



OFFICE OF HISTORIC RESOURCES

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OHR RELEASES INITIAL SURVEYLA FINDINGS: SOUTH LOS ANGELES HISTORIC DISCOVERIES

The first completed survey findings for SurveyLA, the Los Angeles Historic Resources Survey, have now been posted on the SurveyLA web site, at <http://www.preservation.lacity.org/survey/reports>. These

initial reports cover the South Los Angeles and Southeast Los Angeles Community Plan Areas.

As we roll out the survey results, we are beginning a new feature in these newsletters, highlighting some of the more interesting findings and intriguing “discoveries” from each of the Plan areas. In this issue, we feature the South Los Angeles Community Plan Area – a community rich in diverse architecture and African-American heritage.

Among the individual properties found to be significant

in the survey are:

1924 W. Rochester Circle, the grand Colonial Revival residence of Eddie “Rochester” Anderson, an African-American actor and comedian best known for his long-running role on radio and television in “The Jack Benny Show”. The house was designed by Paul R. Williams and constructed in 1941.



The Colonial Revival residence of Eddie “Rochester” Anderson in West Adams

The **Hacienda Hotel** at 9141 S. Figueroa St., site of the 1964 murder of internationally-acclaimed singer Sam Cooke, one of the pioneers of soul music (no photo shown).

1488 W. 35th Place, the **Benjamin “Reb” Spikes Residence**, constructed in 1920, which

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CITY COUNCIL UNANIMOUSLY APPROVES HOLLYWOOD COMMUNITY PLAN

On June 19, the Los Angeles City Council unanimously approved a new Hollywood Community Plan – a state-of-the-art, comprehensive plan for Hollywood that replaces a plan last updated in 1988.

The Plan directs future growth in Hollywood around transit stations, promoting mixed-use development and quality design in the heart of the Hollywood, while directing growth away from stable, low-density residential neighborhoods and hillside areas. Although some critics have characterized it as a “density” plan, the Hollywood Community Plan would not give a green light to new high-rise development without

extensive further review: all large-scale projects would continue to be subject to full public input, as well as separate, project-specific evaluation under the California Environmental Quality Act (CEQA).

The Hollywood Community Plan contains many specific neighborhood protections and historic preservation provisions, including the following:

- Downzoning of many residential areas with historic resources
- New lower height limits around historic districts

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SOUTH LOS ANGELES DISCOVERIES

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was the home of “Reb” Spikes, an influential African-American producer of early jazz records from 1922-1950 and owner of Spikes Bros. music store on Central Avenue.



The **Seinan Judo Dojo** at 1442 W. 36th Pl., an intact 1895 Victorian Vernacular Cottage that was the location of a legendary judo club with celebrated Japanese-American teachers, before and after the World War II internment.



Temple Tifereth Israel at 3998 S. Harvard Blvd., the original 1932 South Los Angeles Romanesque Revival home of a Sephardic congregation now re-located to Wilshire Blvd. in Westwood.



The “10th Wonder of the World,” the **Lew and Dianne Harris Sculpture Yard** at 1145 W. 62nd St., a front yard folk art installation composed of steel pipes and cylinders, and other found industrial parts.



1119 W. 41st Place, an unusual Craftsman Airplane Bungalow duplex, constructed in 1915, with a pass-through driveway through the center of the building.

The **Ebell Club South** at 7101 S. Menlo Avenue, an intact women’s club building significant for its contribution to the social history of South Los Angeles and women in Los Angeles, as well as for its Zig-Zag Moderne and Egyptian Revival design (no photo shown).



The **Van de Kamp Building** at 4153 S. Figueroa, one of the few remaining examples in the city of an original Van de Kamp Bakery building, with its iconic windmill design.

The survey also identified many potential historic districts in South Los Angeles, including:

The **Sugar Hill Historic District**, a small neighborhood of 25

properties bounded by 22nd St., 25th St., Harvard Blvd. and Hobart Blvd, that was historically known as West Adams Heights. The neighborhood is significant for its association with the African-American community and the movement to abolish deed restrictions that promoted racial segregation. In 1945, African-American homeowners hired Loren Miller, a prominent civil rights attorney, and sued for their right to own homes in Sugar Hill, leading to a Supreme Court decision that such restrictions were unenforceable nationwide. The neighborhood was home to wealthy African Americans, including actresses Louise Beavers and Hattie McDaniel, and includes First A.M.E. Church, designed by prominent African-American architect Paul R. Williams and completed in 1968.



