



SURVEYLA INTERESTING FINDS: NEW HISTORIC RESOURCE RESULTS FOR WESTLAKE COMMUNITY PLAN AREA

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 is the survey covering the Westlake Community Plan Area just west of Downtown Los Angeles, which also encompasses Pico Union and neighborhoods surrounding MacArthur Park – all rich in architectural and cultural history.

The SurveyLA findings supplement an earlier survey for a portion of the Westlake community, conducted in 2009 by the former Community Redevelopment Agency of Los Angeles (available on the SurveyLA web site). This article is the tenth in a series of features

on some of the interesting “finds” from SurveyLA.

217 N. Belmont, an 1885 Queen Anne style house that is a rare, intact example of 1880s residential development in the Westlake Community Plan Area. Although it has been altered through time, it currently retains enough integrity to convey its historical significance.



217 N. Belmont, Queen Ann Style House, 1885

Los Angeles Pacific Railroad Substation, at 1147 Venice Blvd., is a rare, intact example of a streetcar electric substation that retains most of the essential physical features from the period of significance. It was originally constructed in 1903 for the Los Angeles Pacific Railroad
(Continued on page 2)

COME TO THE LOS ANGELES HISTORIC NEIGHBORHOODS CONFERENCE, OCTOBER 18

Worried about teardowns in your older or historic neighborhood? Wanting to learn more about Historic Preservation Overlay Zones (HPOZs) as a tool to protect historic character?

Join the Department of City Planning’s Office of Historic Resources and the Los Angeles Conservancy on October 18 for a day-long forum on historic neighborhood preservation, including presentations by experts in the field, interactive workshops, and dialogue with community stakeholders. The theme of this year’s conference is sustainable practices.

Who Should Attend?

The 2014 L.A. Historic Neighborhoods Conference is for you if:

- You are interested in learning more about current issues facing older and historic neighborhoods in Los Angeles, such as sustainability, mansionization, and teardowns;
- You want to maintain your neighborhood’s character or hear about ways to help
- You live in, or own property in, an HPOZ (historic district);
- You are a current HPOZ Board

(Continued on page 4)

INSIDE THIS ISSUE:

LGBT Historic Context Statement Published 3

New Cultural Heritage Commissioner: Elissa Scrafano 5

L.A.’s Newest Historic-Cultural Monuments 6

SURVEYLA WESTLAKE FINDINGS

(Continued from page 1)



Company.

930 S. Albany St., an apartment house constructed in 1895, in the Neo-Classical style, representing the earliest pattern of development in the area.

The Ebell Rest Cottage (1924), at 135 N. Park View St., was an early convalescent home created by members of the Ebell Club, an educational and philanthropic organization founded by women in 1894. The cottage was designed by renowned architect Sumner Hunt, and whose wife had been president of the Ebell Club.



475, 718, 743, and 749 Hartford St., a collection of four early apartment houses, constructed between 1905 and 1909, with a variety of architectural influences, including Queen Anne, American Colonial Revival, and Dutch

Colonial Revival.

323 Laveta Terrace, a property that has two very rare remaining examples of Los Angeles "shotgun" houses (both constructed in 1908), in which all rooms are in direct alignment, front to back.



504 S. Lucas, an excellent example of Churrigueresque commercial architecture with Art Deco details, constructed in 1928.

Hospital of the Good Samaritan, 1254 W. 6th St., one of the earliest hospitals in Los Angeles, created by an institution originally established by the Episcopal Church in 1885 as St. Paul's Hospital & Home for Invalids. By the mid-1920s, the hospital had outgrown its downtown location and architect Reginald D. Johnson, son of the Episcopal Bishop, design a Spanish Colonial Revival influenced hospital with 287 beds, operating rooms, classrooms, administrative offices, solariums, and rooftop gardens, and radio and telephone connections in each room. The east wing was added in 1951, with Samuel E. Lunden as the project architect, and Reginald Johnson as consulting architect.



Pacific Dining Car, 1310 W. 6th St., a long-time restaurant in Westlake, in continuous operation as the Pacific Dining Car since 1921, with restaurant interiors designed to resemble railroad dining cars. Originally constructed at 7th Street and Westlake, the building was moved to this site in 1923.

Brooklyn Bagel Bakery, 2217 W. Beverly Blvd., long-time home of Brooklyn Bagel Bakery; in continuous operation at this location since 1965. This building, constructed in 1925, is the second location of the popular local bagel bakery, which was founded by Seymour Friedman in 1953 at 4657 West Adams Boulevard.



