SurveyLA Findings for Northeast Valley
Illustrate Rich Cultural Heritage

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site. Among the latest results to be posted are the surveys covering three Community Plan Areas in the Northeast and North-Central San Fernando Valley: Arleta-Pacoima, Sylmar, and Mission Hills-Panorama City-North Hills. This article is the 17th in a series of features on some of the interesting "finds" from SurveyLA.

For more information on these findings, click here.

ARLETA-PACOIMA

Ritchie Valens House, 13428 Remington Street (1947), a Minimal Traditional house significant as the residence of Ritchie Valens, nationally-acclaimed rock and roll musician. Valens purchased the home for his mother in 1958 and resided here during the height of his professional career, until his death in 1959.

13633 Pinney Street (1915), representing some of the earliest development in the area as a rare, remaining example of an intact 1910s residence in Pacoima.

Tresierras Supermarket, 13156 Van Nuys Boulevard (1956), significant as a long-term location of a business important to Pacoima's Latino community. Tresierras Supermarket has been in continuous operation at this location since 1956.

OHR Proposes Amendments to Citywide HPOZ Ordinance

The Department of City Planning has initiated a package of proposed amendments to the Historic Preservation Overlay Zone (HPOZ) Ordinance. The current HPOZ Ordinance, as contained in Section 12.20.3 of the Los Angeles Municipal Code (LAMC), includes procedures for the establishment of an HPOZ (an historic district), adoption of a Preservation Plan, and the review of projects. With 30 current HPOZs and seven new HPOZs expected to be adopted in 2016-2017, the proposed amendments are aimed at enhancing and clarifying processes to provide more efficient implementation and to allow for future growth of the HPOZ program.

The following are the most significant changes proposed:

1. Allow for a Board to Serve Multiple HPOZs
   The current ordinance requires that each Preservation Zone have a unique five-member Board to administer the Preservation Plan. Based on the community interest in sharing a Board in a number of current HPOZs, the proposed amendment allows for the joint administration of two or more Preservation Zones by a single seven-member Board. There is no change proposed to the composition of a Board that serves a single HPOZ.

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Calvary Baptist Church, 12928 Vaughn Street (1957), significant for the important role it has played in the history of the African American community in the San Fernando Valley and for its association with Reverend Hillery T. Broadous, who founded the church in 1955 and played a large part in breaking down racially restrictive covenants and segregation in the North San Fernando Valley. The church was the site of NAACP rallies during the Civil Rights Movement, including a massive rally in 1965 featuring participants of the Selma-Birmingham Freedom March, and hosts community seminars, educational sessions, and celebrations for events such as Black History Month to this day.

Greater Community Baptist Church, 11066 Norris Avenue (1958), significant for its association with the Reverend T.G. Pledger, a pioneer in the African American community who founded the first African American church in the San Fernando Valley in 1942. Constructed in 1945 and rebuilt in 1958, the church played a significant role in the emergence of the fair housing movement in the San Fernando Valley and was the gathering place for significant community events and rallies during the 1960s and 1970s.

San Fernando Valley Hongwanji Buddhist Temple, 9450 Remick Avenue (1961), is the first permanent Buddhist temple located in the San Fernando Valley, reflecting the diversity of Pacoima and the growth of a sizable Japanese American population in the area in the post-World War II era.

M. Pfeifer Residence, 13393 Gladstone Avenue (1936), an excellent example of American Colonial Revival architecture, with Craftsman influence and arroyo stone features; work of noted Los Angeles architect Peter K. Schabarum, who also designed Van Nuys City Hall.

13301 Hubbard Street (1908), a rare example of Craftsman architecture and early residential development in Sylmar.

Merle Norman Cosmetics/Nethercutt Collection, a cluster of three industrial buildings at 15170-15200 Bledsoe Street, which includes two one-story industrial buildings constructed for Merle Norman Cosmetics in 1958 and 1962, as well as a four-story building constructed in 1970 to house the Nethercutt Collection. The company’s founder, J.B. Nethercutt, assembled one of the world’s finest automobile collections; the Nethercutt Collection opened to the public in 1971.