The **Exposition Park Square Historic District**, between Menlo Avenue and Hoover Street, Martin Luther King, Jr. Blvd. and 41st St, which includes 90 multi-family buildings, including duplexes, fourplexes, and apartment houses and bungalow courts, developed from 1913 to 1928.



The **Vermont Knolls Historic District**, a distinct residential neighborhood of 487 parcels bounded by 79th Street, 83rd Street, and Normandie Avenue to the west. Most of Vermont Knolls consists of one story, single-family houses with striking consistency and regularity of massing, setbacks, lot coverage, and plan, despite a variety of forms and styles. The majority of buildings are Spanish Colonial Revival in style with large picture windows, small enclosed front courtyards, clay tile roofs, and stucco wall finishes.



The **Pepperdine College Historic District** on Vermont Avenue between Florence and Manchester, the historic location of today’s Pepperdine University, which relocated to Malibu in 1972. The district, which is an enclosed campus oriented around a central, landscape quadrangle, includes four 1937 Streamline Moderne buildings designed by John M. Cooper (no photo shown).

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SOUTH LOS ANGELES DISCOVERIES

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Finally, South Los Angeles is notable for its **allees of tall, distinctive palm trees** planted more than eight decades ago. Some of the most significant examples include 105th St between Vermont and Baring Cross; Chesterfield Square between Van Ness and Western; Middleton, 39th St., and 39th Pl. between Gramercy and Western; and 55th and 56th Streets between Normandie and Budlong.



the ability to search for information on properties by various criteria including address, building type, architectural style, and even by important theme such as properties associated with the civil rights movement or women's history.

SurveyLA findings are first and foremost used as a planning tool to provide information to make informed decisions regarding historic resources. No properties identified in the survey results are designated or subject to any type of review under the City's historic preservation ordinances. And if you know of any properties we missed, particularly those that may have important cultural associations, we welcome your input.

By early 2013, the OHR plans to have SurveyLA data available to the public in a searchable online format. The goal is to have

HPOZ CONFERENCE FEATURES HOLLYWOOD'S HISTORIC DISTRICTS

Our annual Historic Preservation Overlay Zone (HPOZ) Conference is a unique forum for outreach and information sharing, and this year marked its 10th Anniversary! This year's conference took place on a sunny Saturday, May 19th, at the former Chateau Elysee (now Celebrity Centre International), Historic-Cultural Monument # 329.

Originally convened as a HPOZ Boardmember training, our yearly Conference has broadened and evolved over time to serve the interests and needs of Boards and other Historic Preservation "enthusiasts." The event is organized by the Department of City Planning's Office of Historic Resources, in partnership with the Los Angeles Conservancy. The conference locations and discus-

sion topics vary yearly, and we strive to keep the topics fresh for those who attend annually, while still covering basic information for those needing an introductory course on historic districts.



This year's HPOZ Conference took place at the elegant former Chateau Elysee

The conference opening program included remarks from inspirational local leaders in preservation, such as the always lively Councilmember Tom LaBonge. Highlighting some ways Los Angeles has pioneered preservation, the opening presentation introduced conference attendees to the initial findings from SurveyLA (see page 1) with a sneak-preview of results from surveys completed in Hollywood, West Adams, and Sunland-Tujunga, and also acknowledged the 50-year anniversary of the

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What Is SurveyLA?

SURVEYLA: THE LOS ANGELES HISTORIC RESOURCES SURVEY PROJECT is the first-ever comprehensive inventory of our city's historic resources.

The survey findings will have a multiplicity of benefits and uses: it will help direct future growth, shape the revision of Los Angeles' 35 Community Plans, streamline environmental review processes, provide opportunities for public education, assist in disaster planning, and spur heritage tourism and the marketing of historic neighborhoods and properties.

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur through 2013. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.



CITY COUNCIL APPROVES HOLLYWOOD COMMUNITY PLAN

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- Lower development heights north and south of Hollywood Boulevard along the National Register Historic District
- Lower height limits around the Melrose Hill and Spaulding Square Historic Preservation Overlay Zones (HPOZs).

Additionally, policy language in the Hollywood Community Plan proposes:

- The establishment of pedestrian oriented development standards for Santa Monica Boulevard's Historic Route 66
- A Specific Plan or Overlay to ensure appropriate scale, height, massing, and design requirements for Central Hollywood



- Policies to ensure the preservation of the Hollywood Walk of Fame

- The establishment and expansion of historic districts, including potential expansion of the Melrose Hill HPOZ

Finally, the Plan links the use of its development incentives to compliance with historic preservation standards, to be reviewed and approved by the Office of Historic Resources, ensuring that when the plan encourages focused growth, it will not come at the expense of Hollywood's historic buildings.

