



OFFICE OF HISTORIC RESOURCES

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OHR COMPLETES HISTORIC CONTEXT STATEMENTS FOR FIVE LA ASIAN AMERICAN COMMUNITIES

The Office of Historic Resources has completed SurveyLA historic contexts and a National Register Multiple Property Documentation Form (MPDF) relating to the city's Japanese, Filipino, Thai, and Korean American histories: (<https://preservation.lacity.org/historic-context#Ethnic-Cultural%20Themes>).

The contexts and MPDF were prepared using a National Park Service Underrepresented Communities grant, awarded in 2016 to the Los Angeles Department of City Planning (DCP), and the OHR served as the managing agency for the project. The DCP contracted with a local historic preservation consulting firm, Architectural Resources Group, which assembled a project team with extensive experience in developing historic contexts, community outreach, and working in Los Angeles.

The contexts cover all geographic areas of Los Angeles in which these groups settled, lived, and worked over time including five officially recognized Preserve Ameri-

ca communities: Chinatown, Little Tokyo, Thai Town, Filipinotown, and Koreatown. The documents were organized so that they may be revised and expanded over time to include other Asian American populations in Los Angeles and to address additional themes and property types not yet known.



Theravada Buddhist Center, Wat Thai of Los Angeles Buddhist Temple, 8225 N Coldwater Canyon Avenue. Completed and dedicated in 1979, the Wat Thai of Los Angeles is the largest Thai Theravada Buddhist temple in the U.S. Photo: SurveyLA

The SurveyLA contexts address properties eligible for listing under local, state, and federal designation programs, while the focus of the MPDF is to support designation of properties to the National Register and to increase the recognition, understanding, and preservation of these underrepresented communities.

An MPDF is a framework document, not a nomination in its own right, but it serves as the basis for evaluating the National Register eligibility of thematically related properties. The MPDF streamlines the National Register nomination process

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CONTENDING WITH LEAD-BASED PAINTS IN HISTORIC PROPERTIES

Owners and residents of historic homes must frequently contend with specific requirements related to lead-based paint. Fortunately, government agencies and non-profit organizations have created many useful resources to assist owners and residents in addressing potential health risks and in meeting legal obligations.

If you own a home built before 1978, there is a good chance it contains lead-based paint. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning, with children at particular risk.

Lead paint is still present in millions of homes, sometimes under layers of newer paint. If the paint is largely intact, it usually does not present problems.

However, deteriorating lead-based paint that is peeling, chipping, or cracking needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as windows and window sills, doors and door frames, and stairs, railings, banisters and porches.

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HPOZ SPOTLIGHT: GREGORY AIM MAR VISTA TRACT

In this issue we showcase the Gregory Aim Mar Vista Tract, the city's first post-World War II HPOZ, adopted by City Council in 2003. Located within the western portion of the original Rancho La Ballona, the neighborhood was developed primarily in 1948. This one-story single-family residential development was shaped by the Fair Housing Administration's desire to promote home ownership among modest-income families.

The HPOZ is uniquely intact, with 49 Contributing structures

out of the total 52 parcels within an area bounded by Palms Boulevard on the North, Meier Street on the East, Marco Place on the South, and Beethoven Street on the West. Gregory Aim's design of the tract featured an ingenious placement of standard architectural elements, variations in setback and entrance location, and imaginative integration of building and landscape design. Landscape architect Garrett Eckbo used planting materials from varying climates to create a park-like atmosphere, opening up space between houses to allow for greater social interaction.



STAFF VISIT!



OHR staff recently visited the HPOZ with residents, former and present Board members of Gregory Aim Tract.

OHR staff joined with residents in front of 3508 Moore Street, a property known as the Original Model Home in the Gregory Aim Tract. From left to right top row, Katie DeBiase, Hans Adamson, Amanda Seward, Naomi Guth, Amanda Kainer, Bradley Furuya, Anni Michaelsen, Maud Winchester, Bonnie Jones; bottom row, Blair Smith, Suki Gershenhorn, Christina Park, Micaela Torres-Gil and Lydia Chapman.



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for individual properties by comparing them with resources that share similar physical characteristics and historical associations.

The Asian Americans in Los Angeles MPDF will be considered by the State Historical Resources Commission later this year and its recommendation will be forwarded to the Keeper of the National Register. The Filipino Christian Church, a local City Historic-Cultural Landmark, (3012 N. Union Avenue) will be the first individual property nominated to the National Register under the MPDF, although the OHR plans to work with communities to encourage the nomination of additional properties using this framework.