Second Los Angeles Aqueduct, 17001 Foothill Boulevard, completed in 1970 at an estimated cost of $89 million, this aqueduct is 137 miles long and able to contain 290,000 cubic feet of water. The new aqueduct supplemented the original Los Angeles Aqueduct (1913), which is already a City Historic-Cultural Monument; together, the two aqueducts supply about 70% of the city’s water supply in most years.

4-H Club, 13514 Norris Avenue (1946), a rare example of an early agriculture-related industrial property in Sylmar, associated with the 4-H Club, a youth development organization focused on developing agricultural skills.

Thomas C. Regan Studios, 13553 Reedley Street (1925), a silent movie studio that was among the earliest motion picture production facilities constructed in the San Fernando Valley. A very rare example of a 1920s movie studio in the area.

9337 Sophia Avenue (1956), one of the significant homes identified within the Storybook Village development, designed by noted Mid-Century Modern architects Palmer and Krisel, a neighborhood bounded by Plummer Street to the north, Tupper Street to the south, Debra Avenue to the west, and Swinton and Valjean Avenues to the east.

Bear Pit BBQ, 10825 Sepulveda Boulevard (1958), a restaurant significant as the long-term location of a business important...
OHR Honored with Two American Planning Awards

The Department of City Planning’s Office of Historic Resources has received awards from the Los Angeles Chapter of the American Planning Association for two initiatives associated with SurveyLA. The awards were presented at a June 16 ceremony held downtown at the Colburn School of Music.

The Award of Excellence for Social Change and Diversity was presented to the Latino Los Angeles Historic Context Statement. The OHR worked with GPA Consulting to develop the context, which provides a framework for identifying and evaluating a wide range of resources that reflect Latino contributions to Los Angeles history. In making this historic resource information more readily available to planners and policymakers, the City is weaving the rich legacy of Southern California’s new majority community into its planning future.

The APA’s Innovative Use of Technology Award was presented to HistoricPlacesLA (HPLA), the online information and management system, specifically created to inventory, map, and describe Los Angeles’ significant historic resources. The system enables robust searches and mapping of the rich information on the city’s historic resources.

The Getty Conservation Institute developed HPLA for the City using the Arches system—an open-source information platform built to inventory and protect cultural heritage places internationally. HPLA was the first customization of Arches for a U.S. city. It represents the culmination of a multi-year partnership between the City and the Getty to complete the citywide historic resources survey and make historic resource information more accessible to the public.

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to the commercial identity of Mission Hills.

Panorama Tower, 8155 Van Nuys Boulevard (1962), a commercial tower that is an excellent example of Corporate International architecture, designed by significant Los Angeles architectural firm Welton Becket and Associates.

Panorama Theater, 9110 Van Nuys Boulevard (1949), significant as an early neighborhood movie theater associated with the early commercial development of Panorama City; designed by significant Los Angeles architect William Pereira.

15526 Plummer Street (1914), a home that is significant as representing the earliest pattern of development in the area now known as North Hills.

KGIL Studio and Broadcasting Facility, 14808 Lassen Street (1947), the home from 1947-1992 of KGIL, the main radio station in San Fernando Valley.

Mission Hills Bowl, 10430 Sepulveda Boulevard, a 1957 Googie bowling alley, designed by noted Los Angeles architect Martin Stern, Jr.

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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 have a multiplicity of benefits and uses; they 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 the end of 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.
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2. Clarify the Procedures for the Technical Correction of a Historic Resources Survey

An application for the correction of technical errors or omissions in a Historic Resources Survey currently requires a hearing before the Cultural Heritage Commission (CHC), so that the commission can make a recommendation to the Director of Planning on the reclassification of a parcel. In order to expedite the processing of technical corrections, the proposed amendments have clarified that the CHC Designee can provide a recommendation to the Director of Planning. Clarifications were made to application standards and a fee is being added for owner-initiated corrections.

