



Historic Resources Survey Report
Granada Hills – Knollwood Community
Plan Area



Prepared for:

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



Prepared by:

HISTORIC RESOURCES GROUP
Pasadena, CA

August 2015

Table of Contents

Project Overview	1
SurveyLA Methodology Summary	1
Project Team	3
Survey Area	3
Designated Resources	13
Community Plan Area Survey Methodology	14
Summary of Findings	15
Summary of Property Types	15
Summary of Contexts and Themes	16
For Further Reading	38
Appendices	
Appendix A: Individual Resources	
Appendix B: Historic Districts & Planning Districts	

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 Granada Hills–Knollwood Community Plan Area (CPA). This project was undertaken from July 2014 to June 2015 by Historic Resources Group (HRG).

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 at www.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 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. 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 Granada Hills-Knollwood CPA survey was conducted by Historic Resources Group. Personnel included Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Principal; Laura Janssen, Senior Architectural Historian; Heather Goers, Architectural Historian; Robby Aranguren, Planning Associate, and Christy Johnson McAvoy, Founding Principal. Additional assistance was provided by intern Lauren Postlmayr. Kari Fowler served as the project manager. The project team also included Kevin Roderick, journalist, editor, and author of *The San Fernando Valley: America's Suburb*. Kevin provided valuable expertise and input regarding the San Fernando Valley and its significant resources throughout all phases of the project.

Survey Area

Description of the Survey Area

The identified survey area (“Survey Area”) corresponds with the boundary for the Granada Hills–Knollwood Community Plan Area (CPA). Located in the northern portion of the San Fernando Valley, the Survey Area is bounded generally by the San Diego (405) and Golden State (5) freeways on the east; by open space, including O’Melveny Park, on the north; by Aliso Canyon Park and the Aliso Canyon Wash on the west; and by Devonshire and Lassen streets on the south. The Survey Area borders the CPAs of Sylmar to the east, Mission Hills–Panorama City–North Hills to the southeast, Northridge to the southwest, and Chatsworth–Porter Ranch to the west. (*See Survey Area Map below.*)

The CPA consists of a total of 18,337 parcels. Of these, approximately 16,987 parcels were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980, or resources that have been designated under Federal, state, or local programs.¹

The topography of the Survey Area is highly varied. The northern portion of the Survey Area is dominated by the foothills of the Santa Susana Mountains, and streets in this area generally follow the contours of the landscape. The southern portion of the Survey Area, south of Rinaldi Street, is largely characterized by flat or gently-sloping terrain which allows for a generally orthogonal street grid. The Survey Area is traversed by several major thoroughfares, including Rinaldi Street, San Fernando Mission Boulevard, and Chatsworth Street running east/west; and White Oak Avenue, Louise Avenue, Balboa Boulevard, Hayvenhurst Avenue, Woodley Avenue, and Haskell Avenue running

¹ For designated resources within the CPA at the time of the survey, refer to the Designated Resources map below. For the most up-to-date information on designated resources, go to zimas.lacity.org or www.HistoricPlacesLA.org, or contact the Department of City Planning’s Office of Historic Resources.

north/south. The Ronald Reagan (118) Freeway traverses the Survey Area; the Golden State (5) Freeway runs along its eastern boundary.

The Survey Area is composed of low- to medium-density urban land uses, including residential, commercial, institutional, and agricultural properties. The majority of the Survey Area is composed predominately of low-density single-family residential neighborhoods. Commercial development is primarily concentrated along the major traffic corridors of Chatsworth and Devonshire Streets and Balboa Boulevard. Open space within the CPA includes several parks throughout the Survey Area, including O'Melveny Park, Zelzah Park, and the Granada Hills Recreation Center.

