



Historic Resources Survey Report **Silver Lake-Echo Park-Elysian Valley Community Plan Area**



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources



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May 2014

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Project Overview

This historic resources survey report (“Survey Report”) has been completed on behalf of the City of Los Angeles Department of City Planning’s Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the Silver Lake-Echo Park-Elysian Valley Community Plan Area (CPA). This project was undertaken from May 2013 to February 2014 by GPA Consulting, Inc. (GPA).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes and property types; and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the ***SurveyLA Field Results Master Report*** (“Master Report”), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. The Master Report, Survey Report, and Appendices are available on the Survey Findings page at SurveyLA.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the Secretary of the Interior’s Professional Qualification Standards in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are taken of all evaluated resources.

Field Surveys do not include:

- Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
- Community Redevelopment Area (CRA) surveys conducted within the last five years
- Potential Historic Preservation Overlay Zone (HPOZ) areas which have been surveyed in the last five years and are in the process of being designated.

SurveyLA Resources Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Districts may include single or multiple parcels, depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, sites, objects, and other features located within historic districts. Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area that makes it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning features – such as height, massing, setbacks, and street trees – which warrant consideration in the local planning process.

Project Team

The Silver Lake-Echo Park-Elysian Valley survey team included the following personnel from GPA: Teresa Grimes, Principal Architectural Historian; Laura O'Neill, Senior Architectural Historian; Jenna Kachour, Associate Architectural Historian; Elysha Paluszek, Architectural Historian II; and Amanda Yoder, Architectural Historian I. Teresa Grimes served as the project manager.

Reconnaissance survey work was conducted by senior staff from GPA and Architectural Resources Group (ARG). The aforementioned staff included Teresa Grimes and Laura O'Neill from GPA, and Katie Horak, Senior Associate at ARG.

Survey Area

Description of the Survey Area

The identified survey area for Silver Lake-Echo Park-Elysian Valley corresponds with the boundary for the Silver Lake-Echo Park-Elysian Valley CPA. Located approximately two miles northwest of downtown Los Angeles, the Survey Area has an irregular boundary. It is generally bounded by Hoover Street on the west, Temple Street on the southwest, Hyperion Avenue on the northwest, the Los Angeles River on the northeast, and Broadway and Interstate 110 (Harbor Freeway) on the southeast. The CPA is surrounded by the Hollywood, Wilshire, Westlake, Central City, Central City North, and Northeast Los Angeles CPAs (see Survey Area Map below).

Comprising some 4,800 acres, the CPA consists of a total of 20,190 parcels. Of these, 18,150 parcels were surveyed by SurveyLA.¹ SurveyLA generally does not include properties constructed after 1980, individual resources and historic districts designated under federal, state, or local programs; and areas that have been surveyed by the Los Angeles Community Redevelopment Agency within the last five years. The Angelino Heights Historic Preservation Overlay Zone (HPOZ), the Echo Park Community Design Overlay District, and the Northeast Los Angeles River Revitalization Area² are located within the boundaries of the CPA. The Angelino Heights HPOZ and the Northeast Los Angeles River Revitalization Area were excluded from SurveyLA because they are either designated or have been recently surveyed. The Echo Park Community Design Overlay District was previously

¹ This number is an estimate. To arrive at the number of parcels surveyed, the project team extracted data

² The survey of the Northeast Los Angeles River Revitalization Area was conducted in 2012 for the Los Angeles Community Redevelopment Agency. The purpose was to identify known and potential historic resources within the area, which was being studied as a redevelopment plan.

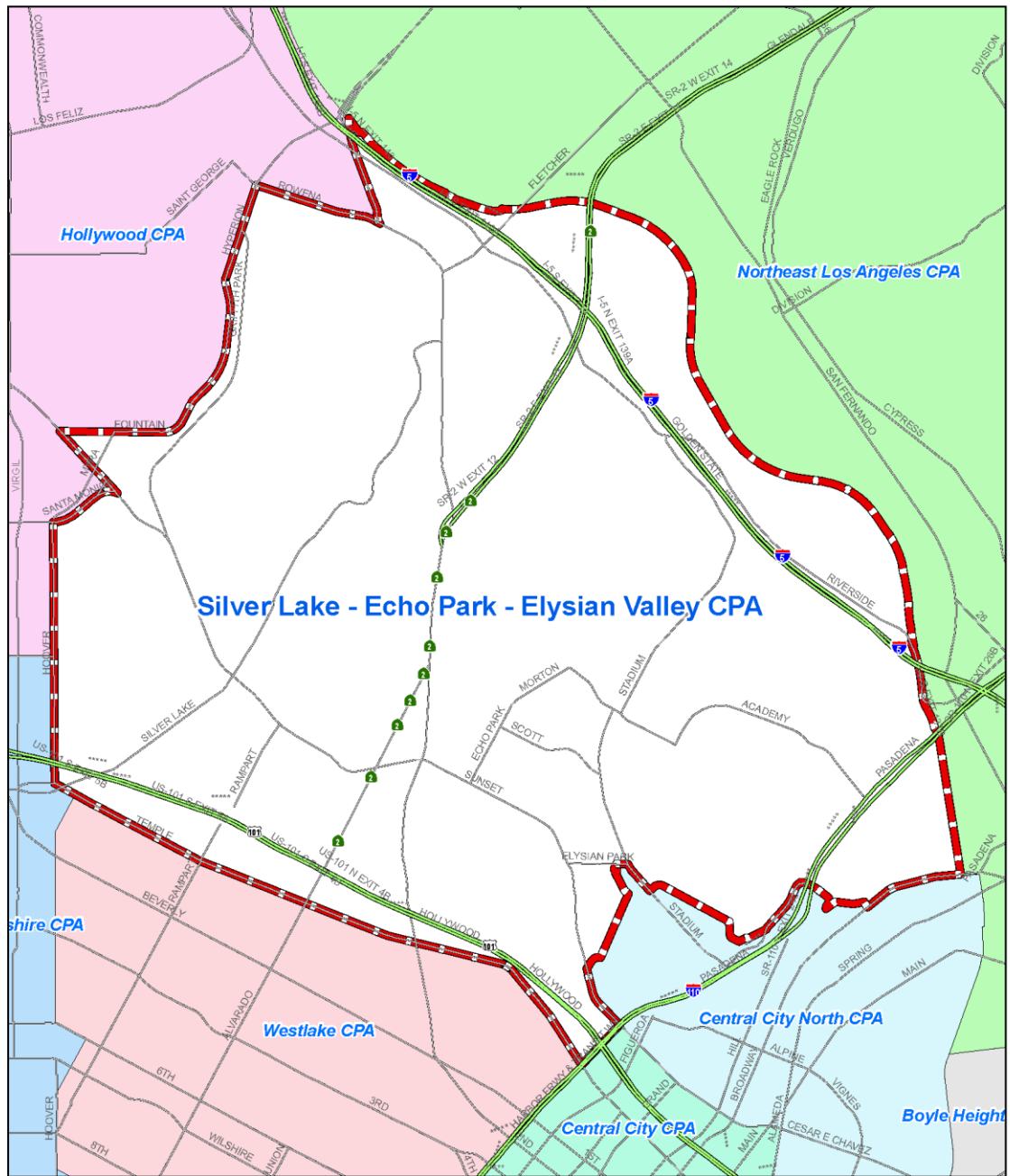
surveyed as a potential HPOZ, but determined ineligible. Therefore the area was surveyed only for individual resources by SurveyLA.

Major transportation routes through the CPA include four freeways. U.S. 101 Freeway (Hollywood Freeway), Interstate 110 (Harbor Freeway), and Interstate 5 (Golden State Freeway) cut through the Survey Area near its borders. State Route 2 (Glendale Freeway) cuts through the approximate middle of the Survey Area in a northeast-southwest direction. These freeway corridors are elevated above street level, and with their associated access ramps, establish barriers and provide funnels for traffic through the surrounding street grid in the northeast, southeast, and southwest portions of the CPA.

The CPA is characterized by a mix of quiet residential neighborhoods and busy arterials lined with commercial uses. The development in the area took place primarily during the first half of the 20th century. Development after World War II consisted mostly of infill in older neighborhoods. The CPA includes the neighborhoods of Echo Park, Elysian Valley, and Silver Lake, which contain an eclectic mixture of property types and architectural styles. The often hilly topography of the CPA has resulted in neighborhoods with curvilinear streets (as discussed above) and residences, both single- and multi-family, that are constructed to respond to their sites and are designed to be set into the hillside. The historical development of these neighborhoods is described below. Commercial development is largely concentrated along major streets, such as Glendale Boulevard, Alvarado Street, Temple Street, and Sunset Boulevard, which run through the entire length of the Survey Area. Commercial development also occurs along smaller streets such as Silver Lake Boulevard. The CPA is also home to a Major League Baseball stadium, two municipal parks, and two municipal reservoirs.

