish Colonial Revival building that is known as "the church that founded Pacific Palisades," established by Rev. Dr. Charles Scott.



Lee Burns Residence, 230 N. Amalfi Dr, a distinctive 1974 Post-Modern house designed by master architect Charles Moore. Burns taught at UCLA's School of Architecture and Urban Planning in the 1970s.



Benny Goodman Residence, 945 N. Corsica Dr., a 1928 Spanish Colonial Revival residence associated with musician Benny Goodman, known as the "King of Swing."



708 House/Moss Residence, 708 El Medio Ave., an excellent example of Post-Modern residential architecture and an important early work by master architect Eric Owen Moss – a 600 square-foot expansion and complete remodel of a 1948 Case Study House, completed



between 1979 and 1982 for the architect and his family.



421 N. Entrada Dr., Canyon School Schoolhouse, an extremely rare example of a 19th-century schoolhouse in Los Angeles, which may be one of only three remaining schoolhouse buildings in the Los Angeles Unified School District. This schoolhouse was originally constructed in 1894 and has been moved twice on the current property. In 1966, it was renovated to be the library for Canyon School and was subsequently rebuilt with structural upgrades.

Kaplan Residence, 516 N. Latimer, a 1973 house by architect Michael Leventhal, incorporating old pieces of wharfs and houses to create an interesting and complex new design.



Bundy Ranch, 401, 457 Mesa Rd. Bundy Ranch, family residence of Los Angeles developer Frank Bundy, who purchased 13 adjoining hillside lots and constructed improvements, including paths, wells, a reservoir, and an open-air amphitheater. Over time, two Spanish style houses were constructed during the 1920s at opposite ends of the parcel, one for Bundy and his wife, the other for their daughter and her husband.



Edward Weston Residence, 446.N. Mesa Rd., a 1923 Spanish Colonial Revival residence that was the home and portrait studio of noted photographer Edward Weston from 1934-1937; some of Weston's most famous



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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 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.





SURVEYLA BRENTWOOD/PACIFIC PALISADES FINDINGS

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works were completed at the home.



Henry Miller Residence, 444 N. Ocampo, a 1946 American Colonia Revival/Monterey Revival house that was the home of writer Henry Miller from 1963 until his death in 1980.

Salka and Berthold Viertel House, 165 N. Mabery Rd., the long-term home of prominent members of the German Jewish intelligentsia who hosted a weekly salon for the émigré community at this residence every Sunday from the late-1930s to the late- 1940s.



Guests included émigrés such as Thomas Mann and Berthold Brecht, members of the entertainment industry such as Charlie Chaplin and Greta Garbo, and other prominent intellectuals, including Christopher Isherwood.



Thelma Todd's Sidewalk Café, 17575 Pacific Coast Highway, a rare example of a 1920s neighborhood commercial building in Pacific Palisades. Built in 1928 in a Spanish Colonial Revival design by noted Westside architect Mark Daniels, the building served as a shopping center for the nearby Castellammare housing development. In the early 1930s, actress Thelma Todd opened a restaurant on the ground floor of the building; she lived in an

ocean view apartment on an upper floor, while an exclusive Hollywood Club called Joya occupied the rest of this floor.

Doc Law's Drugstore/the Friendship/The Hideout, 110 W. Channel Rd, a very rare example of Mimetic architecture in Los Angeles. The building, originally constructed in 1923 for a drugstore, acquired its mimetic façade from a shipwreck in the 1930's. It is also associated with the LGBT community in Santa Monica Canyon, as the location of the gay bar "S.S. Friendship" by the 1960s. The bar was fictionalized as the "Starboard Side" in Christopher Isherwood's 1964 novel *A Single Man*.



Uplifters Historic District, which encompasses 46 parcels in the Rustic Canyon area, including streets with cobblestone retaining walls, the absence of sidewalks and streetlights, lush natural landscaping with many mature trees, and a period wooden sign for "Uplifters Ranch" suspended over Latimer Road. The Uplifters were a selective social club that had grown out of the Los Angeles Athletic Club (LAAC), originating with LAAC member Harry Marston Halderman. The Uplifters' clubhouse now serves as the Rustic Canyon Recreation Center; it was designated a Los Angeles Historic-Cultural Monument in 1999. The former Uplifters cottages, many of which reverted to private ownership by the late 1930s, are now private residences.

SCHINDLER'S ONLY CHURCH REOPENS

The Office of Historic Resources was pleased to participate in an April 12 open house to celebrate the reopening of the former Bethlehem Baptist Church, Historic-Cultural Monument #968, designated in 2009. Bethlehem Baptist was the only church designed by master architect R.M. Schindler, and opened in 1944 at 4901 S. Compton Ave. to serve a small African-American congregation. The building is remarkable as an example of Modernist architecture that managed to cross Los Angeles' racial and economic boundaries during the era of



Photos by Robert Mace



restrictive housing covenants. The church had sat vacant and graffiti-covered for many years, before being leased recently by Faith Build, a congregation previously based in Watts, that has begun to restore the building. Faith Build will be holding services at the church every Sunday at 11:00am, and all guests are welcome. The OHR thanks and congratulates Faith Build, led by Pastor Melvin Ashley, for its commitment

and stewardship of this important architectural resource.



CITY OF LOS ANGELES EARNS A+ FOR HISTORIC PRESERVATION

The Los Angeles Conservancy in March released its 2014 Preservation Report Card, last updated in 2008, evaluating the historic preservation programs of the 89 local jurisdictions in Los Angeles. The City of Los Angeles was one of only eight Los Angeles County cities to receive a letter grade of “A+”.