Cathay Bank at 777 N. Broadway was the first bank operated by Chinese Americans to open in Los Angeles and the first Chinese American commercial bank in California. Cathay Bank has served as an important economic anchor for New Chinatown since its completion in 1962. It was designed by noted Chinese American architect Eugene Choy in the Asian Eclectic style. Photo: SurveyLA

From the inception of SurveyLA, a key focus of the project has been to identify resources associated with the city's rich ethnic and cultural history. SurveyLA findings provided the starting point for the identification of resources associated with Asian American histories. Lists of known resources were compiled for each context to provide a foundation for understanding relevant themes, associated property types, patterns of geographical distribution, and time frames covered.

The OHR then organized a project Advisory Committee to work with the consultant team. The Committee and other key community members provided guidance and information that greatly enhanced the contexts. Participants included leaders in the Asian American community representing a wide range of interests, organizations, and institutions as well as professors, scholars, and writers of Asian American history. Members iden-

tified important places associated with each community, advised on pertinent sources of research information, and served as subject matter experts to review and comment on various context drafts. Committee members Michelle Magalang, PhD (Executive Director of the Asian and Pacific Islander Americans in Historic Preservation) and David K. Yoo, PhD (Vice Provost, Institute of American Cultures, and Professor of Asian American Studies & History at UCLA) wrote the preface to the historic contexts and the MPDF.

The OHR also organized a series of five community meetings in locations throughout Los Angeles. These working meetings (one for each associated context) were promoted through Committee members and a variety of venues. They gave the community the opportunity to provide input on significant places to inform the contexts and, in some cases, provided leads to private collections of photographs and historic materials from individuals in attendance.

The contexts and MPDF were written by a number of authors, all of whom conducted extensive primary and secondary source research. U.S. Census data provided critical information on



564 N. Virgil Avenue. Constructed in 1924 by S. Ozawa this vernacular wood-frame building served as a hotel/rooming house for Japanese men working as domestic gardeners. Listed as site of Obayashi Employment agency in the 1930s. Photo: Google Streetview

population numbers and settlement patterns over time. Place-based sources used to identify extant potential resources included Sanborn Fire Insurance Maps, city directories, business directories, phone books, historic photographs, permit records, and historic newspapers.

Based on research and survey results, a wide range of themes

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Meeting of the Young Korean Academy at 3241 S. Catalina Street in 1937. This single-family residence served as the Los Angeles branch of the Korean American patriotic youth organization which was founded by Ahn Chang Ho in San Francisco in 1913.

The organization was later based out of the Korean National Association building. Photo: Korean American Digital Archives

and associated property types, both individual resources and historic districts, were identified relating to the history of Asian Americans in Los Angeles. They cover important people, organ-

izations, and events relating to topics including Business and Commerce, Religion and Spirituality, Health and Medicine, Visual and Performing Arts, Media, Military History, Sports and Recreations, and Community Organizations, Services, and Institutions.



Polynesian-themed Tiki-Ti Bar at 4427 Sunset Boulevard. Opened in 1961 by Filipino business owner Ray Buhen. The family continues to operate the business today. Photo: SurveyLA

OHR RELOCATES TO FIGUEROA PLAZA

The Office of Historic Resources has relocated its office space as of April 9th, moving several blocks west from Los Angeles City Hall to the Figueroa Plaza complex, 221 N. Figueroa St., Suite 1350.

The OHR is joined at Figueroa Plaza by the Department of City Planning's Urban Design Studio and Major Projects Section; the Department's Automated Records section will also be relocated to the building's 14th Floor this summer.

The move, which is necessitated by recent staffing growth in the Department of City Planning, will allow all of the OHR's staff, including the Historic Preservation Overlay Zone (HPOZ) Unit, to share the same office floor for the first time. OHR staff is now located within the same complex as the City's Development Services Center (DSC), in the matching tower at 201 N. Figueroa St., putting more of the department's public-facing functions within proximity of the DSC, where the Department of Building and Safety and other City departments also have their public presence.

All OHR staff email addresses remain unchanged; however, new

phone numbers have been assigned to all OHR staff, which are posted [here](#).

The OHR team looks forward to working with you from our new home!