The natural topography of the Survey Area is highly variable and accounts for the irregular street pattern. The northeast portion of the CPA along the banks of the Los Angeles River is a flat plain that has been developed with a combination of residential and industrial uses. The area that is wedged between the river and the Golden State Freeway is part of the Northeast Los Angeles River Revitalization Area, which was previously surveyed. In the southeastern portion of the CPA, streets run along a grid that is oriented 45 degrees off the cardinal directions, indicating that it is within the original city land grant. Elysian Park and Dodger Stadium dominate this area. Elysian Park was partly set aside for public use in the city charter because of the hilly terrain. In the northwestern portion of the CPA, the grid is interrupted by more curvilinear streets. The streets in the Silver Lake neighborhood, located in the northern portion of the CPA and roughly bisected by the Glendale Freeway, are more irregular to accommodate the hilly topography and to navigate around the Silver Lake and Ivanhoe Reservoirs. Much of the CPA is home to public stairways, which provide pedestrian access between streets and accommodate for the hilly terrain.

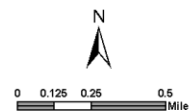
Survey Area Map



Los Angeles
Department
of City Planning

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Silver Lake - Echo Park - Elysian Valley Survey Area



Development History

The Survey Area's first inhabitants were native people referred to as the Tongva. The Spanish would later name these native people "Gabrieleno" in reference to Mission San Gabriel founded in 1771. Spanish explorers under Gaspar de Portola and Father Juan Crespi encountered the Tongva in 1769 during their expedition through the area. They had been sent north from Mexico to establish settlements in the territory known as "Alta California." Their expedition camped on the riverbank near the present-day entrance to Elysian Park. The campsite is designated California Historical Landmark #655.³

In 1781, the Pueblo de Los Angeles was founded near this campsite. A large portion of the Survey Area belonged to the public lands surrounding the pueblo. The Spanish government encouraged settlement in territory by the establishment of large land grants called ranchos. The ranchos were originally concessions from the Spanish crown, permitting settlement and granting grazing rights on specific tracts of land, while the crown retained the title. In 1821, Mexico achieved its independence from Spain, and the Spanish territory of Alta California came under control of the Mexican government. The Mexican governors of Alta California eventually gained the power to make additional land grants, and many more grants were made under Mexican rule. Land in the northwestern portion of the Survey Area was originally part of Rancho Los Feliz, which was granted to Jose Vicente Feliz in 1796. The communities of Ivanhoe and Kenilworth, part of present-day Silver Lake, were eventually formed from a portion of this early rancho. No resources from this period remain in the Survey Area.

A railroad rate war between the Union Pacific and Santa Fe in 1885 reduced the price of a ticket from St. Louis to Los Angeles to one dollar. Within a few years, more than 100,000 newcomers had arrived in Southern California, creating a real estate boom that drove land prices skyward. The bubble finally burst in 1887, leaving many paper millionaires suddenly penniless. But by that time, the land around downtown Los Angeles, including Echo Park, gave way to development.

During the late 19th and early 20th centuries, streetcar service played a key role in laying the groundwork for the future growth of the area. Commercial and residential development generally extended into the area from downtown Los Angeles north and west along streetcar lines. Angelino Heights, located in the southeastern portion of the CPA, is considered to be the first suburban development outside of downtown Los Angeles. It was developed as a direct result of a horse-drawn streetcar line on Temple Street. The line was later electrified and incorporated into the Los Angeles Railway Yellow Car system. Pacific Electric Red Car lines on Riverside Drive and Sunset Boulevard carried development further

³ At the northwest corner of North Broadway and Park Row Drive is a bronze plaque that marks the beginning of the six-mile Portola Trail through Elysian Park.

west into the neighborhoods of Echo Park and Elysian Valley.⁴ The Olive Street Substation on Sunset Boulevard was constructed by the Pacific Electric Company in 1905 to service the line between downtown Los Angeles and Hollywood.

In other parts of the CPA development patterns clearly reflect automobile influences, as evidenced by the numerous tracts of single-family residences located in the hilly areas along Echo Park and Silver Lake Boulevards. By 1920, there were two automobiles for every three residents in Los Angeles. U.S. Highway 66, popularly known as “Route 66,” was the nation’s first all-weather highway linking Chicago to Los Angeles; a portion of this famous highway was Sunset Boulevard.

The historical development of Echo Park, Elysian Valley, and Silver Lake is described below.

Echo Park

Echo Park was initially developed by real estate developer Thomas Kelley and other investors. They purchased 70 acres of land, including what is now Echo Park Lake, and named it the Montana Tract.⁵ The first lots were put up for sale in 1887. The availability of public transportation made the area easily accessible from downtown Los Angeles and encouraged residential development. In 1886, the Ostrich Farm Railway (later to become Sunset Boulevard) was laid out. It ran through the middle of what became the Washington Heights Tract, created the next year. Two other tracts making up what is now Echo Park are the Echo Park Tract, subdivided in 1903, and the Lake Side Tract, also subdivided in 1903.⁶

The community of Echo Park thrived in the late 19th century due to the oil industry. In 1892, a major oil field was discovered south of what is now Temple Street in the southernmost portion of the CPA.⁷ Ties to the early film industry also encouraged development. The Edendale area of Echo Park became home to a number of early film studios, which were established along Glendale Boulevard in the 1910s. Early studios included Disney (HCM #163), Talmadge (later ABC), and Mack Sennett’s Keystone Studios (HCM #256), which produced the comedy “Keystone Cops.” The area was also frequently used for filming on location; for example, the Laurel and Hardy film “The Music Box” was filmed in the area.⁸

⁴ “About the Silver Lake Community, Los Angeles, California,” Welcome to Silver Lake, http://www.silverlake.org/about_silverlake/aboutSL_frmset.htm (accessed December 3, 2013).

⁵ Echo Park Historical Society, “The Presence of the Past,” Historic Echo Park – Historic Overview, <http://historicechopark.org/id37.html> (accessed December 3, 2013).

⁶ Jones and Stokes, “Echo Park Historic Preservation Overlay Zone Historic Resources Survey,” December 2007, 19.

⁷ Echo Park Historical Society, “The Presence of the Past,” <http://historicechopark.org/id37.html> (accessed December 3, 2013).

⁸ “About the Silver Lake Community, Los Angeles, California,” Welcome to Silver Lake, http://www.silverlake.org/about_silverlake/aboutSL_frmset.htm (accessed December 3, 2013); Echo Park

Development continued in the first decade of the 20th century with the subdivision of tracts such as Sunset Boulevard Heights, northeast of what is now Sunset Boulevard and Echo Park Avenue. The area began to develop in earnest in the 1920s, a period when the city at large experienced a development boom. Due to the hillside terrain, the area is home to numerous public stairways (including one where “The Music Box” was filmed), which were first constructed of wood and later replaced with concrete stairs.⁹ The presence of the Pacific Electric Red Car line along Sunset Boulevard encouraged commercial development along the street in the 1910s and 1920s. There are individual commercial buildings along Sunset Boulevard that reflect the influence of the streetcar system on the development of Los Angeles. A small collection of buildings on Sunset Boulevard near the intersection of Innes Avenue is unique in that it combines commercial and residential uses in building forms that respond to the hilly topography. Two of these resources are bungalow courts with commercial storefronts facing Sunset Boulevard and residential units lining a central stairway.

The irregular topography generally made the area unsuitable for large-scale institutional development. The two notable exceptions to this rule are Angelus Temple and Queen of Angels Hospital. Angelus Temple is located north of Echo Park and is the home of the International Church of the Foursquare Gospel. The church was founded by evangelist Aimee Semple McPherson and opened in 1923. It had a capacity of 5,300.¹⁰ McPherson was a renowned evangelist and was famous for her theatrical sermons; the Church of the Foursquare Gospel was incredibly popular and remains in existence to this day. Angelus Temple was designated a National Historic Landmark in 1992. Queen of Angels Hospital is located north of the present-day Hollywood Freeway was founded by the Franciscan Sisters of the Sacred Heart in 1925. The sisters raised the money to build the hospital and it quickly grew to be one of the largest hospitals in the region. The building was completed in 1927 and expanded in 1933 and 1937. It is now the home of a Christian ministry called The Dream Center.

Echo Park Lake began as a reservoir that captured run-off water from the Los Angeles River. It was known as Reservoir #4 and was created in 1870 as part of the original water system for Los Angeles. Thomas Kelley and other investors purchased the reservoir and surrounding land, but after years of legal battles to claim water rights to the reservoir, they eventually

Historical Society, “Edendale: Where ‘Hollywood’ Began,” <http://historicechopark.org/id9.html> (accessed December 3, 2013).

⁹ Jones and Stokes, 28.

¹⁰ “Foursquare History,” Angelus Temple, <http://www.angelustemple.org/new-here/history/> (accessed December 8, 2013); Amy Dawes, *Sunset Boulevard: Cruising the Heart of Los Angeles* (Los Angeles, CA: Los Angeles Times Books, 2002), 38.

donated the land around the reservoir to the city for use as a park.¹¹ One of the city's earliest municipal parks, Echo Park's first phase of development occurred between 1892 and 1895 (Echo Park is HCM #836). It was later expanded south to Temple Street with open space, and tennis and croquet courts. The Echo Park Recreation Center (now the Bellevue Recreation Center) was constructed in 1925 and designed by Allied Architects; a library was built three years later (demolished in 1974). A new boathouse was constructed in 1932 to replace an earlier one. Much of the southern portion of the park was affected when the Hollywood Freeway was constructed through the area in the latter half of the 1940s; the freeway eliminated many of the amenities that once existed there, including a fountain, sports field, and walking paths.¹²

The Echo Park neighborhood became a haven for intellectuals and radicals beginning in the late 1920s. Numerous politicians and journalists, both mainstream and radical, lived in Echo Park because of its proximity to downtown Los Angeles. Prominent individuals who resided in the area included the author, editor, and lawyer Carey McWilliams and newspaper columnist and Los Angeles City Council member Estelle Lawton Lindsey. Phillip Dike and Paul Landacre were two of many artists who lived in Echo Park. Dike was a distinguished water colorist as well as an artist at Walt Disney Studios. Landacre was one of the most important printmakers of the modern era. His fascination with printmaking developed in the late 1920s when he met the bookshop and gallery owner Jake Zeitlin, who also lived in the neighborhood. Landacre's house was designated HCM #839 in 2006.