The Conservancy’s scoring recognized the comprehensive nature of the City of Los Angeles’ preservation program, including: its historic preservation ordinances, dedicated historic preservation commission, dedicated staff for historic preservation in the Office of Historic Resources (OHR), active landmark designation program, ability to designate historic districts, the comprehensive and ongoing citywide survey of historic resources through SurveyLA, the Mills Act incentive program, other significant historic preservation incentives including the Adaptive Reuse Ordinance, and the City’s Certified Local Government status for historic preservation.

The only blemish on Los Angeles’ total report card score (245 out of a possible 250 points) was the City’s lack of a Historic Preservation Element in its General Plan, though preparation of an Historic Preservation Element does remain a longer-term goal of the OHR.

To review the entire report card report and summary of each local jurisdiction, visit <https://www.laconservancy.org/report-card>.

Many thanks to the Los Angeles Conservancy for this recognition, as well as to the dedicated staff of the OHR and the City’s elected officials, past and present, for their consistent support in building a comprehensive historic preservation program for Los Angeles.

OHR LAUNCHES NEW WEB INFORMATION ON HPOZs

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submitting an HPOZ application. It explains how to use the Zoning Information and Map Access System (ZIMAS), how to navigate HPOZ Preservation Plans, and how to create an application. The [Initial Screening Checklist](#), which is featured on the HPOZ homepage, collects and organizes project specific information for the initial HPOZ consultations. Since its launch last November, it has been a helpful tool in gathering material and expediting the application process. Applicants can use the checklist to detail site-specific conditions and describe any changes they are hoping to apply for; once completed, the completed checklist is automatically forwarded to the assigned HPOZ staff.

The property owners section of the site also features a guide to HPOZ review procedures, which will help applicants determine



which review process their project will be subject to and how to apply the Preservation Plans Design Guidelines. To help illustrate and highlight the quality of HPOZ projects, we have created a [Successful Projects](#) section, which features examples of new construction, additions and remodels that were conforming and compatible in scale, massing, and form with historic buildings in their districts.

The OHR hopes that with these changes, the web site will help visitors gather the information and resources they need to answer any questions, as well as educate community members on the preservation practices upheld by the HPOZ Unit. We welcome your feedback on the new site!

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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated five new Historic-Cultural Monuments (HCMs) between January 1 and April 5, 2014. Los Angeles' newest Monuments include the following:



HCM #1061, Abraham Gore Residence (2208 N. Catalina St.) Built in 1927 in Los Feliz, this two-story single-family residence in Los Feliz, designed by architect Harry B. Aarens, exhibits character-defining features of the Mediterranean Revival style. The main entrance is topped by a

large conical roof tower flanked by two protruding wings, with a smaller, octagonal tower located directly behind the main tower. Significant interior spaces include a rotunda with stained glass windows. The property's original owner, Abraham Louis Gore, was a movie executive and owned several movie theaters.

HCM #1062, Roberta Apartments (2426-2430 4th Avenue) Built in 1921, this two-and-a-half-story multi-family residential building within the West Adams Terrace Historic Preservation Overlay Zone (HPOZ) is a well-



preserved example of the French Eclectic style. Symmetrical in design, the building has an open center courtyard, a steep hipped roof with seven hipped dormers in the attic, and centered arched gate entrance flanked by small ornamental windows. The building was designed by architect Edward Butler Rust, who was the architect of several other buildings in West Adams, as well as Wilshire Boulevard's Los Altos Apartments (HCM #311).



HCM #1063, Hunt Residence (7 Oakmont Drive) This Brentwood residence, a one-story custom-design home from 1940, was designed by master architect Paul R. Williams. Williams had a prolific career in Los Angeles and was the first African American Fellow of

the American Institute of Architects. Williams' design for the residence exhibits the informality of new suburban lifestyles in Southern California, while also specifically addressing the needs

of Mrs. Willis Hunt, a widow who was downsizing and wanted a comfortable floor plan. The home combines the irregular form and sprawling composition of the Traditional Ranch style with the more formal decorative elements of the Regency Revival style. The structure represents a pivotal moment in Williams' career, when he was beginning to experiment with and publish books about design of the "Small House," adapting the detail and quality of his earlier, large custom homes to a smaller, more informal Ranch House appropriate to the client's needs and changing times.



HCM #1064, Abichandani Residence (7129 La Presa Dr) Built in 1970 in the Hollywood Hills, this two-story single-family residence exhibits character-defining features of the Mid-Century Modern style. The home has a

rectangular floor plan with horizontal massing, visible structural elements, and a flat roof with open, overhanging eaves. The house was designed by Carl L. Maston, a notable architect within the Los Angeles area, whose works include the Hillside House (HCM #668), the Cal Poly Pomona College of Environmental Design building, and the Chiat House in South Pasadena. The landscaping was designed by renowned landscape architect Emmet L. Wemple, whose notable works included the Getty Villa in Malibu and Getty Center.

HCM #1065, McTernan Residence (2226 N. Wayne Ave) Built in 1960, this two-story residence is an excellent example of Mid-Century Modern architecture. The home features extensive use of glass sliding doors and floor-to-ceiling win-



dows, exposed posts and beams, squared geometric features made of wood, brick, and stone, and a Japanese-influenced garden. David Hyun was the home's architect; Hyun was responsible for several Modernist residences in Los Angeles but is perhaps best known for his firm's design and development of Little Tokyo's Japanese Village Plaza. The subject home was designed for civil rights attorney John T. McTernan, who defended accused communists and labor leaders during the era of McCarthyism and won several prominent civil rights cases.