Original Tommy's Burgers, 2571 W. Beverly Blvd., in continuous operation as Original Tommy's Hamburgers since 1946. This is the location where founder Tommy Koufax opened the first of his Original Tommy's Hamburgers stand locations, a franchise which has since grown to over 30 locations in California and Nevada.

Azusa Street Revival (Apostolic Faith Mission), 216 N. Bonnie Brae, an 1896 Victorian Vernacular cottage that is significant for its association with the establishment of the Pentecostal Azusa Street Revival church (also known as the Apostolic Faith Mission), and as the birthplace of the modern Pentecostal movement in North America. In 1906, the residence was owned by John and Ruth Asberry and served as the original meeting place for what would become the Pentecostal Azusa Street Revival. African American preacher William Seymour, who began participating in services at this residence, is considered the founder of modern Pentecostalism, preaching until his death in 1922. His movement has now grown to over 500 million followers.



Manley Oil Company Headquarters, 1504 W. Rockwood St., an 1887 Folk Victorian residence that served as the headquarters for the Manley Oil Company for over 100 years. The Manley Oil Co. was a small family-owned oil business that oper-

(Continued on page 3)



SURVEYLA WESTLAKE FINDINGS

(Continued from page 2)

ated wells throughout the neighborhood. This neighborhood, Temple-Beaudry, is part of the Los Angeles City Oil Field, considered to be the birthplace of Los Angeles' oil industry. In 1892, two miners, Edward Laurence Doheny and Charles A. Canfield, struck crude in this neighborhood, a strike that ushered in an oil rush that helped to fuel the city's early growth. The Manley Oil Co. operated out of this residence as recently as 1992.



Filipino American Community of Los Angeles (FACLA), at 1740 W. Temple St., is a Tiki-Polynesian style building, constructed in 1965, to create a cultural center and social hall serving the

Filipino Americans; FACLA, created in 1945, is one of the earliest civic institutions serving this community.

Charles Chapman Residence, 1300 Wilshire Blvd., a 1905 Queen Anne residence (now occupied by La Parilla Mexican residence) that is one of the last remaining residential properties along this stretch of Wilshire Boulevard. Originally, the resi-



dence was on a narrow residential avenue called Orange Street, widened in 1925 to become an extension of Wilshire Boulevard. Various sources identify this property with Charles C. Chapman, founder of Chapman Market and Chapman University, though others have attributed the property to film star Charlie Chaplin.

Occidental Studios, 201 N. Occidental Blvd, a rare early motion picture studio and among the oldest continuously operational motion picture studios in Los Angeles. Originally established as Bosworth Studios in 1913, the property was purchased by Adolph Zukor and Jesse Lasky and renamed Famous Players-Lasky-Morosco. During this period, Cecil B. DeMille, D.W. Griffith, and Mary Pickford were all affiliated with the studio, and Pickford lived in a house on the property. Now known as Occidental Studios, the property is an extremely rare example of an extant studio that pre-dates the Major Studio Era.



SURVEYLA PUBLISHES LOS ANGELES LGBT HISTORIC CONTEXT STATEMENT

Like San Francisco and New York City, Los Angeles's past is rich in lesbian, gay, bisexual, and transgender (LGBT) history. However, Los Angeles is one of only a few cities nationwide to recognize this history by completing a LGBT historic context statement. A historic context statement is a technical document written in narrative form that provides guidelines on the identification and evaluation of historic resources within a geographic area. The recently published LGBT historic context statement for Los Angeles was prepared by Galvin Preservation Associates under the direction of Teresa Grimes, with contributions

from Wes Joe and Carson Anderson. It is now an important chapter within SurveyLA's Citywide Context Statement that will be released after the survey process has been completed.

The recently created LGBT context statement begins with a historical overview of Los Angeles' LGBT culture. Then, a chronology of events important to that history is listed. The sections that follow further elaborate on historical themes introduced in the overview, and relate those themes to extant places

(Continued on page 5)

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.





LOS ANGELES HISTORIC NEIGHBORHOODS CONFERENCE, OCTOBER 18

(Continued from page 1)



Proposed 52nd Place Tifal Brothers Tract HPOZ

of their historic neighborhoods.

Conference Sessions

The conference will open with keynote addresses by noted author Lisa See, whose books, including *On Gold Mountain* and *Shanghai Girls*, have beautifully captured Los Angeles' rich cultural history, and Noré Winter, an urban planning consultant who is a nationally respected expert on neighborhood conservation tools.