3. Create More Proportional Thresholds

In the HPOZ Ordinance, larger projects or more significant alterations require “Certificate” approval, while smaller projects have a more expedited path, called “Conforming Work.” The proposed amendment would further divide Conforming Work into two categories, Minor and Major Conforming Work. For Contributing Structures, Minor Conforming Work would include normal maintenance, rehabilitation, and restoration projects. In order to encourage rehabilitation work and good preservation practice, there will continue to be no application fee for Minor Conforming Work. Elective, applicant-initiated projects that require more intensive staff review, such as small additions, construction of small structures, modifications to accessory structures, and the resolution of code enforcement orders, would be classified as Major Conforming Work, with an application fee set at a level lower than the fees for “Certificate” applications (currently $708 to $1706).

The existing ordinance restricts Conforming Work for Contributing Elements to additions under 250 square-feet, and requires larger additions and all new structures to be processed under a Certificate of Appropriateness (COA), even if they are not visible from the street. However, in HPOZs with homes as small as 1,000 square feet, a 250 square-foot addition is a 25% increase in the size of the structure; whereas, on a larger 5,000 square-foot structure, a 250 square-foot addition is only a 5% increase in the size of the structure. The proposed amendment addresses this concern by replacing the flat 250 sq. ft. threshold with a proportional approach: non-visible additions and new construction that result in a less than 20% increase of the building coverage may be processed as Major Conforming Work. The construction of accessory structures and the demolition of accessory structures verified as non-historic are also proposed to qualify as Conforming Work.

4. Improve Regulations for Non-Contributing Properties

The current ordinance requires that almost all Conforming Work on Non-Contributing features be “signed-off” or approved. In implementation, the lack of review authority and design standards has resulted in projects that have proven detrimental to the overall historic character of HPOZ neighborhoods. The proposed amendments would remedy this discrepancy by enabling the HPOZ Board to review projects affecting Non-Contributing Elements for conformity with the Preservation Plan and allowing for design guidelines for alterations to Non-Contributing Elements, which will still provide greater leeway for changes than on projects affecting Contributing Elements. If a project does not conform, then the Conforming Work would be denied and a Certificate of Compatibility (CCMP) could be pursued.

5. Address Demolition Without Permit

In the aftermath of recent demolitions without permit in HPOZs, the amendments seek to create a clearer procedure for responding to unpermitted demolition or relocation. The ordinance also creates a procedure under which the Department of City Planning would document for the Department of Building and Safety the lost historic features and recommend any remaining historic features which should be retained.

To review the proposed ordinance changes, click here. The OHR is taking public comment on the proposed amendments through August 11th. To comment, please email Blair Smith at blair.smith@lacity.org.

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Great Western Savings Bank, 8201 Van Nuys Boulevard (1957), an excellent example of Expressionistic architecture designed by significant Los Angeles architect W.A. Sarmiento.

Taos West Apartments, 7924 Woodman Avenue (1971), a complex that incorporates elements of the architectural vocabulary of Taos Pueblo in New Mexico and significant as a residential development designed and initially owned by actress Jane Russell, who grew up in the Panorama City area.
Proposed New HPOZs Move Toward Adoption

The Office of Historic Resources has been conducting extensive public outreach in recent weeks, working with six neighborhoods that have been proposed as new Historic Preservation Overlay Zones (HPOZs).

The six HPOZs were proposed as part of the Department of City Planning’s “Neighborhood Conservation Initiative,” a multi-pronged approach to address concerns about out-of-scale development in the city’s stable neighborhoods. An Interim Control Ordinance (ICO) halting most building and demolition permit activity was approved for each of these six neighborhoods last year; because the ICO expires in March 2017, the OHR is working to bring the proposed HPOZs to City Council before these neighborhoods lose their current protections. All six proposed HPOZs are expected to have public hearings before the City Planning Commission in September and October, and then proceed to City Council by December or January.

The six proposed HPOZs are:

Carthay Square, adjacent to the Carthay Circle HPOZ on its northern side and South Carthay HPOZs, is bounded by Pico Boulevard to the south, Fairfax Avenue to the east, Olympic Boulevard to the north, and the Stearns Drive alleyway to the west. It includes single- and multi-family residences constructed primarily in the 1920s and 1930s and a significant concentration of Period Revival architecture, particularly in the Spanish Colonial Revival Style.