Elysian Valley

The Elysian Valley neighborhood is sandwiched between the Elysian Park hills and the Los Angeles River. The area was annexed by the City of Los Angeles in 1910. The land was devoted to Mexican-, Chinese-, and Japanese-owned farms until 1913 when it began to be subdivided.¹³ Growth continued into the 1920s, with residential construction occurring and transforming the previously agricultural land into neighborhoods.¹⁴ A small industrial area developed along the Los Angeles River, and many of the area residents worked at Taylor Yard, the Southern Pacific Railroad switching facility and freight yard located just across the river from the community.¹⁵ Another major employer in the area was Four S Bakery, a bread

¹¹ City of Los Angeles Planning Department, "Echo Park Community Design Overlay District: A Part of the General Plan, City of Los Angeles," 2009, 23.

¹² Echo Park Historical Society, "The Historic Heart of Echo Park," Echo Park Lake, <http://historicechopark.org/id99.html> (accessed December 3, 2013).

¹³ Penelope McMillan, "Elysian Valley- Frogtown Holds Bucolic 'Secret' Minutes From Downtown L.A.," *Los Angeles Times*, March 8, 1987, p. B1.

¹⁴ Historic Resources Group and Galvin Preservation Associates, "Historic Resources Survey Report – Northeast Los Angeles River Revitalization Area," June 2012, 24.

¹⁵ Historic Resources Group and Galvin Preservation Associates, 24-25.

bakery founded in 1922.¹⁶ Residential development continued into the 1950s, but the area retained a small-town feel due to its relative geographic isolation between the Los Angeles River and Elysian Park. After 1954 it became known locally as “Frogtown,” when thousands of frogs from the Los Angeles River filled the streets and yards. The area was cut off from the remainder of the CPA by the construction of the Golden State Freeway in 1962.¹⁷

The Elysian Valley neighborhood takes its name from Elysian Park, the first municipal park in Los Angeles. Elysian Park was originally part of the public lands surrounding the Los Angeles pueblo. Formerly known as Rock Quarry Hills, this hilly outcropping was reserved as public land by the mayor in 1886.¹⁸ It was developed into a municipal park in the 1890s. The 575-acre park contains Southern California’s first botanical garden, the Chavez Ravine Arboretum (HCM #48), as well as the Los Angeles Police Academy (the Rock Garden is HCM #110) and Barlow Hospital (HCM #504).¹⁹

Dodger Stadium is surrounded by Elysian Park on the north, east, and west. The general location of Dodger Stadium was called Chavez Ravine for Julian Chavez, a Mexican pioneer who served on the first County Board of Supervisors.²⁰ By the 1930s, the area was home to three mostly Mexican American neighborhoods called Palo Verde, La Loma, and Bishop. In 1950, the Housing Authority of the City of Los Angeles decided to raze the neighborhoods for the construction of a multi-story, low-income public housing project called Elysian Park Heights. The acclaimed modernist architect Richard Neutra was hired to develop the plan. Using their power of eminent domain, the Housing Authority began to purchase the property in Chavez Ravine. Despite their protests, most of the property was purchased by 1952 and the residents were displaced. The Elysian Park Heights project was not implemented, however, due to opposition from a number of interest groups, who played up Cold War-era fears of socialism to eliminate support for publically funded housing.²¹

Following the rejection of the public housing project, local boosters flagged Chavez Ravine as the ideal location for a Major League Baseball stadium. After lengthy negotiations with Brooklyn Dodgers owner Walter O’Malley, a referendum on the issue that passed by less than 25,000 votes, and several positive court decisions, Chavez Ravine was deeded to

¹⁶ Denise Hamilton, “Northeast L.A.’s Bakery Business Rising,” *Los Angeles Times*, April 30, 1987, p.GD10.

¹⁷ McMillan, B6.

¹⁸ Echo Park Historical Society, “Los Angeles’ First Park,” Historic Echo Park – Elysian Park, <http://historicechopark.org/id31.html> (accessed December 3, 2013).

¹⁹ Echo Park Historical Society, “The Presence of the Past,” Historic Echo Park – Historic Overview, <http://historicechopark.org/id37.html> (accessed December 3, 2013).

²⁰ Jones and Stokes, 30.

²¹ Nathan Masters, “Chavez Ravine: Community to Controversial Real Estate,” SoCal Focus, http://www.kcet.org/updaily/socal_focus/history/la-as-subject/history-of-chavez-ravine.html (accessed January 17, 2014).

O'Malley in 1959.²² The Dodgers actually moved to Los Angeles in 1957 and played in the Los Angeles Memorial Coliseum until Dodger Stadium opened in 1962. The construction of the stadium displaced the few remaining residents of Chavez Ravine.

Silver Lake

The Silver Lake neighborhood was originally called Ivanhoe, named by Scotsman Hugo Reid after the book by Sir Walter Scott. Due to its proximity to downtown Los Angeles, the area developed with residential neighborhoods relatively early in the city's history. Lots began to be sold during the real estate boom in 1887. The area was made more attractive to homebuyers after the Pacific Electric railroad provided access in 1904.²³ Early residential tracts including Childs Heights, Rowland Heights, and Mabery Heights were subdivided on either side of Sunset Boulevard, which was the path of a streetcar line. Like Echo Park, many of the early tracts in Silver Lake featured public stairways because of the hillside terrain of its neighborhoods. The land in the northern portion of Silver Lake became part of the City of Los Angeles as part of the East Hollywood Annexation in 1910.²⁴ The completion of Glendale Boulevard in 1915, which connected Los Angeles to Glendale by a bridge over the Los Angeles River, stimulated interest in the development of the Silver Lake neighborhood.

The community was centered around the Silver Lake and Ivanhoe Reservoirs (HCM #422). It is from the Silver Lake Reservoir that the community gets its present name.

The reservoir was named in honor of Herman Silver, a Jewish pioneer who was elected to the City Council and served as the Chairman of the City's Water Commission. Both reservoirs were designed by Chief Engineer William Mulholland, and were constructed in 1906 and 1907. They were only to be utilized in the event of an emergency at first; it was not until 1920s, when demand for water rose with the area's increasing population, that they were used on a regular basis.²⁵

Moreno Highlands was one of the largest tracts developed in Silver Lake. Located on the west side of the Silver Lake Reservoir, it was developed during the 1920s and 1930s by Daisy Canfield, wife of film star Antonio Moreno. The land was originally part of the Canfield-Moreno Estate (HCM #391), the couple's residence, which sits at the top of the hillside tract. The Moreno Highlands Tract opened in 1926. The *Los Angeles Times* reported the

²² Masters, "Chavez Ravine," http://www.kcet.org/updaily/socal_focus/history/la-as-subject/history-of-chavez-ravine.html (accessed January 17, 2014).

²³ Jenifer Palmer-Lacy and the Silver Lake Neighborhood Council History Collective, "History of the Silver Lake Neighborhood," Silver Lake Neighborhood Council, <http://silverlakenc.org/history/> (accessed December 8, 2013).

²⁴ Los Angeles County GIS Data Portal, "City Annexations – Annexation Maps," <http://egis3.lacounty.gov/dataportal/2013/06/11/city-annexations/> (accessed December 4, 2013).

²⁵ "Silver Lake and Ivanhoe Reservoirs," Silver Lake Reservoirs Conservancy, <http://www.silverlakereservoirs.org/projects/reservoir-history/> (accessed December 3, 2013).

tract's rapid pace of development in the latter half of the 1920s, due in large part to its proximity to downtown and its views of surrounding areas. By 1930, there were 193 homes in the development.²⁶ Between 1936 and 1938, another 120 homes were constructed and by 1938 there were plans for 300 more homes.²⁷ The neighborhood was so popular that the *Los Angeles Times* reported a housing scarcity, stating that "not a house is available there for rent and dwellings sell as quickly as they are completed."²⁸ Development continued into the late 1930s, with 85 new homes constructed in the tract by 1940.²⁹ The tract continued to develop into the 1960s.