Development History

The land comprising the Survey Area was first settled by the Native American Tongva tribe, who would later become known as the “Gabrielino” Indians when the Mission San Gabriel Arcangel was established on Tongva land. The first European settlers in the area were a group of explorers led by Spanish expeditioner Gaspar de Portola, who traveled north through the San Fernando Valley on August 7, 1769. Mission San Fernando Rey de España was founded by Father Fermin Lasuen, a Franciscan missionary, on September 8, 1797. By the early nineteenth century the Mission had evolved into a robust agricultural operation, selling fruits, vegetables, wine, livestock, and olives. The Mission was subsequently secularized, with the surrounding lands subdivided as a land grant known as the Rancho Ex-Mission San Fernando. In 1874, Charles Maclay and his business partner, George K. Porter, purchased 56,000 acres of the northern portion of the rancho – which comprised the entire northern San Fernando Valley. Porter, who had a three-quarters interest in the land, had plans to develop the property as a ranch. Maclay, who owned a one-quarter interest, was interested in subdividing the land for real estate development.² A portion of the land was dedicated to establishing the nearby City of San Fernando; the remainder, however, was given over to ranching and the production of wheat, citrus and other crops.³ Eventually, Maclay and Porter – who had deeded a portion of his share to his cousin, Benjamin F. Porter – found they could no longer agree, and the three men divided the land with the toss of a coin. Porter received the central portion of the land, a part of which comprises the present-day CPA.

Like many Angelenos of the day, Porter was eventually stricken with “subdivision fever.”⁴ However, for a time the land remained undeveloped save for Porter’s agricultural experiments. He established the Porter Land & Water Company and began to develop an extensive system of irrigation and experimented with citriculture. In 1917, a 4,100-acre portion of the land was sold to oilman Martin Henry Mosier, who developed the parcel as the Sunshine Ranch. The center for operations for Sunshine Ranch was located near the present-day intersection of Rinaldi Street and Shoshone Avenue; development consisted of buildings all painted a bright orange-yellow – “the

² Charles A. Bearchell and Larry D. Fried, *The San Fernando Valley: Then and Now* (Windsor Publications, 1988), 31.

³ Bearchell and Fried, 31.

⁴ Bearchell and Fried, 31.

color of sunshine.”⁵ Sunshine Ranch was considered to be one of the largest citrus ranching operations in the country, and farmed not only citrus crops but apricots, walnuts, beans, and alfalfa, in addition to dairy and poultry operations.⁶ Three structures remain today from the Sunshine Ranch, vernacular ranch houses located 17551 Rinaldi Street (1917), 11515 Shoshone Avenue (1917), and 11525 Shoshone Avenue (1924). The allée of Deodar cedars lining White Oak Avenue north of San Jose Street is also a remnant of the Sunshine Ranch; these trees are a designated City Historic-Cultural Monument.

Irrigation was critical to the farming and ranching operations in Granada Hills, and as a result expanding the infrastructure of water delivery and storage was vital to the economy of the area. The Department of Water and Power’s Van Norman Reservoir Complex was first constructed in the 1920s as part of the Los Angeles Aqueduct Project. It was one of five reservoirs built between 1921 and 1929, allowing the city’s water system to expand by hundreds of miles of new water mains and thousands of new service connections. Originally owned and operated by the Metropolitan Water District as the San Fernando Reservoir, by 1961 it was known as the Sepulveda Reservoir. In 1962, the property was taken over by the Los Angeles Department of Water and Power and renamed the Van Norman Reservoir.

In 1925, the Sunshine Ranch was sold to the Edwards and Wildey Company. That same year, Godfrey Edwards and Otto Wildey launched a development campaign called the Sunshine Ranch Community Development Project, which pledged to spend ten million dollars in land and infrastructure improvements.⁷ The company also created the first residential subdivisions to establish the community of “Granada,” so named in 1927 because of the area’s similarity to the countryside surrounding the Spanish city of Granada.⁸ (The name of the town was changed to “Granada Hills” in 1942).

The southern portion of the ranch was divided as Tract No. 9317, which was recorded in 1926. However, real estate sales were sluggish from the start, despite Edwards’ and Wildey’s best efforts to market Granada as an ideal place to grow citrus, raise poultry and, more importantly, rabbits. Many of the early residences built during this period included rabbitries in the backyard.⁹ However, even the promise of rabbits could not combat the economic effects of the Great Depression, and Granada was still considered to be simply too far from the city center for those people who worked in Los Angeles.¹⁰

Hoping to motivate the development of a business district, in 1927 Edwards and Wildey constructed a two-story commercial building at the northeast corner of Chatsworth Street and White Oak Avenue, at the center of the Granada. However, supply

⁵ Jim Hier, *Granada Hills*, Images of America (Charleston, SC: Arcadia Publishing, 2007), 8.