CONTENDING WITH LEAD-BASED PAINTS IN HISTORIC PROPERTIES

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Additional Environmental Protection Agency (EPA) regulations – known as the renovation, repair, and painting rule – went into effect in 2010. The stated goal of the regulations is to protect children from lead-based paint problems by focusing on places where children are most likely to be, including housing, schools, and childcare facilities.

With these requirements, and other government programs and incentives in mind, the Office of Historic Resources offers the following tips in addressing lead-based paint in historic properties:

Learn how to protect your own family from the dangers of lead-based paint exposure

The Federal Environmental Protection Agency offers some of the most comprehensive information on the sources of lead, both at home and in public places: <https://www.epa.gov/lead/protect-your-family-exposures-lead>

Educate yourself on ways to address lead paint while retaining significant features of historic homes.

Properly addressing lead paint does not mean that property owners need to remove older painted windows, doors, wood-work, and siding. Through inexpensive materials and lead-safe renovation techniques, historic buildings can be made lead-safe while preserving their architectural features.

The National Park Service's Preservation Brief 37 addresses these techniques comprehensively, offering a useful guide for property owners and preservation professionals: <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/37preserve-brief-leadpaint.pdf>.

The Department of Housing and Urban Development (HUD) revised its guidelines for treatment of lead-based paint in 2012, https://www.hud.gov/program_offices/healthy_homes/lbp/

[hudguidelines](#), with a particularly useful and detailed chapter on lead-based paint and historic preservation: <https://www.hud.gov/sites/documents/LBPH-20.PDF>

Explore whether you or your property might qualify for grants for lead-based paint abatement.

In the City of Los Angeles, the Housing + Community Investment Department (HCID) offers the Lead Hazard Remediation Program (LHRP), which provides grants to property owners to make their properties lead-safe and to eliminate health and safety hazards. The LHRP grants are primarily targeted to low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards. Visit <http://hcida.lacity.org/home-safe-lead-paint> for more information.

If you have tenants in a pre-1978 building, ensure that you comply with legal notification requirements related to lead-based paint.

Federal law requires that before signing a lease for housing built before 1978, renters must receive from their landlord an EPA-approved information pamphlet on identifying and controlling lead-based paint hazards. The pamphlet, [Protect Your Family From Lead In Your Home](#), must be distributed to tenants whether or not lead-based paint has been confirmed within the property; failure to do so could open up property owners to significant legal liability.

Landlords are not required to conduct any evaluation of the lead-based paint, or to remove it, but the lease or rental agreement must contain a lead warning statement in legally-required language. Residential leases also must include a lead-based paint disclosure, to be signed by the landlord and tenant.

By taking these careful steps, you may not only ensure that you meet basic legal obligations, but also protect the health of local families, as well as the longevity and uniqueness of the city's historic resources.

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PUTTING ANGELENAS ON THE MAP

On March 28, 2018, the OHR partnered with the Office of Mayor Eric Garcetti and Mount St. Mary's University's Center for the Advancement of Women for a research event, "Putting Angelenas on the Map."

The evening event, held during Women's History Month at Mount St. Mary's Doheny Campus, brought together women and men from across Los Angeles to conduct research that will help identify Angelenas whose accomplishments and contribu-



tions to the city may have been previously overlooked. Participants drew upon multiple sources, including historical records, City databases and SurveyLA documentation. The collective research efforts helped kick off a Los Angeles-based "Put Her on the Map" initiative aimed at increasing the number of landmarks, statues and public spaces named in honor of notable women. The research is also informing the City's first-ever Women's Rights Historic Context Statement, currently under development by the OHR with support from a State Office of Historic Preservation Certified Local Government grant, as part of SurveyLA's Citywide Historic Context Statement.

Thanks to all who joined in the efforts to help put Angelenas on the map – literally!



L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council designated five new Historic-Cultural Monuments (HCMs) from January 2018 to March 2018. Los Angeles' newest HCMs include the following:

HCM #1154, Joannes Brothers Company Building, 800 East Traction Ave and 310 South Hewitt Street



Built in 1917, the Joannes Brothers Company Building is a five-story industrial building with a one-story wing located in Downtown Los Angeles' Arts District. Designed in the

Beaux-Arts architectural style by Los Angeles master architect John B. Parkinson, the structure served as the Joannes Brothers Company's Ben-Hur coffee and spice manufacturing facility from 1917 to 1959. Parkinson was best known for his civic, commercial, and hotel buildings, including the Los Angeles Athletic Club (HCM #69), Los Angeles Memorial Coliseum, Los Angeles City Hall (HCM #150), and Los Angeles Union Station (HCM #101). The Joannes Brothers Company Building is sig-

nificant both for its association with the early development of the food processing industry, and for its association with the artist-in-residence movement of the 1980s, which emerged and flourished because of the pioneering contributions of Japanese American, Chicano, and other artists, such as Matsumi Kanemitsu and Richard Duardo, in what is now the Arts District.