Many of the individuals who purchased lots in the Moreno Highlands, as well as the other tracts that make up present-day Silver Lake, commissioned the pioneers of modern architecture to design their homes. Many such homes employed engineering techniques that allowed the houses to be perched on the edge of hillside lots that were previously considered to be unbuildable. Single- and multi-family residences by Rudolph Schindler, Richard Neutra, Raphael Soriano, John Lautner, Gregory Ain, Harwell Hamilton Harris, and J.R. Davidson, to name a few, are sprinkled throughout the hillsides. Some of the earliest and most important examples include the How House (1925, HCM #895), Sacks Apartments (1926-40), Falk Apartments (1939) by Schindler; the Tierman House (1938-1939, HCM #124), Daniels House (1939), and Orans House (1941) by Ain; the Alexander House (1941) by Harris; the Lipetz House (1935, HCM #967) by Soriano; the Sabsay House (1940) by Davidson; and the Koblick House (1937) and McIntosh House (1939) by Neutra. The fact that many of the more avant-garde architects in Los Angeles, including Richard Neutra, John Lautner, and A.E. Morris, lived and worked in the area also helps explain the rich history of modern architecture in Silver Lake. This history has been added to in subsequent decades by a whole new generation of architects who have also pushed the traditional boundaries of architecture.

Residential development in Silver Lake has been accompanied by the construction of commercial, religious, and educational buildings throughout its history. In the 1920s, a small commercial district developed in the center of the neighborhood on Silver Lake Boulevard, southeast of the Silver Lake Reservoir. However, most of the commercial development occurred on the edges along Glendale Boulevard, Sunset Boulevard, Rowena Avenue, and Hyperion Avenue and consisted of retail shops and restaurants intended to serve the area's residents. One of the older businesses in the area is the Red Lion Tavern on Glendale Boulevard. The largest institutional property in the area, the Hollywood-Los Feliz Jewish Community Center, is located just north of Sunset Boulevard on Bates Avenue. It represents

²⁶ No Author, "Tract Reaches Peak Activity," *Los Angeles Times*, May 18, 1930, p. D5.

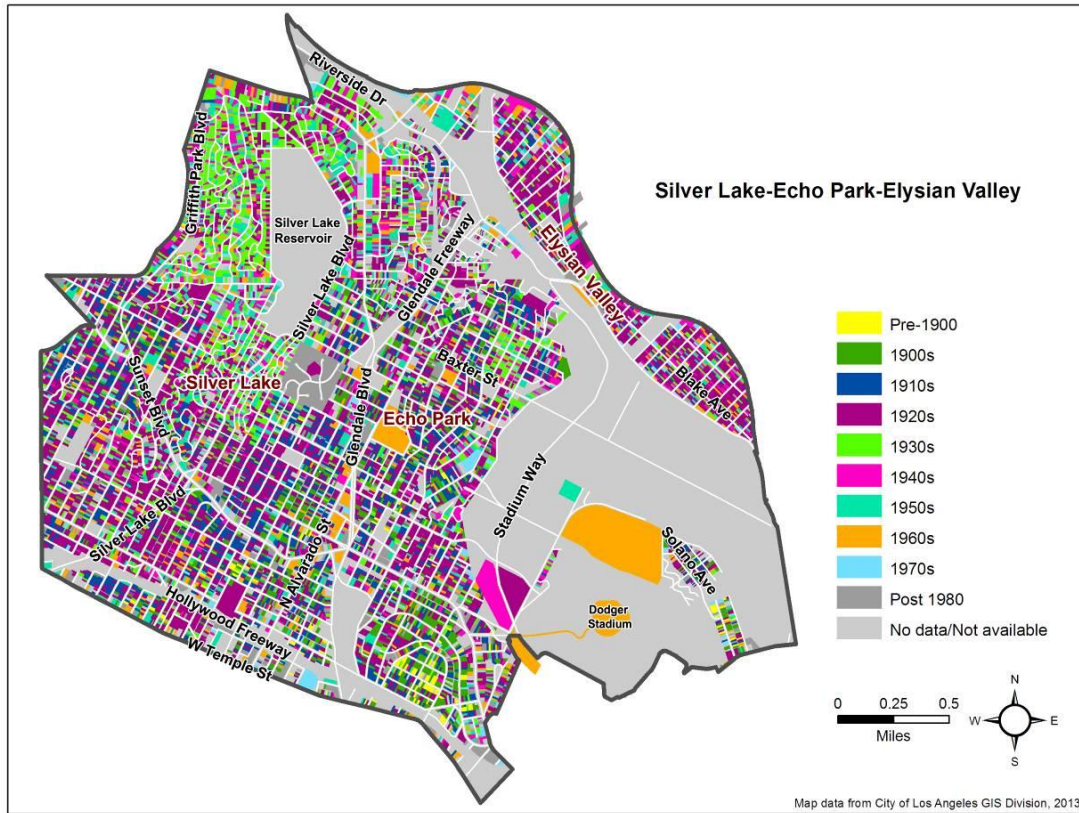
²⁷ No Author, "New Structural Activity Slated," *Los Angeles Times*, February 2, 1936, p. E3.

²⁸ No Author, "Demonstration Dwelling Ready for Inspection," *Los Angeles Times*, November 3, 1935, p. D3.

²⁹ No Author, "Eighty-Five Houses Erected at Moreno Highlands Tract," *Los Angeles Times*, September 8, 1940, p. E3.

the postwar growth of the Jewish community and is now called the Silver Lake Independent Jewish Community Center.

Development by Decade Map



The neighborhoods in the Survey Area, especially Echo Park and Silver Lake, have long been a refuge for gay, lesbian, bisexual, and transgender (LGBT) persons. The early motion picture companies in the Edendale area of Echo Park drew LGBT persons looking for opportunities in this new industry. Julian Eltinge, one of the preeminent female impersonators of his era, moved to Silver Lake in 1917 to break into the motion picture industry. Many of the key members of the gay civil rights movement lived in the area including Harry Hay, Dale Jennings, and Don Slater. These three men along with several others founded the Mattachine Society, one of the earliest homophile organizations in the U.S., in the Silver Lake home of Harry Hay in 1950. By the postwar era, the LGBT community grew larger and more visible. In 1967, Silver Lake was the scene of one of the nation's first gay civil rights protests after police raided the Black Cat Tavern (HCM #939) when men were seen kissing on New Years Eve. During the 1970s, businesses, such as bars, restaurants, and bookstores, were established around Sunset Junction to cater to the LGBT community.

Despite the bohemian atmosphere, much of the Survey Area was exclusively white during the prewar era. The notable exception was the Elysian Valley, which was ethnically diverse. As previously stated, Chavez Ravine was home to three mostly Mexican American neighborhoods that are now gone. Chinese Americans also lived in the area, which was just north of Chinatown, beginning in the 1930s. However, many of the tracts further west in the Survey Area that were established with covenants that barred the sale of lots to people of color. The use of covenants diminished after 1948, when the U.S. Supreme Court ruled in *Shelley v. Kramer* that it was unconstitutional for courts to enforce the agreements, although it never declared the agreements themselves unlawful. In 1953, the *Barrows v. Jackson* decision strengthened enforcement against their use. These two court decisions opened up new areas of Los Angeles like Silver Lake to upwardly mobile Asian Americans and African Americans. The architect Eugene Choy was one of the first Chinese Americans to move to Silver Lake. In 1949 he purchased a lot on Castle Street and constructed a home that he designed. He would eventually design several other homes in the area. The civil rights attorney Loren Miller would also make Silver Lake his home. Miller was the co-counsel for the plaintiffs in the *Shelley v. Kramer*. He lived on Micheltorena Street in the 1960s when he served on the California Superior Court.