⁶ Hier, 8.

⁷ Hier, 8.

⁸ Bearchell and Fried, 66.

⁹ Hier, 9.

¹⁰ Hier, 9.

outstripped demand in the nascent community, and with the exception of some late 1920s residences constructed along San Fernando Mission Boulevard, Louise Avenue, and Bertrand Avenue, Granada retained its primarily agricultural character into the postwar era.

In the years following World War II, the population of what was now called “Granada Hills” exploded as returning servicemen sought to settle in the San Fernando Valley with their families. In 1950, the population of Granada Hills stood at around 5,000 people; by 1960, that number had increased by 1,000 percent.¹¹ In response to the demand for housing and other resources to meet the needs of the growing community, the land which comprised several of the area’s founding ranches and real estate holding companies was subdivided for residential development. At the same time, many individuals viewed the postwar housing boom as an opportunity to dabble in real estate development; as larger agricultural tracts were subdivided it became possible for small-time investors to purchase subdivisions numbering a dozen lots or less. The land in the Orange Estates area exemplifies this trend, with twenty-eight recorded subdivisions within its boundaries. Subdivision began in 1954 and peaked in 1955-1956, when a total of fourteen tracts were recorded. Several developers purchased multiple tracts throughout the area; perhaps the most prominent landowner was Thurlow Stather Culley, who purchased at least four tracts in the district. Culley was often referred to by longtime residents as the “George Washington of Granada Hills,” having relocated to the area in 1927 to work as a salesman for Edwards and Wildey.

Little is known about the development of individual tracts within Orange Estates, possibly due to the piecemeal nature of their subdivision within the district and their acquisition by a variety of investors. However, construction activity reflects the trends of subdivision, with building efforts commencing in earnest in 1954, when 23 homes were constructed, and peaking in 1956, when 83 homes were completed – a number more than twice the amount of any other year. Construction continued throughout the late 1950s and early 1960s; by 1965 the area was largely developed. Homes exhibited a range of variations on the Ranch style, including both Traditional and Contemporary examples.

Another notable postwar residential subdivision is the Marlborough Palms area. The tract represents two subdivisions of the land belonging to the Porter Land & Water Company. The first tract was recorded in December 1956, and accounts for the majority of the land within the district. Nearly all of the houses in this first phase of development were constructed in 1957. The model homes typified the character of the development. A variety of exterior stylings was offered “from Classic to Tropical Contemporary.” Homebuyers had a choice of a three- or four-bedroom floor plan; both plans featured two baths, along with a family room or den, and an all-electric kitchen. The inclusion of the all-electric kitchen reflected a concurrent trend in homebuilding which had been sparked by the electrical industry; in order to promote customer demand for electricity,

¹¹ Hier, 9.

the industry launched the Live Better Electrically campaign in March 1956, which was supported by 300 electrical utility companies and 180 electrical manufacturers nationwide. The following year, the campaign established the Medallion Homes program, which allowed newly-constructed homes to earn a gold medallion decal if the design included an electric washer and dryer, waste disposal, refrigerator, and all-electric heating. The campaign was wildly successful, with approximately one million all-electric homes constructed. The Medallion Homes program launched their own advertising campaign, in which Marlborough Palms was frequently featured as an example of “living better electrically.”

Part of what distinguished the development of Marlborough Palms from other similar postwar residential developments in Granada Hills was the involvement of noted mid-century architectural firm Palmer & Krisel. Palmer & Krisel designed 65 homes in the subdivision’s first tract, which opened to the public in August 1957. Early advertisements for the development touted homes “styled by award-winning architects, Palmer & Krisel,” and declared that “a gingerbread home was great for Hansel & Gretel...but today’s families demand good contemporary styling!” A series of model homes, which remained open through the autumn of 1957, was constructed along Chatsworth Street. By January 1958, sales totaled nearly \$1,000,000, and more than 40 of the 65 Palmer & Krisel-designed homes under construction had been sold. Despite the active promotion of modernist house designs in Marlborough Palms, the subdivision was ultimately built out with a mixture of Ranch house styles, as a substantial number of early residents opted for more conventional motifs.