Holmby-Westwood, located in the northeastern portion of Westwood between the UCLA campus to the west and the Los Angeles County Club to the east, bounded by Sunset Boulevard to the north, Beverly Glen Boulevard and Comstock Avenue and Hilgard Avenue to the west. It includes one- and two-story single-family homes constructed primarily in the late 1920s through the 1950s, predominately designed in one of the Period Revival styles popular at the time. Approximately half of extant residences exhibit the American Colonial Revival or Spanish Colonial Revival Style.

Oxford Square, located in central Los Angeles about five miles west of downtown, consists of 191 parcels on Windsor Boulevard and Victoria Avenue, between Olympic and Pico Boule-

Sunset Square, is bounded by Hollywood Boulevard to the north, Vista Street to the east, Sunset Boulevard to the south and Fairfax to the west, is situated just north of the Spaulding Square HPOZ. The proposed HPOZ includes 348 parcels and is composed of single and multi-family residences, with most of the construction occurring between 1910 and the 1920’s, predominantly in the Craftsman, Spanish Colonial Revival, and American Colonial Revival styles.

El Sereno-Berkshire Craftsman District, bordered by the City of South Pasadena to the north and the City of Alhambra to the east, is roughly bounded by Huntington Drive to the east, Kendall Avenue to the north, the properties on the west wide of Alpha Avenue to the west, and Newtonia Drive and Alpha Street to the south. The historic district contains the Short Line Villa Tract, which exhibits highly intact examples of a distinctive form of development common to Pasadena and South Pasadena. It includes excellent examples of Craftsman, Bungalow, American Colonial Revival, and Spanish Colonial Revival architecture.

To keep track of the public hearings for the proposed HPOZs, visit the OHR web site’s page on new HPOZ initiatives.
The Cultural Heritage Commission and City Council designated sixteen new Historic-Cultural Monuments (HCMs) in April and May. HCMs approved in June will be featured in the October issue. Los Angeles’ newest HCMs include the following:

**HCM #1108, St. Andrews Place Residence (221 St. Andrews Pl.)**
Built in 1912, the St. Andrews Place Residence in the Wilshire community embodies the distinguishing characteristics of the Craftsman architectural style with Japanese influences. Designed by Arthur S. Heineman, the home features low-pitched cross gables, deep overhanging eves, and a wide front porch with thick arroyo stone pier bases. Heineman was best known for developing the motor hotel, or “Mo-Tel,” which he later trademarked.

**HCM #1109, Casa de Mi Sueño (3820 San Rafael Avenue)**
A two-story Spanish Colonial Revival style residence built in 1936 for Sophie and Harry Cubbison, founders of the Cubbison Cracker Company and best known for “Mrs. Cubbison’s Dressing.” It is believed that Mrs. Cubbison was the principal designer of the house, inspired by the Mexican adobes she had known as a child, naming the home “Casa de Mi Sueno,” meaning “Home of My Dreams.” The execution of the design is so authentic that in the text *Architecture in Los Angeles: A Complete Guide*, the house is mistakenly listed as being a true adobe built in 1923.

**HCM #1110, Restovich House (1001 North Everett Street)**
The Restovich House, constructed in 1905, is a rare intact example of early residential development in Angelino Heights and a unique example of Neoclassical influences applied to a residence. The two-story home sits at the crest of a ridge facing Everett Park, and has a large, full-length porch supported by three Tuscan columns.

**HCM #1111, Jules Salkin Residence (1430 West Avon Terrace)**
The 1948 Salkin Residence, a one-story Mid-Century Modern home with a Douglas Fir structural system, was designed by master architect John Lautner for Jules Salkin, a noted Los Angeles developer. Salkin, the catalyst and co-founder of the Mutual Housing Association, was responsible for the historically significant Crestwood Hills development in Brentwood. Interestingly, Lautner is not listed as the architect on the building permit as he did not receive his license until 1952, four years after the home’s construction.