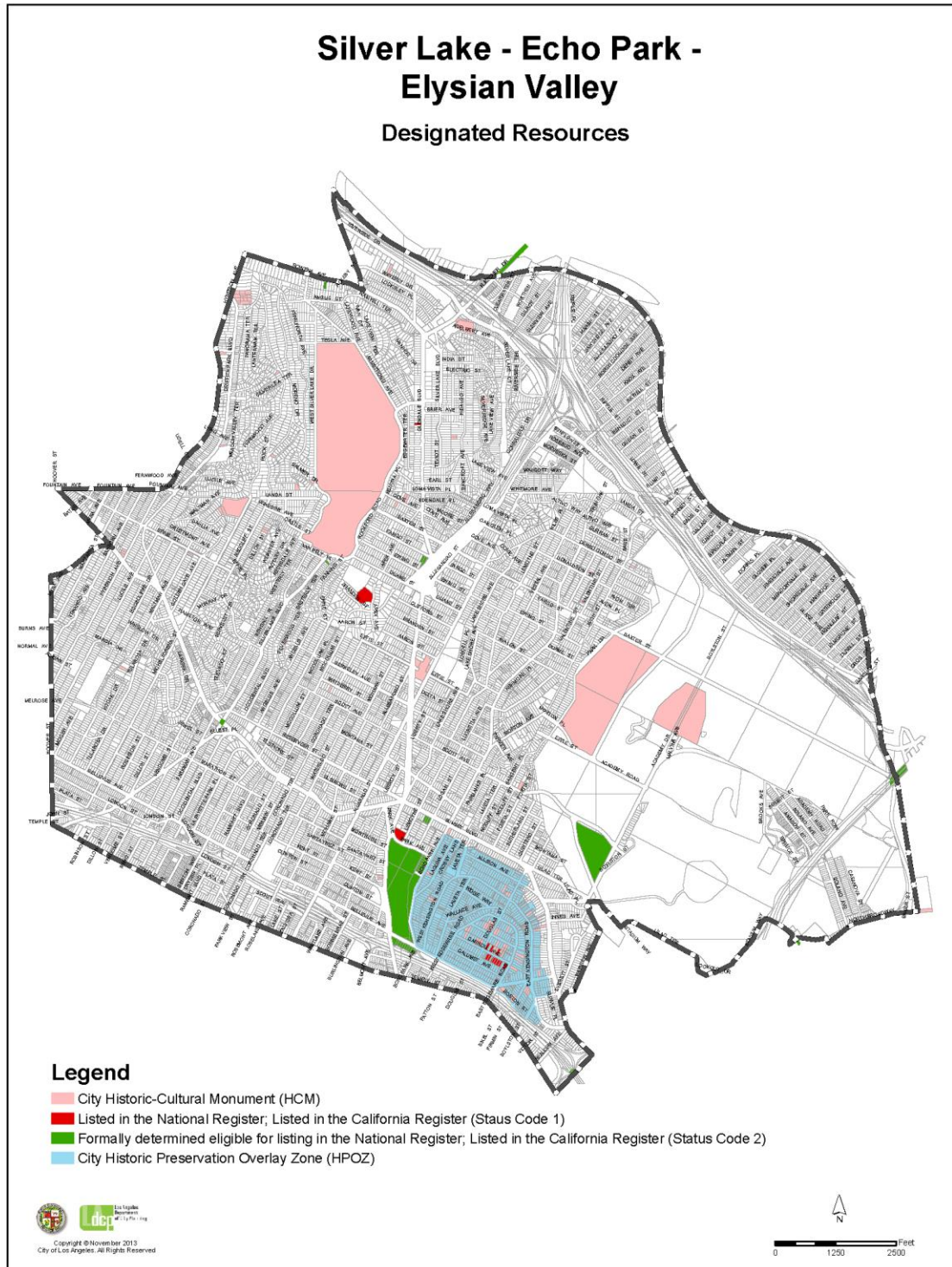
Today the Survey Area contains a culturally and ethnically diverse community with a wide range of residential, commercial, and institutional property types representing a variety of historic contexts and themes.

Designated Resources

The following map depicts designated resources within the Silver Lake-Echo Park-Elysian Valley CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ).

For up-to-date, detailed information about designated resources visit the online database at historicplacesla.org or zimas.lacity.org.

Designated Resources Map



Community Plan Area Survey Methodology

The field survey was conducted using the methodology established by the Office of Historic Resources for SurveyLA, which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).³⁰

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of three qualified survey professionals, each of whom meets the Secretary of the Interior's *Professional Qualifications Standards*. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

Once the Reconnaissance Phase was completed, the Documentation Phase began. During this phase, field work was conducted by teams of two. Properties that were identified during the previous phase, along with those that had significant associative qualities identified in pre-loaded data in FiGSS, were documented and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned.

Surveyed properties include residential, commercial, institutional, and industrial buildings, infrastructural features such as bridges and public stairways, and important landscape features such as street trees. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

The Survey Area presented several challenges for the field survey teams. The hilly topography of the CPA meant that survey teams often had to traverse steep hills. The design of many hillside residences made observation from the public right-of-way difficult; a number are oriented towards the view and face away from the street, presenting only an

³⁰ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

automobile garage or gate for surveyors to observe. All properties were evaluated to the extent possible based upon observation from the public right-of-way and follow-up research.

Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed to complete an evaluation, additional research was conducted. Sources included building permits, historical newspapers and periodicals, Sanborn maps, and city directories. This research utilized the collections of the Los Angeles Public Library, among others.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

Extant property types in the Silver Lake-Echo Park-Elysian Valley CPA consist of residential, commercial, institutional, and industrial properties from a variety of periods of development. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

Residential Properties

Residential properties account for the majority of the Survey Area. The CPA has significant examples of single-family and multi-family residential properties from all periods of development and architectural styles. Due to the area's settlement patterns, early single-family residences are a relatively common property type in the CPA; also present but less common are examples of early multi-family residences. Most were recorded as important examples of early residential development in the area, while others were recorded as excellent examples of late 19th and early 20th century architectural styles such as Folk Victorian, American Foursquare, and Queen Anne. It should be noted, however, that many of the most significant residences in the CPA from this period are already designated as HCMs or as contributing buildings in the Angelino Heights HPOZ.

With the exception of a few notable examples, most of the residences from the Arts and Crafts and Period Revival movements were recorded as contributing buildings in historic districts. Three historic districts and one planning district were recorded as excellent examples of streetcar suburbs. Residences in these districts include architectural styles that were popular in the 1910s and 1920s such as Craftsman, Spanish Colonial Revival, and Mediterranean Revival.

One large historic district containing over 1,000 properties was recorded in Silver Lake; the Silver Lake Residential Historic District was recorded for its significance as a pre-World War II automobile suburb, as well as for its significance as a concentration of Period Revival and Mid-Century Modern architecture.

The CPA contains one of the most important concentrations of Early Modern, International Style, and Mid-Century Modern residences in Los Angeles. The majority of these were

single-family houses, but multi-family residences were also recorded. Several of these properties reflect the work of notable architects such as Richard Neutra, Rudolph Schindler, Raphael Soriano, John Lautner, Harwell Hamilton Harris, John Lautner, and A.E. Morris. Indeed, two historic districts recorded are directly associated with notable architects. The Neutra Colony Residential Historic District comprises a rare collection of single-family residences designed by Richard Neutra, his son Dion Neutra, or both. The Silver Ridge Duplex Historic District is a grouping of multi-family residences, most of which were designed by A.E. Morris.

Besides the Silver Ridge Duplex Historic District, there are numerous examples of multi-family residences from the 1910s through the present day located throughout the Survey Area. A broad range of property types were recorded including fourplexes, bungalow courts, apartment houses, courtyard apartments, and garden apartment complexes. Most were recorded as excellent examples of their property type; however, others were identified as significant examples of an architectural style.

Commercial Properties

Commercial property types are commonly found on the major thoroughfares running through the CPA and were constructed to serve the needs of the adjacent residential neighborhoods. Many of the commercial buildings have been altered; some of these alterations include the removal of parapets, the replacement of windows and storefronts, and the refinishing of wall cladding. Due to a preponderance of such alterations, a relatively small number of commercial properties were identified in the Survey Area. These included one neighborhood theater, one neighborhood market, and one automobile service station. A small number of commercial properties were identified as long-time neighborhood businesses. The most commonly recorded commercial resources were those related to the development of the streetcar system. The Sunset Streetcar Mixed-Use Historic District and Sunset Junction Planning District were identified as rare surviving examples streetcar commercial development from the 1920s. A small number of commercial properties were identified as excellent examples of their respective styles.

Institutional Properties

Institutional buildings occurring throughout the CPA included schools, churches, parks, utility buildings, and hospitals. The survey identified three elementary schools that pre-date the 1933 Long Beach earthquake and one school that post-dates it. A small number of municipal service and public utility resources were identified, including one post-World War II fire station, one distributing station, one utility building, and one water tank. One hospital, Queen of Angels Hospital, was identified as well. Dodger Stadium and Elysian Park were identified as institutional properties.

Industrial Properties

The survey identified one industrial property. It was recorded for its association with the film industry. The majority of the CPA's industrial resources are located adjacent to the Los Angeles River, an area that was included in the Northeast Los Angeles River Revitalization Area survey (see report, available online, for summary of survey results).

Other Properties

The survey identified a number of unique or unusual property types, including a Pacific Electric substation, pedestrian tunnels, several collections of uniform street trees, and numerous public stairways. The street trees and public stairways were mostly found in the residential areas of Echo Park and date from the original subdivision. Four air raid sirens were also identified as military properties.

Summary of Contexts and Themes

Several of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Silver Lake-Echo Park-Elysian Valley Survey Area. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a complete list of individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix A.

For a complete list of non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix B.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix C. This appendix also includes Planning Districts, which do not meet eligibility standards and criteria for listing but may warrant special consideration for local planning purposes.

Context: Residential Development & Suburbanization, 1880-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Single-Family Residential Development, 1880-1930

Residential properties that substantially pre-date the surrounding development in the neighborhood in which they are located were evaluated under this Context/Theme. Such properties may be one of the first residences in the area, or a rare remaining example of the area's earliest development. In the Silver Lake-Echo Park-Elysian Valley CPA, these properties are typically single-family residences dating from the last decade of the 19th century and the first decade of the 20th century. Many of these are located in the Echo Park neighborhood of the Survey Area.



Address: 2045 N. Echo Park Avenue
Date: 1907



Address: 476 W. Solano Avenue
Date: 1903



Address: 501 W. Solano Avenue
Date: 1906



Address: 1704 Morton Avenue
Date: 1906

Context: Residential Development & Suburbanization, 1880-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Multi-Family Residential Development, 1880-1930

Multi-family residential properties that substantially pre-date the surrounding development in the neighborhood in which they are located were evaluated under this Context/Theme. Such properties may be one of the first residences in the area, or a rare remaining example of the area's earliest development. A smaller number of multi-family residences were recorded under this Context/Theme, as compared to single-family residences. They typically date from the last decade of the 19th century and the first decade of the 20th century. The majority are located in the Echo Park neighborhood of the survey area. Some properties were also recorded as excellent examples of their respective styles.