HCM #1155, F. and W. Grand Silver Store Building, 537 South Broadway

The F. & W. Grand Silver Store Building is a six-story commercial building located in Downtown Los Angeles' Broadway corridor, constructed in 1931. The structure was designed in the Art Deco architectural style by Los Ange-

les master architects Albert R. Walker and Percy A. Eisen. F. & W. Grand Silver Stores Inc. occupied the building from 1931



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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

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until 1934, after which it became home to a series of other department stores and clothing stores. The building is an excellent example of an Art Deco commercial building, distinguished by its use of richly-detailed terra cotta and the alternating bronze-colored metal spandrel panels with Art Deco reliefs below each window on the east-facing façade. Walker and Eisen together designed over 200 buildings and were responsible for such prominent landmarks as the Beverly Wilshire Hotel, the Normandie Hotel (HCM #1013), and the Commercial Exchange Building (HCM #1145).

HCM #1156, The Potter, 1305 Ocean Front Walk



The Potter is a four-story residential hotel building located in Venice, and was built in 1912. The structure was designed with Neoclassical-style architectural elements by the Milwaukee

Building Company of Los Angeles for Maude Armstrong. The Potter is significant for its association with early twentieth century leisure tourism in Venice and as a rare example of a 1910s apartment house in Venice. Venice of America dates to 1905; by 1911, business in Venice was booming and to accommodate the large influx of leisure seekers flocking to the seaside resort, a number of brick apartment houses were built along Ocean Front Walk. The Potter (1912) was among the first built, boasting a prime location near the Venice streetcar station, Venice Pier, and the Venice Surf Bathhouse, and remains one of the oldest intact apartment houses in Venice.

HCM #1157, Beneficial Plaza and Liberty Park, 3700-3732 W Wilshire Blvd, 658-674 S Oxford Ave, 651-673 S Serrano Avenue

Beneficial Plaza and Liberty Park is comprised of an 11-story office tower with a plaza and a park located in the Wilshire Center/Koreatown community of Los Angeles. Completed in 1967, this Late-Modern architectural style office tower was designed by architects Gordon Bunshaft and Edward Charles Bassett of the prominent architectural firm Skidmore, Owings & Merrill (SOM). The plaza was designed by noted landscape architect Peter Walker of Sasaki, Walker & Associates. Liberty Park consists of an open lawn with a grove of Canary Island pine trees.

The building is a significant example of Late Modern architecture and a notable work of Bunshaft and Bassett. The associated park is an excellent example of a designed landscape by Peter Walker, and reflects concerted

initiatives by the property owner and City government to provide community open space in conjunction with commercial growth. The site is also significant for its association with the post-World War II development of the Wilshire Center business district a headquarters center for insurance companies and other major corporations.

HCM #1158, Musicians Union of Hollywood, 817 Vine Street



The Musicians Union of Hollywood, opened in 1950 on Vine St., was designed by master architect Gordon B. Kaufmann. For nearly seven decades the subject property served as the

headquarters of the American Federation of Musicians Local 47 trade union which played an integral role in the music industry and organized labor. From its beginning, Local 47 fought for the rights of artists as well as those fighting oppressive conditions and laws, particularly during the 1940s and 1960s. The building was the headquarters of the first local musicians union in the United States to desegregate: the desegregation of Local 47 in 1953, occurring prior to the Brown v. Board of Education Supreme Court decision and the Montgomery Bus Boycott, was a pioneering event in the Civil Rights Movement and the entertainment industry. The property is also associated with many notable musical personalities including prominent musicians Bill Douglass, Bobby Short, and Ernie Freeman, as well as the legendary Wrecking Crew, a group of Los Angeles studio musicians who played on hundreds of hit records. The property is also significant as an excellent example of Corporate International-style architecture in Hollywood and as a notable work of Gordon Kaufmann representing his late career.