**HCM #1112, Singleton Estate (384 Delfern Drive)**
Built in 1970 for Dr. Henry E. Singleton – co-founder and former CEO of Teledyne, Inc., one of the largest technology conglomerates in the United States – the home is in the New Traditional French style, a reaction against the starkness of modernism. The property was designed by Wallace Neff – an architect known for his extensive portfolio of celebrity commissions. The grounds were designed by landscape architects Thomas Church, considered to be the pioneer of modern landscape architecture, and Philip Shiple.

**HCM #1113, Schlyen House (4773 West Los Feliz Boulevard)**
Built in 1924 for Russian immigrant and pharmacist Joseph Schlyen, architect David F. Picken designed this Spanish Colonial Revival residence in the Los Feliz community. The Schlyen House lot includes one of the historic Deodar Cedar trees planted by the Los Feliz Women’s Club in 1916, which are designated City Historic-Cultural Monument No. 76. The house configuration is a classic “L” shape providing privacy to the backyard and views to downtown and the ocean. The house features a number of decorative elements on the exterior including an oversized door with a Churriguersque style surround and wrought iron grilles.

**HCM #1114, Redwine Building (1618 North Las Palmas Avenue)**
Built in the heart of Hollywood in 1931, the Redwine Building was designed by architect Richard D. King for Los Angeles attorney Hiram G. Redwine. King worked closely on the property with his client to produce a building that would best express Redwine’s history and professional success; cast concrete artwork relating to Redwine’s law practice (an open book is flanked by a certificate on the left, gavel on the right, and balanced scales below) appear above the building’s entry. The building retains many character-defining features of the Art Deco style including the stepped pyramidal tower, three-tiered inset entryway, and decorative grille work.

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HCM #1115, Altman Apartments (412-416 South Catalina Street)
The two-story French Norman style Altman Apartments were built in 1939 for Leo Altman, an advertising executive at the Los Angeles Times. Designed by Edith Mortensen Northman, one of the few prominent female architects practicing in Los Angeles during and after the Great Depression.

HCM #1116, Albert Van Luit Complex (4000-4010 East Chevy Chase Drive)
The Van Luit property in Atwater Village consists of two buildings, each part of the manufacturing and sale of wallpaper for Van Luit and Company, the first wallpaper manufacturing business in California. The oldest building on site, a daylight factory designed by James Raymond Watt, Jr. in 1950, is located toward the south side of the site. The second building, built in 1965, was designed by master architect Edward Abel Killingsworth in the International Style, and housed the showroom and company offices. Killingsworth designed many commercial and residential buildings in Southern California, most notably four houses in the Case Study program.

HCM #1117, Welfer Residence (4784 West Cromwell Avenue)
A strong example of Spanish Colonial Revival architecture, the Welfer Residence, built in 1923, was designed by architect A.F. Leicht. Leicht designed as many as twelve single-family homes in Los Feliz throughout the 1920s. The two-story single-family residence has a distinctive, irregular roofline, multiple bays on the main elevation and an octagonal turret enclosing the interior stair.

HCM #1118, Sachs Apartments (1807-1817 N. Edgecliffe Drive)
A rare example of an International Style apartment building, the Sachs Apartments consist of simple geometric volumes with flat roofs, wood casements, awning windows arranged in bands, recessed entries and irregular plans. Designed by master architect Rudolph M. Schindler in 1927, the apartment complex was commissioned for the Silver Lake neighborhood by successful Romanian immigrant Herman Sachs. Sachs’ mural work is featured in prominent institutions throughout Los Angeles such as City Hall, Union Station, St. Vincent’s Church and Bullock’s Wilshire.

HCM #1119, Albert W. Witzel Residence (226 St. Andrews Pl.)
Built in 1914, the Witzel Residence is an excellent example of a Craftsman style residence with Japanese influences. The property is clad in redwood shingles and has a decorative open front gable with upturned barge boards supported by a wide brick porch. Inside, crown moldings, an inglenook with tall casement windows, a built-in drop-leaf desk, and art glass front bookcases distinguish the home. Albert Witzel was a pioneer of studio portraiture during the early days of film and well known for his art and membership in the Hollywood and Los Angeles Chambers of Commerce.