Address: 1505 W. Temple Street
Date: 1890



Address: 1425 N. Mohawk Street
Date: 1900



Address: 1406 N. Lucile Avenue
Date: 1895



Address: 1438 N. Glendale Blvd
Date: 1905

Context: Residential Development and Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning and Development, 1888-1933

This Context/Theme was used to evaluate three historic districts and two planning districts in the Survey Area. They are characterized by their proximity to the former Sunset Boulevard streetcar line, as well as uniform, relatively shallow setbacks and little accommodation for the automobile. Residences in the tracts reflect the architectural styles popular during the 1910s and 1920s, such as Craftsman, Spanish Colonial Revival, and Mediterranean Revival. The neighborhoods include a combination of single- and multi-family residences, typically a smaller percentage of the latter.

The Childs Heights Tract Residential Historic District consists of the majority of the Childs Heights Tract, which was subdivided in 1906. The Rowland Heights Residential Historic District in Silver Lake consists of a portion of a tract originally subdivided in 1905. The Mabery Heights Residential Historic District was subdivided by Henry Nelson Mabery in 1911.

The Washington Heights Tract Planning District consists of a subdivision platted between 1886 and 1887, although the majority of the residences were constructed between 1889 and 1915. The neighborhood retains some consistency of massing, scale, and architectural style, but many of the individual buildings have been altered. It therefore does not retain the integrity necessary for eligibility as a historic district; however, it may warrant special consideration in the local planning process.



Name: Childs Heights Tract Residential Historic District

Location: Between Sunset Boulevard, Marcia Drive, Hyperion Avenue, and Maltman Avenue

Period of Significance: 1906-1926



Name: Mabery Heights Residential Historic District

Location: Between Sunset Boulevard, Westerly Terrace, Micheltorena Street, and Berkeley Avenue

Period of Significance: 1911-1933



Name: Rowland Heights Residential Historic District

Location: Between Sunset Boulevard, Marathon Street, Silver Lake Boulevard, and La Fayette Park Place

Period of Significance: 1906-1926



Name: Washington Heights Tract Planning District

Location: Between Reservoir Boulevard, Marathon Street, Waterloo Street, and Alvarado Street

The Coronado Terrace Planning District was first subdivided in 1906 as a portion of the larger Rowland Heights Tract. The majority of the residences were constructed between 1906 and 1926. Although the residences do not collectively retain the integrity necessary for eligibility as a historic district due to alterations, the area warrants special consideration in the local planning process as a rare and largely intact concentration of arroyo stone retaining walls and tract features.



Name: Coronado Terrace Planning District

Location: Coronado Terrace, between Reservoir Street and Sunset Boulevard

Context: Residential Development and Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning and Development, 1888-1933

Public stairways in the Survey Area were evaluated under this Context/Theme. This was a common resource in the CPA due to the topography of the area; more than 60 public stairways were recorded. They were constructed to provide pedestrian access between streets of differing elevations. Public stairways were recorded as tract/subdivision features because they were typically constructed by residential developers as opposed to city agencies.



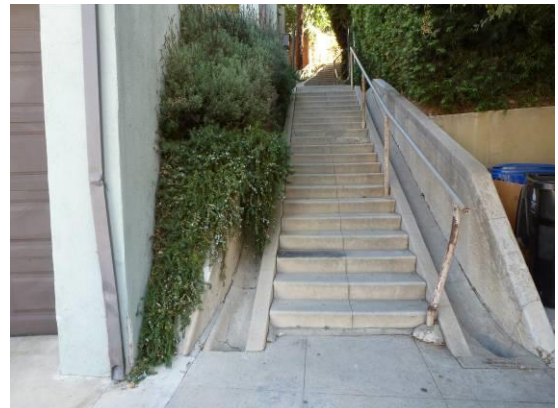
Name: 1270 Sunset Boulevard-East Kensington Street Public Stairway
Location: 1270 Sunset Boulevard adjacent-East Kensington Street
Date: c.1910



Name: Glendale Boulevard-Sunset Boulevard Public Stairway
Location: Between Sunset and Glendale Boulevards
Date: 1925



Name: Glendale-Kent-Belmont Public Stairway
Location: Between Glendale Boulevard, 1751 W. Kent, and 619 Belmont
Date: c.1920



Name: Hamilton-Elevado Public Stairway
Location: Between Elevado Street and Hamilton Way
Date: c.1920

Context: Residential Development and Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning and Development, 1888-1933

Street trees were evaluated under this Context/Theme. They are representative of the kinds of improvements made in tracts being laid out by developers in the first decades of the 20th century. The majority of the street tree groupings recorded in the CPA are concentrated in a neighborhood of Echo Park northwest of Sunset and Glendale Boulevards. They were recorded as tract/subdivision features. Dates were assigned based upon the subdivision date of the surrounding tract.



Name: Coronado Avenue Street Trees
Location: Coronado Avenue between Scott Avenue and Reservoir Street
Date: 1910



Name: Laveta Terrace Street Trees
Location: 1300-1400 Block of Laveta Terrace
Date: 1906



Name: McCollum Street Street Trees
Location: McCollum Street between Scott Avenue and Reservoir Street
Date: 1910



Name: Coronado Terrace Street Trees
Location: On Coronado Terrace between Scott Avenue and Reservoir Street
Date: 1910

Context: Residential Development and Suburbanization, 1850-1980

Theme: Automobile Suburbanization, 1908-1937

Sub-Theme: Suburban Planning and Development, 1908-1937

This Context/Theme was used to evaluate the Silver Lake Residential Historic District. The neighborhood comprises several contiguous subdivisions, the largest of which were subdivided in 1924 and 1925 by Daisy Canfield, wife of film star Antonio Moreno. The following year the couple expanded the tract, and after Canfield's death in 1933, the tract was expanded still further. Streets, landscaping, underground utilities, and street lamps were installed to attract homebuyers. During this period, construction largely consisted of Period Revival style single-family residences. The neighborhood became more populated between the 1940s and 1960s, resulting in the construction of houses in architectural styles from the postwar era. Thus, the historic district was also recorded as an excellent example of a Period Revival neighborhood and as a concentration of Mid-Century Modern architecture.



Name: Silver Lake Residential Historic District

Location: Silver Lake Drive



Name: Silver Lake Residential Historic District

Location: Moreno Drive and Redcliff Street



Name: Silver Lake Residential Historic District

Location: Moreno Drive and Kenilworth Avenue



Name: Silver Lake Residential Historic District

Location: Fernwood Avenue and Panorama Terrace

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Courtyard Apartments, 1910-1980

Significant examples of courtyard apartments were evaluated under this Context/Theme. Though multi-family residential buildings are common in the Survey Area, courtyard apartments are relatively uncommon. Only a small number were recorded within the CPA. They were typically developed in the 1920s and 1930s and reflect the prevalent architectural styles of the period, most commonly Spanish Colonial Revival.



Address: 1154 N. Coronado Terrace
Date: 1940



Address: 704 N. Coronado Street
Date: 1928



Address: 943 N. Vendome Street
Name: Santa Fe Court
Date: 1931



Address: 1412 N. Echo Park Avenue
Date: 1928

Context: Residential Development and Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential

Sub-Theme: The Bungalow Court, 1910-1939

Bungalow courts are a multi-family housing type found throughout Los Angeles. Fifteen examples were found in the Silver Lake-Echo Park-Elysian Valley CPA. Most date from the 1920s and 1930s and are typically located in neighborhoods comprising a variety of single- and multi-family property types. Bungalow courts identified as eligible resources in the Survey Area were commonly constructed in styles such as Craftsman, Tudor Revival, and Spanish Colonial Revival. A few were also recorded under the context of Architecture and Engineering as exemplary of their representative styles.



Address: 1601-1603 Micheltorena Street

Date: 1924



Address: 2507-2513 Griffith Park Boulevard

Date: 1927



Address: 918-932 Maltman Avenue

Date: 1926



Address: 1316-1322 Lucile Avenue

Date: 1930

Context: Commercial Development, 1850-1980

Theme: Streetcar Commercial Development, 1873-1934

This Context/Theme was used to evaluate commercial resources associated with historic streetcar routes, including Sunset Boulevard and Riverside Drive. They represent patterns of development from the early decades of the 20th century in which the streetcar shaped the growth of the area. Intact commercial buildings related to the streetcar system are increasingly rare in Los Angeles, as old commercial buildings are altered or demolished to make way for new commercial development.



Address: 1615 N. Silver Lake Boulevard
Date: 1931



Address: 2023 W. Riverside Drive
Date: 1933



Address: 1620 N. Lucile Avenue
Date: 1926



Address: 2157 W. Sunset Boulevard
Date: 1923

In addition to individual buildings, one historic district and two planning districts in the Survey Area were recorded. All three are located on the former Sunset Boulevard streetcar line. The Sunset Streetcar Mixed-Use Historic District (bottom left) is a rare concentration of mixed-use buildings that were constructed between 1924 and 1929 in Echo Park. The district includes Lento Brick Court, which is designated HCM #986. The Sunset Junction

Planning District (bottom right) is a commercial area in Silver Lake that developed during the 1920s and 1930s at the intersection of two streetcar lines, Sunset Boulevard and Santa Monica Boulevard. The area retains some consistency of massing, scale, and architectural style, but many of the individual buildings have been altered. It therefore does not retain the integrity necessary for eligibility as a historic district; however, it may warrant special consideration in the local planning process.