To review the Hollywood Community Plan's documents, please see <http://www.planning.lacity.org/cpu/hollywood/HwdPlanUpdates.htm>.

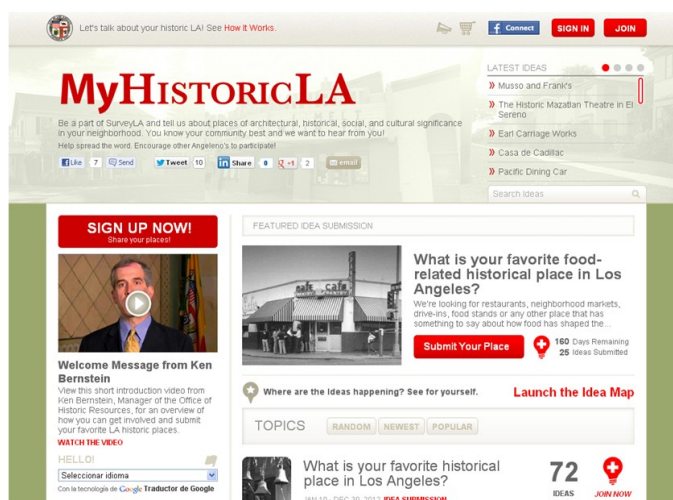
MYHISTORICLA.ORG TAPS PUBLIC KNOWLEDGE OF L.A. HISTORY

In January SurveyLA launched a new website called MyHistoricLA.org to make it easy for anyone with an internet connection to share suggestions for historic places in the City of Los Angeles. This information is made available in the field via tablet computers to aid SurveyLA's professional survey teams.

MyHistoricLA.org is different from our online Historic Resources Identification Form in that the information submitted is visible to anyone else who visits the site. This allows for an interactive social media experience. Once you spend a minute creating a free account you can "second" (recommend) someone else's suggestions so that everyone can see which places are generating the most enthusiasm. Users can comment on historic place suggestions to start a conversation and refine ideas. It's also possible to enrich posts with photos, videos, and links to other websites. The more you participate, the more points you earn towards prizes in the site's rewards store.

To give an example, a MyHistoricLA.org user tipped us off to an

interesting stretch of Encino's Escalon Drive. The entry pointed the area out on a map and included three great photos of representative Post-War houses. The text had information about the developer and the degree to which buildings in the area have been altered. It also attracted five comments including this one from a surveyor: "Thank you for your submission! The survey field team is starting work in Encino now and loved seeing this neighborhood yesterday. If you have any additional information we hope that you will post it here." The other comments record a lively discussion of the architectural and aesthetic merits of the photographed buildings.



A screenshot of MyHistoricLA.org's home page

historical place in Los Angeles?" In addition to suggestions of famed Los Angeles restaurants such as Philippe's, the Original and Langer's Delicatessen, participants have suggested two significant Mexican restaurants. "Rudy M" submitted Al and Bea's,

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HPOZ CONFERENCE TOURS HOLLYWOOD

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Cultural Heritage Ordinance approved in 1962, one of the first preservation ordinances in the nation.

Some lessons learned from the break-out sessions include: an understanding of how new construction can be appropriately differentiated from original historic structures; the importance of innovative outreach in gaining community consensus; and the interesting nuances in architectural styles and how they evolved from one style to the next in Los Angeles history.

To foster idea-sharing in a more informal setting, this year we introduced lunchtime discussions that took place in small groups. The conversation on sustainability projects for historic homes touted the significance of eco-audits, and recent challenges with permit violations made it clear that prevention via neighborhood outreach is critical.



The Hollywood Grove HPOZ walking tour, one of three neighborhoods visited

The tours were a terrific highlight to the day: in addition to exploring the conference venue itself through a site tour, three neighborhood walking tours were given by residents in the new Hollywood Grove HPOZ, as well as Whitley Heights and Melrose Hill. Tour guides showcased the distinctive historic districts by visiting individual homes, discussing neighborhood history, and sharing how Preservation Plans are being applied.

The conference was a successful collaborative effort, drawing on the expertise of the Los Angeles preservation community and offering a unique bonding and educational experience for HPOZ leaders and preservationists city-wide. We were touched by the abundance of positive feedback on the conference this year. If

you have suggestions for next year's conference, please contact Shana Bonstin at shana.bonstin@lacity.org.