Leimert Park

Mr. Winter will also lead an interactive session on how re:code LA, the new multi-year initiative to re-write Los Angeles' 1946 zoning code, can develop more customized zoning to protect and enhance the character of your neighborhood.

Other sessions will include:

- HPOZ 101, a primer on the basics of HPOZs for anyone new to neighborhood preservation
- Greening Your Older Home, addressing topics such as drought-tolerant landscaping, energy-efficient windows for historic homes, and solar panels
- Juxtaposing Old and New in Historic Neighborhoods: How can we work toward balancing preservation with new construction in LA's historic districts? Learn more about achieving win-win scenarios with compatible infill projects and additions that enhance neighborhood character.
- Flipping Homes in Older Neighborhoods: The Good and the Bad, discussing how the growing practice of buying and

member; OR

- You are someone who is interested in forming an HPOZ in your neighborhood.

It's a great opportunity to network and to meet other like-minded Angelenos who are interested in protecting the character and integrity

restoring historic homes is affecting local neighborhoods

#LAsStoryhood

This year's conference is also going visual – and going viral on social media. Before the conference, we hope you'll take a few photos of what makes your own neighborhood distinct, and tag the photos on Instagram and Twitter with #LAsStoryhood. Then, bring prints of your photos with you to post on a photo wall at the conference. You'll get to see historic Los Angeles through the eyes of your neighbors!



Proposed 27th & 28th Street HPOZ

Walking Tours

You'll also get to see historic Los Angeles first-hand in the afternoon, through special walking tours of one of the "triple" HPOZs located near Wilshire United Methodist Church: Country Club Park, Wilshire Park, and Windsor Village. You'll get to see some of the remarkable historic residential architecture of Los Angeles, while learning more about some of the challenges faced by each of these HPOZs.

HPOZ Awards Ceremony



Balboa Highlands HPOZ

As part of the conference's lunch program, we'll be presenting this year's HPOZ Awards, recognizing exemplary rehabilitation projects, historic stewardship, and community initiatives in the city's 29 HPOZs.

To Register:

The conference fee (\$30 in advance or \$35 at the door) includes all conference sessions, morning refreshments and lunch, the HPOZ Awards ceremony, and the afternoon walking tours. Registration for the conference is through the Los Angeles Conservancy's web site: to reserve your space, please click [here](#).



ELISSA SCRAFANO APPOINTED TO THE CULTURAL HERITAGE COMMISSION

Mayor Eric Garcetti has appointed architect Elissa Scrafano as the newest member of the City's Cultural Heritage Commission.

Ms. Scrafano, principal and founder of Scrafano Architects, has been practicing architecture for more than 22 years and is a registered architect in California, Illinois, and Michigan. Before establishing Scrafano Architects in 1997, she worked at the offices of Frank O. Gehry and Associates, Eric Owen Moss Architects, Narduli Grinstein Architects, and Landworth Debolske Architects. She has taught model and



object making and architectural drawing at Southern California Institute of Architecture SCI-Arc, University of California at Irvine, and Woodbury University in Burbank.

Ms. Scrafano received a B.S. in architecture from the University of Michigan in Ann Arbor, with a concentration in art history, and a master's in architecture with honors from Southern California Institute of Architecture (SCI-Arc) in Los Angeles in 1990. She was a guest student at the Architectural Association in London and the Staatsschule in Frankfurt, Germany, and also studied history of art and architecture in Italy.

She will be replacing Commission Vice President Roella Louie, who served on the Commission since 2009. The OHR recognizes and thanks Commissioner Louie for her dedication and service to Los Angeles, and her tireless support for the City's historic preservation program.

SURVEYLA PUBLISHES LOS ANGELES LGBT HISTORIC CONTEXT STATEMENT

(Continued from page 3) in Los Angeles. Those themes include the Gay Liberation Movement; homosexuality and religion; gays and lesbians in the Los Angeles literary scene, the LGBT community and the media; and the impact of LGBT persons on the entertainment industry. After introducing a theme, the author then lists the designated and known resources that represent that theme.

The context statement illustrates the overall impact and prominent role that Los Angeles played nationally in cultivating a politicized gay consciousness and building gay institutions.



(Top Left) Founding members of the Mattachine Society, 1951. Source: ONE National Gay and Lesbian Archives. (Right) Front page of the first issue of The Los Angeles Advocate, 1967. Source: <http://www.kamenypapers.org>. (Bottom Left) No on Proposition 6 demonstration on Hollywood Boulevard, 1978. Source: Los Angeles Public Library Photo Collection.