Name: Sunset Streetcar Mixed-Use Historic District

Location: Sunset Boulevard near Innes Avenue

Period of Significance: 1924-1929



Name: Sunset Junction Planning District

Location: Sunset Boulevard between Manzanita Street and Hyperion Avenue

Context: Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

This Context/Theme was used to record properties that have a long-standing commercial presence in a community. Four examples of such resources were recorded in the CPA. The Taix French Restaurant (upper left) was originally established in 1927 and has been at its present location since 1962. The Red Lion Tavern (upper right) was established in 1959, originally as an English pub, and has been operated as a German pub since 1963. Established in 1965, the Tokio Florist (lower right) represents the presence of Asian Americans in Silver Lake, and Millie's Coffee Shop (lower left) has been a neighborhood institution since 1926.



Address: 1911 W. Sunset Boulevard
Name: Taix French Restaurant
Date: 1962



Address: 2362 N. Glendale Boulevard
Name: Red Lion Tavern
Date: 1959



Address: 3523 W. Sunset Boulevard
Name: Millie's Coffee Shop
Date: 1926



Address: 2718 Hyperion Avenue
Name: Tokio Florist
Date: 1965

Context: Public and Private Institutional Development, 1850-1980

Sub-Context: Military Institutions and Activities, 1850-1980

Theme: Air Raid Sirens & Civil Defense, 1939-1960

This Context/Theme was used to evaluate extant examples of air raid sirens. Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods and have generally remained untouched since then. Four air raid sirens were recorded within the CPA. They consist of one rotating type, two wire spool types, and one bird house type. All are mounted on freestanding poles.



Name: Air Raid Siren No. 219

Location: North side of Tracy Street between Hyperion Avenue and Griffith Park Boulevard

Date: circa 1940



Name: Air Raid Siren No. 165

Location: Southeast corner of Edgeware Road and Bellevue Street

Date: circa 1940



Name: Air Raid Siren No. 41

Location: Parkman Avenue south of Sunset Boulevard

Date: circa 1940



Name: Air Raid Siren No. 39

Location: In front of 1611 Montana Street

Date: circa 1940

Context: Public and Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Transportation Infrastructure, 1880-1980

Sub-Theme: Pedestrian Tunnels, 1918-1960

This Context/Theme was used to evaluate extant examples of pedestrian tunnels. During the 1920s and 1930s, pedestrian tunnels were constructed throughout Los Angeles as a way of facilitating pedestrian traffic in the vicinity of major automobile thoroughfares such as Sunset Boulevard. They were often situated near public schools as a safety precaution for children.



Name: Laveta Terrace-Bellevue Avenue Pedestrian Tunnel

Location: Laveta Terrace between Bellevue Avenue and Laveta Terrace

Date: 1950



Name: Sunset Boulevard Pedestrian Tunnel

Location: Sunset Boulevard between Golden Gate Avenue and Micheltorena Street

Date: 1924

Context: Public and Private Institutional Development, 1850-1980

Sub-context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Fire Stations, 1900-1980

Sub-theme: Post WWII Fire Stations, 1947-1960

In the period immediately following World War II, the City of Los Angeles constructed numerous municipal facilities – including fire stations – in response to the city’s rapid growth and expansion. One fire station was evaluated under this context/theme as an excellent example of a postwar fire station in the Survey Area. Fire Station No. 20 embodies the forward-looking International Style – a common architectural choice for institutional buildings constructed in the postwar era.



Address: 2144 W. Sunset Boulevard

Name: Fire Station No. 20

Date: 1953

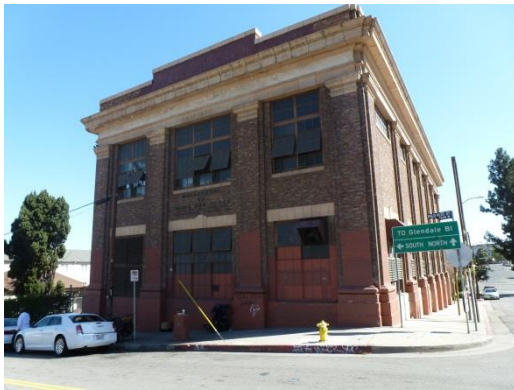
Context: Public and Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Water and Power, 1916-1980

Sub-theme: Distributing and Receiving Stations, 1916-1980

This Context/Theme was used to evaluate two excellent examples of Los Angeles Department of Water and Power (LADWP) buildings within the CPA. These buildings retain the distinctive features of their respective property types, a distributing station (left) and a utility building (right), as well as the LADWP building standards used during this period.



Address: 1638 W. Palo Alto Street
Name: DWP Distributing Station No. 26
Date: 1927



Address: 2333 N. Fletcher Drive
Date: 1920

Context: Public and Private Institutional Development, 1850-1980

Sub-context: Public and Private Health and Medicine, 1850-1980

Theme: Medical Building Types, 1850-1980

This Context/Theme was used to evaluate Queen of Angels Hospital. It is an excellent and rare example of a prewar hospital of which few remain. The original Renaissance Revival hospital served the public for just over 60 years and retains most of its character-defining features. The hospital was expanded several times before World War II, and in 1989 Queen of Angels Hospital merged with Hollywood Presbyterian Medical Center.



Address: 2301 Bellevue Avenue

Name: Queen of Angels Hospital/Dream Center

Date: 1927-1937

Context: Public and Private Institutional Development, 1850-1980

Sub-context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Parks, Recreation, and Leisure, 1886-1978

Sub-theme: Pleasure Grounds, 1886-1903

One park, Elysian Park, was identified as an excellent and rare example of a pleasure ground. It is the oldest and second-largest park in Los Angeles. Elysian Park was dedicated as parkland in perpetuity in 1886 by Mayor E.F. Spence. Within the 575 acres that make up the grounds, there are examples of native trees and expanses of chaparral as well as planned landscapes, hiking trails, and picnic areas.



Address: 853 Academy Road

Name: Elysian Park

Date: 1886-1903

Context: Public and Private Institutional Development, 1850-1980

Sub-Context: Religion and Spirituality, 1850-1980

Theme: Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980

This Context/Theme was used to evaluate religious buildings that are significant for their association with the ethnic community they served or the neighborhood in which they are situated. The Holy Virgin Mary Russian Orthodox Church (top left) is associated with the history of the Russian community in Los Angeles. The Providence Congregational Church (upper right) has been in continuous use since it was constructed in 1914. One church, St. Teresa of Avila (lower left), was recorded under the context of Architecture and Engineering as an excellent example of the Mission Revival style. The Bethany Presbyterian Church (lower right) was recorded under the sub-context of Cultural Development and Institutions, because it was the original home of the East West Players, an influential Asian American theater troupe.



Address: 650 Micheltorena Street
Name: Holy Mary Russian Orthodox Cathedral

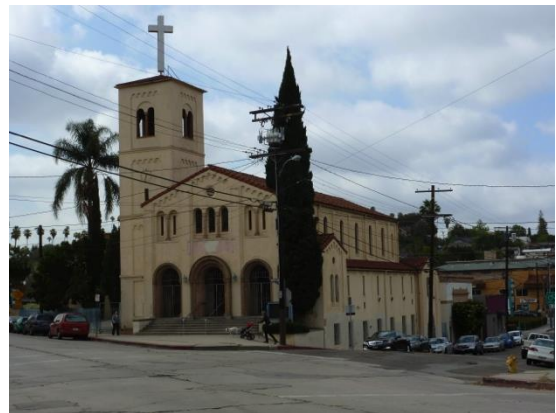
Date: 1926-1960



Address: 1600 N. Morton Drive
Name: Providence Congregational Church/Los Angeles International Gospel Center
Date: 1914



Address: 2208 W. Fargo Street
Name: St. Teresa of Avila Church
Date: 1929



Address: 1629 Griffith Park Boulevard
Name: Bethany Presbyterian Church
Date: 1931

Context: Public and Private Institutional Development, 1850-1980

Sub-Context: Social Clubs and Organizations, 1850-1980

Theme: Social Clubs and Ethnic/Cultural Associations, 1850-1980

This Context/Theme was used to evaluate significant examples of social clubs. One example was identified in Silver Lake, the Hollywood-Los Feliz Jewish Community Center (JCC). The JCC represents the growth of the Jewish population in Los Angeles after World War II. Facilities such as this one provided a variety of services such as social and recreational activities for the community.



Address: 1110 N. Bates Avenue

Name: Hollywood-Los Feliz Jewish Community Center

Date: 1951

Context: Architecture & Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Queen Anne, 1885-1905

Significant examples of Queen Anne architecture were evaluated under this Context/Theme. Four single-family residences were evaluated in the CPA. Most were also recorded for their association with early single-family residential development in the Survey Area. The Grace E. Simons Residence was also recorded for its association with journalist and neighborhood activist Grace E. Simons, who lived in the house from 1956 until 1985.