MYHISTORICLA.ORG TAPS PUBLIC KNOWLEDGE OF L.A. HISTORY

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which "is located in Boyle Heights and was featured in the 1972 George C. Scott film, *The New Centurions*... Just next to Al & Bea's on the other side is an active church in a building that used to be the Meralta Movie Theater, built in 1914." "Rachel B" suggested Antonio's, which "was on Melrose before Melrose was what it is today... The walls are covered with photos of Antonio posing with every celebrity in the biz - from Frank Sinatra to Jennifer Aniston. Antonio is still there, in his suit and tie, every day (except Mondays when they are closed)... The decor is classic and fantastic."

All entries are welcome on MyHistoricLA.org, from the simplest to the most elaborate. Survey teams use their professional judgment and background research to properly document potentially historic places, but it would be impossible for SurveyLA to exhaustively research every property in the City of Los Angeles. That's why public knowledge is such a great asset. By crowdsourcing with MyHistoricLA.org, SurveyLA hopes to bring information together so that survey teams can get the full story on the places that have shaped Los Angeles. We'd love you to join the conversation today and tell us about your historic LA!

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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated four new Historic-Cultural Monuments (HCMs) from April to June 2012. Los Angeles' newest monuments include the following:



HCM #1017: Young-Gribbling Residence (3320 N. Griffin Avenue). The 1885 Young-Gribbling Residence, a one and a half story single family home in Lincoln Heights, exemplifies the characteristic features of the Queen Anne Style. The exterior is composed of a tall, rusticated stone foundation, horizontal wood siding, wood trim, and decorative vertical and horizontal banding. Gables extend from the main roof, framing the house's angular tower. The residence was designed by a significant early Los Angeles architect, Robert Brown Young, for his relatives. Two of Young's other works are already City Historic-Cultural Monuments: the Young Apartments (HCM #317) and the upper two stories of the San Fernando Building (HCM #728). Later owners, the Gribbling family, added Arts and Crafts elements to the exterior. The residence eventually changed hands to its current owners in 1993.



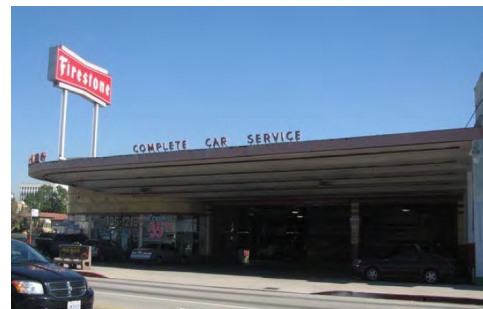
HCM #1018: Thorsen Residence (103 N. Ridgewood Place). This Craftsman style home was built in 1913 as a single family two-story residence. The front-gabled roof is pitched low and constructed from composition singles, supported by open eaves, barge boards, and decorative brackets. Two off-centered brick chimneys extend from the fireplaces in the study and living room. Albert H. Puttcamp designed the home for baseball player Elmer Thorsen and his wife

Hope, who developed the concept for the building. The Thorsen Residence was one of the first houses built in the Ridgewood Park subdivision, near Hancock Park, and exists as an excellent example of a pre-World War I, custom Arts and Crafts home.



HCM #1019: Metropolitan Building (315 W. 5th Street). This nine-story commercial building, constructed in Downtown in 1913, exhibits the Beaux-Arts and Classical Revival styles. Built from reinforced concrete, the monument is characterized by the exterior use of glazed terracotta, decorative spandrel panels, low relief sculptural ornamentation and large projecting cornices. The building was designed by the architectural duo,

John Parkinson and Edwin Bergstrom, whose partnership resulted in over 25 buildings – most in the developing city center of early 20th century Los Angeles. In 2011, an adaptive reuse of the building's upper floors was completed, in accordance with the Secretary of the Interior's Standards for Rehabilitation, to accommodate new apartment units.



HCM #1020: Firestone Building (800 S. La Brea Ave). The Streamline Moderne style is exhibited by this auto-related, one-story commercial building that was built in 1937 near Wilshire Boulevard's Miracle Mile. A defining characteristic of the structure is the continuous elevation, formed from the curved northwest corner of the building. A bowstring truss roof sits atop the masonry-built structure, its western face highlighted by a unique, cantilevered overhang. Porcelain enamel panels and large, auto access bays punctuate the exterior. Designed as a store and garage by engineer R.E. Ward for the Firestone Tire and Rubber Company, the retail outlet remains a flagship store in the company's Los Angeles operations.