HCM #1120, Colonel Koehler/Admiral Kingman Residence (81 Fremont Place)
An excellent example of Mediterranean Revival architecture, the Colonel Koehler/Admiral Kingman Residence is part of Fremont Place, a residential park planned in 1911 on what was then the western edge of Los Angeles. The home is clad in smooth stucco with a low pitched hipped roof clad in Mission tile. The once-suburban neighborhood was developed in response to the growth of the city’s streetcar infrastructure and was one of the earliest single-family residential developments in the Wilshire area.

HCM #1121, Franmar (2207 North Fern Fell Place)
Franmar – a combination of designer Francis William Vreeland’s first name with his wife’s, Marian – is a 1923 Swiss Craftsman home and studio in the Oaks section of Los Feliz. The two-story home has a cross gabled roof, board and batten siding, exposed eaves with large brackets, and casement windows. The house not only uses wood for its exterior cladding and windows, but also incorporates it into the ceilings, floors, walls, and balconies of the interior. The doors and windows came from stock lumber but were embellished personally by Vreeland and a blacksmith with the addition of handmade nails, brass hinges, and handles. Vreeland was a fine artist and lecturer originally from Nebraska whose work would later earn a solo exhibition in the Los Angeles County Museum of Arts.

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OHR Welcomes Two New Staff Members

The OHR is very pleased to welcome two new additions to its team this summer:

Sara Delgadillo Cruz has a Masters in Heritage Conservation from USC and a B.A. from Woodbury University in Burbank, with a concentration in Interior Architecture, Design, and Fine Art. She has previously worked as a grant writer and as a Cultural Resources Intern for the National Park Service in San Francisco, where she assisted with National Historic Landmark nominations and other initiatives to research cultural sites associated with diverse communities. She serves on the Executive Committee of Latinos in Heritage Conservation, a group dedicated to promoting historic preservation in Latino communities throughout the nation. Sara will be coordinating HistoricPlacesLA, the City’s historic resource inventory system.

Melissa Jones also has a Masters in Heritage Conservation from USC, as well as a B.A. in Anthropology from UC Santa Cruz. She has worked as a consultant to the historic Gamble House in Pasadena, researching and examining contemporary methodologies and best practices for interpretation at historic sites, and now serves on the Board of Friends of the Gamble House. She worked at USC for several years, both as Coordinator of Educational Programs for the Shoah Foundation, founded by Steven Spielberg, and as Special Events Coordinator for the Office of the Provost. Melissa will be preparing staff recommendations to the City’s Cultural Heritage Commission and helping to coordinate the Mills Act Historical Property Contract program.

Shannon Ryan, who most recently held Melissa Jones’ position within the OHR, has moved to the Department’s Code Studies section, where she will be assisting with re:code LA, the city’s new zoning code, and other citywide ordinances, including neighborhood conservation initiatives. We thank Shannon for her outstanding work with the OHR and wish her the best in her new endeavors!

HCM #1122, Neiburger House (1220 North Kenter Avenue)
The 1962 Neiburger House – a one-story Mid-Century Modern property in the Crestwood Hills neighborhood of Brentwood – is particularly unique as one of only a handful of homes rebuilt to original specifications after the devastating 1961 Bel-Air fire destroyed nearly 500 homes in the area. Designed by Donald Park for UCLA professor Morris Neiburger in 1956, the “L”-shaped home is perched atop the mountainside with unobstructed views of Los Angeles. In keeping with Mid-Century Modern aesthetics, the house blends seamlessly from indoor to outdoor spaces with floor to ceiling fenestration.

HCM #1123, Eva K. Fudger/ Howard Hughes Residence (211 South Muirfield Road)
A large Monterey Revival estate located at the southeastern edge of the Wilshire Country Club, the home was designed by master architect Roland E. Coate for widow Eva K. Fudger (née Johnson) in 1926. The Johnson family is notable for its role in bringing the Santa Fe Railroad to Southern California. The property was later owned by entrepreneur, producer, and reclusive billionaire Howard Hughes. Roughly shaped in a half-ellipse, the residence boasts a second floor balcony that stretches nearly the full length of the home, a quintessential feature of Monterey Revival style architecture.

L.A.’s Newest Historic-Cultural Monuments (Continued from page 7)

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