The LGBT historic context statement was partially funded with a Certified Local Government grant from the California Office of Historic Preservation, the State level authority on historic preservation. CLG grants have also been awarded to the Los Angeles Office of Historic Resources for development of a citywide Chinese American context and Latino context.

To download a copy of the Los Angeles LGBT Historic Context Statement, go to:

www.preservation.lacity.org/news/los-angeles-lgbt-historic-context-published.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
(213) 978-1200

Office of Historic Resources Staff:
Ken Bernstein, Manager
Janet Hansen, Deputy Manager
Lambert Giessinger, Preservation Architect
Edgar Garcia, Preservation Planner
Nels Youngborg, Planning Assistant

HPOZ Unit: Staff City Hall, Room 601
Michelle Levy, City Planner
Kimberly Henry, Planning Assistant
Shannon Ryan, Planning Assistant
Steven Wechsler, Planning Assistant
Tim Rosenstein, Student Professional Worker
Blair Smith, Student Professional Worker

L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated six new Historic-Cultural Monuments (HCMs) between July and September 2014. Los Angeles' newest Monuments include the following:



HCM #1070, The Polynesian (1830 Taft Ave)

This “own-your-own” apartment building in Hollywood is designed in the Tiki/Polynesian style, built in 1962 near the height of the style’s popularity.

It is highly intact and features touches such as lava rock walls and planters, large mosaic tropical scenes in the entryway, tile bamboo decoration, and cast stone elements evoking coral and shell.

HCM #1071, York Boulevard Church (4908 York Blvd)

This Arts & Crafts church with Tudor revival styling from 1913 was designed by the noted architectural firm of Train & Williams. The main entrance of large, crested wooden double-doors is at the



base of a square tower with a crenelated parapet and pyramidal roof. Next to it is a row of tall, wooden multi-light windows below a half-timbered gable with open eaves and wooden roof brackets. Decorated wooden vents on the tower and gable add to the ecclesiastical craftsman character.



HCM #1072, Ray S. Linn House (7820 Mulholland Drive)

This one-story, single-family, Mid-Century Modern home from 1961 was designed by master architect Richard Neutra. It is one of a few houses he designed described as “post and beam boxcars” by collaborator John Blanton.

It was built for professional trumpeter Ray S. Linn and features an open floor plan, a flat roof with deep overhanging eaves, a cantilevered deck, and extensive use of glass throughout.

HCM #1073, Charles C. Hurd Residence (4357 Victoria Park Place)

This two-story home from 1909 is a stunning example of a large, well-appointed Craftsman residence with Tudor Revival styling. It was built as a showpiece home to entice buyers into



the new subdivision of Victoria Park. The exterior is unpainted, except for window and door frames. It is clad in shingles, and gable ends feature half-timbering. Many windows and doors, inside and out, feature triangular peaks. Fine woodwork is featured throughout the interior on wainscoting, columns, window and door frames, built-in cabinetry, ceiling beams, ceiling paneling, and an elaborate newel post and balustrade.



HCM #1074, 800 South Robertson Boulevard Office Building (800 S. Robertson Blvd)

Built in 1954, this two-story office building is a fine example of the Mid-Century Modern style in a commercial structure. Designed by

master architect Edward H. Fickett, the L-shaped building’s exterior is composed of white-painted brick, stucco, glass, and steel. The primary elevation features a concave wall of brick with a long, flat wall of the same material next to it, broken by two small banks of louver-shaded windows. On the secondary elevation a square mass of brick separates banks of glass walls divided by thick mullions. Behind the concave wall and next to the square mass is the atrium, on the other side is a bank of office suites. Geometric lines created by doors, windows, framing, and a steel staircase are visible through the glass walls, and complement the structure.

HCM #1075, Commercial Club Building (1100 S. Broadway)

This 13-story, Renaissance Revival structure was built in 1926 for the business club “Commercial Club of Southern California.” It was designed by the master architect team of Alexander Curtlett and Claud Beelman, who designed many iconic L.A. buildings such as the Garfield Building (HCM #121), Park Plaza Hotel (HCM #267), and the Roosevelt Building (HCM #355), among others.



Clad in brick, cast stone, and glazed terracotta, the building features, a dentiled cornice with a corbel table, dentil and molded string courses, decorated, cast-stone balconies, elaborate terracotta arches with twisted composite pilasters and carved terracotta transoms, and a rusticated, terracotta block finish on the ground floor.