Address: 1672 N. Morton Avenue
Name: Grace E. Simons Residence
Date: 1900



Address: 2137 W. Elsinore Street
Date: 1895



Address: 526 W. Solano Avenue
Date: 1897



Address: 528 W. Solano Avenue
Date: 1890

Context: Architecture & Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: American Foursquare or Prairie Boxes, 1895-1914

Significant examples of the American Foursquare style were evaluated under this Context/Theme. All of the examples are single-family residences that exhibit a high quality of design. They display the typical characteristics of the style, including wood clapboard exteriors, boxy massing, hipped roofs, centrally located dormers, and prominent front porches. Examples recorded under this Context/Theme were also recorded as examples of early residential development in the Survey Area.



Address: 1635 W. Temple Street
Date: 1899



Address: 480 W. Solano Avenue
Date: 1897



Address: 728 N. La Fayette Park Place
Date: 1910



Address: 1406 N. Lucile Avenue
Date: 1895

Context: Architecture & Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Craftsman, 1905-1930

Significant examples of Craftsman architecture were evaluated under this Context/Theme. Examples exhibit a high quality of design and included both single- and multi-family residential properties. They display the typical characteristics of the Craftsman style, including shingled exteriors, low-pitched gabled roofs, overhanging eaves with exposed rafter tails or knee braces, and often casement or double-hung windows.



Address: 1647 N. Golden Gate Avenue
Date: 1914



Address: 2156 W. Elsinore Street
Date: 1913



Address: 425 N. Lake Street
Date: 1910



Address: 947 ½ N. Hyperion Avenue
Date: 1910

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Pre-War Modernism, 1919-1945

Sub-Theme: Early Modernism, 1919-1945

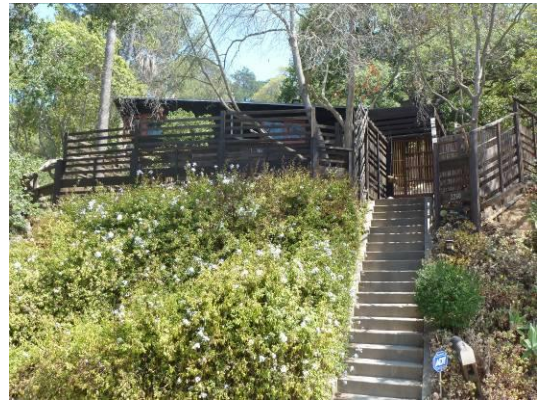
Significant examples of Early Modern architecture were evaluated under this Context/Theme. Examples are exclusively single-family residences that exhibit a high quality of design. Most represent the work of noted architects, including Rudolph Schindler, John Lautner, and Harwell Hamilton Harris. Early Modern residences were constructed during the pre-World War II era and were contemporaneous with the International Style. Early Modern architecture, however, was more organic in its design and use of materials, in contrast to the cleaner lines and materials of the International Style. Many examples were difficult to observe from the public right-of-way due to their design or incorporation into their sites. Many are oriented towards the rear to take advantage of hillside views.



Address: 2425 N. Silver Ridge Avenue

Architect: Harwell Hamilton Harris

Date: 1939



Address: 2260 N. Lake Shore Avenue

Architect: Harwell Hamilton Harris

Date: 1943



Address: 1855 N. Park Drive

Architect: Rudolph Schindler

Date: 1938



Address: 1945 N. Lucile Avenue

Architect: Unknown

Date: 1939

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Pre-War Modernism, 1919-1945

Sub-Theme: International Style, 1920-1960

This Context/Theme was used to evaluate significant examples of International Style architecture. The majority are located in the Silver Lake portion of the Survey Area. Many residences recorded under this Context/Theme represent the work of noted architects, including Rudolph Schindler, Gregory Ain, Raphael Soriano, and Harwell Hamilton Harris. They possess the architectural details associated with the International Style, such as flat roofs, horizontal orientation, windows arranged in bands, and an overall lack of ornamentation.



Address: 3003 W. Castle Street

Architect: Unknown

Date: 1938



Address: 1830 N. Lucile Avenue

Architect: Rudolph Schindler

Name: Sachs Apartments

Date: 1927



Address: 2265 N. Micheltorena Street

Architect: Harwell Hamilton Harris

Name: Alexander Residence

Date: 1940



Address: 2404 N. Micheltorena Street

Architect: Gregory Ain

Name: Orans Residence

Date: 1941

Context: Architecture & Engineering, 1850-1980

Sub-Context: Engineering, 1900-1985

Theme: Technological Developments in Construction, 1900-1985

Sub-Theme: Hill Houses, 1920-1985

This Context/Theme was used to evaluate significant examples of hillside houses in the CPA. These residences were constructed on stilts to respond to the hilly topography of their lots. They display the identifying characteristics of stilt construction, including a modular, stepped design; adaption to the terrain; beams or stilts as support for the residence; and dramatic cantilevers. Five examples of these residences were evaluated in the CPA. The majority were also evaluated as excellent examples of Mid-Century Modern architecture.



Address: 3514 W. Fernwood Avenue
Date: 1963



Address: 1958 N. Lucile Avenue
Date: 1961



Address: 1896 N. Lucile Avenue
Date: 1959



Address: 1954 N. Lucile Avenue
Date: 1960

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Streamline Moderne, 1934-1945

This Context/Theme was used to evaluate significant examples of Streamline Moderne architecture. The majority of examples represent the work of architect William Kesling. Most resources recorded in the CPA under this Context/Theme are single-family residences but a small number of multi-family residences and two commercial buildings were recorded as well. All exhibit high quality of design and the distinctive features of the style, including horizontal orientation, rounded corners and surfaces, smooth stucco cladding, emphasis on horizontality using moldings and sill courses, and minimal ornamentation.



Address: 3217 W. Fernwood Avenue
Architect: William Kesling
Name: Adams Residence
Date: 1936



Address: 1518 N. Occidental Boulevard
Architect: William Kesling
Date: 1935



Address: 2814 N. Glendale Boulevard
Architect: Unknown
Date: 1937



Address: 3449 W. Descanso Drive
Architect: Unknown
Date: 1937

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

Significant examples of Mid-Century architecture were evaluated under this Context/Theme. Numerous examples of this style were observed and recorded in the CPA. Examples are primarily single-family residences, but a small number of commercial buildings and multi-family residences were identified as well. Some single-family residences represent the work of noted architects such as Richard Neutra, Harwell Hamilton Harris, and A.E. Morris.



Address: 1780 N. Griffith Park Boulevard

Architect: A.E. Morris

Name: Landa Apartments

Date: 1966



Address: 2083 Kenilworth Avenue

Architect: Unknown

Date: 1962



Address: 2232 N. Silver Lake Boulevard

Architect: Richard Neutra

Name: Kambara Residence

Date: 1960



Address: 3200 W. Fernwood Avenue

Architect: Stephen A. Siskind

Name: Zeller Residence

Date: 1959

Context: Public and Private Institutional Development, 1850-1980

Sub-Context: Civil Rights Movement - Ethnic and Gender Equality, 1942-1980

Theme: Gay Civil Rights Movement, 1942-1965

Since the middle of the 20th century, if not earlier, gays, lesbians, bisexuals, and transgender persons have made their home in the Survey Area. Resources related to important events or persons in the gay civil rights movement were evaluated under this Context/Theme. Five examples were recorded in the CPA. Three of the examples are former homes of key members in the gay rights movement, notably involved with *ONE Magazine* and the Mattachine Society; the remaining two are the locations of organizations or institutions significant to the gay civil rights movement.



Address: 1773 N. Griffith Park Boulevard
Name: Alcoholics Together (AT) Center
Date: 1985



Address: 3042 W. Sunset Boulevard
Name: Satan's
Date: 1929



Address: 1354 W. Calumet Avenue
Name: Don Slater Residence
Date: 1904



Address: 1933 N. Lemoyne Street
Name: Dale Jennings Residence
Date: 1925

Context: Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Chinese American architects Eugene and Barton Choy designed seven examples of modern architecture in the CPA. Eugene Choy, one of the first Chinese American architects to join the American Institute of Architects, founded the Choy Associates architectural firm in 1947. His son, Barton, is head of the firm today. The Choy designs are concentrated in the Silver Lake neighborhood.



Address: 3027 Castle Street

Architect: Eugene Choy

Date: 1949



Address: 2356 W. Duane Street

Architect: Eugene Choy

Date: 1957



Location: 3025 W. Windsor Avenue

Architect: Barton Choy

Name: Marilyn Choy Residence

Date: 1977



Location: 3035 W. Windsor Avenue

Architect: Barton Choy

Name: Barton and Ildiko Choy Residence

Date: 1972

Context: Other Context, 1850-1980

Sub-context: No Sub-context

Theme: Event or Series of Events, 1850-1980

Dodger Stadium was evaluated under this context for its significance in the history of sports in Los Angeles. Walter O'Malley moved the Dodgers from Brooklyn to Los Angeles in 1957. Dodger Stadium was completed in 1962, making it the third-oldest baseball stadium in the United States. The stadium is also significant for its association with O'Malley as well as the quality of its architecture.



Address: 1000 Elysian Park Avenue

Name: Dodger Stadium

Date: 1962

For Further Reading

The following is a list of general sources on the history and development of Silver Lake-Echo Park-Elysian Valley. This list is not comprehensive but is being provided for informational purposes.

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