Perhaps the most notable postwar subdivision in Granada Hills, however, is the Balboa Highlands development, which is now a designated City Historic Preservation Overlay Zone. Developed between 1962 and 1964 by prolific Southern California real estate magnate Joseph Eichler, it is one of only three Eichler tracts in Southern California, and the only one in Los Angeles County. Designed by noted architects A. Quincy Jones, Frederick Emmons, and Claude Oakland, the Balboa Highlands subdivision embodied the distinctive Mid-Century Modern aesthetic of the postwar era.

Although much of the residential development in the postwar era was on a larger scale, individual examples of work by prominent architects are also present in Granada Hills. The James and Olive Logar Residence, completed in 1951, was designed by master architect Richard Neutra. And while multi-family residential development was less common in this area, the Kona Pali Apartments (1962) is an outstanding example of the exotic Tiki/Polynesian style. Larger ranching properties were also developed during this period, attracting Hollywood celebrities from over the hill. The property known as the Cagney Ranch was initially developed in 1939 on what was then Bull Canyon Meadows. In 1942, the property was sold to actress Janet Gaynor, and then to actor James Cagney in 1953. Cagney resided here until 1966; today only the main house remains.

Building activity in the postwar years also included institutional development to serve the needs of the growing community. Examples include the Granada Hills branch of the Los Angeles Public Library. Constructed in 1962, this was the first library in Granada Hills and stands today as one of the few remaining examples in the San Fernando Valley dating from this period. Also constructed at this time was the California Federal Savings & Loan, designed in the New Formalist style by noted architects Allison & Rible in 1966. Churches constructed during this period include the Episcopal Church of St. Andrew and St. Charles (Carleton Winslow, Jr., 1960); St. Stephen's Lutheran Church (Orr, Strange, Inslee & Senefeld, 1966); Hillcrest Christian Church (1966); Knollwood United Methodist Church (Hal C. Whittemore, 1967); and St. John Baptist de la Salle Church (Barker & Ott, 1969). Primarily constructed in the mid- to late-1960s, many of these churches exhibit a more Expressionist version of the Mid-Century Modern style.

A number of schools were also constructed in Granada Hills during this period to accommodate the growing young families of the baby boom. Intact examples include Vintage Magnet School (1953), George K. Porter Middle School (1959), Danube Elementary School (1960), Granada Hills Charter High School (1960), Knollwood Elementary School (1960), and John F. Kennedy High School (1971).

One of the most prominent institutions to be developed during the postwar era in Granada Hills was the Knollwood Country Club. The club opened in 1956 with a golf course designed by William Bell, Jr., son of noted golf course architect William P. Bell, and William Johnson. The clubhouse facilities were designed by architect John C. Lindsey. Initially opened as a private course, within a year the course was managed by Los Angeles County, which allowed for public access.¹² At the same time, developers announced plans for the 250-home Knollwood Estates neighborhood which would surround the course and feature streets named after well-known golfers.¹³ It was the development of Knollwood Estates, along with the Balboa Highlands subdivision a few years later, that spurred residential development north of Rinaldi Street into the hills of the "Granada Hills."

Neighborhood commercial centers also grew in importance as the so-called bedroom communities of the San Fernando Valley expanded. Commercial construction in the area resumed promptly after the war with the completion of the Granada Market and Granada Radio Company building in 1946, followed by the construction of the Russell Building. The 1950s saw the construction of many neighborhood-serving commercial establishments along Chatsworth Street. Offerings included the community's first bank, a branch of the Bank of Encino, which opened in 1955 at the encouragement of local businessmen. Establishments such as the Altadena Express Dairy, a drive-through dairy constructed in 1961, and the Googie-style Woody's Smorgasburger (later International House of Pancakes) restaurant, designed by architect Neil Johnson in 1962, became fixtures within the Granada Hills community. As the population of Granada Hills

¹² Hier, 76.

¹³ Hier, 76.

continued to increase in the 1960s, commercial development evolved away from the Chatsworth Street corridor. The opening of two large-scale shopping centers in 1961 – the Granada Village Center at Chatsworth Street and Zelzah Avenue, and the Balboa Mission Shopping Center at Balboa and San Fernando Mission boulevards – signaled the end of active development along Chatsworth Street. However, infill construction continued through the 1970s.

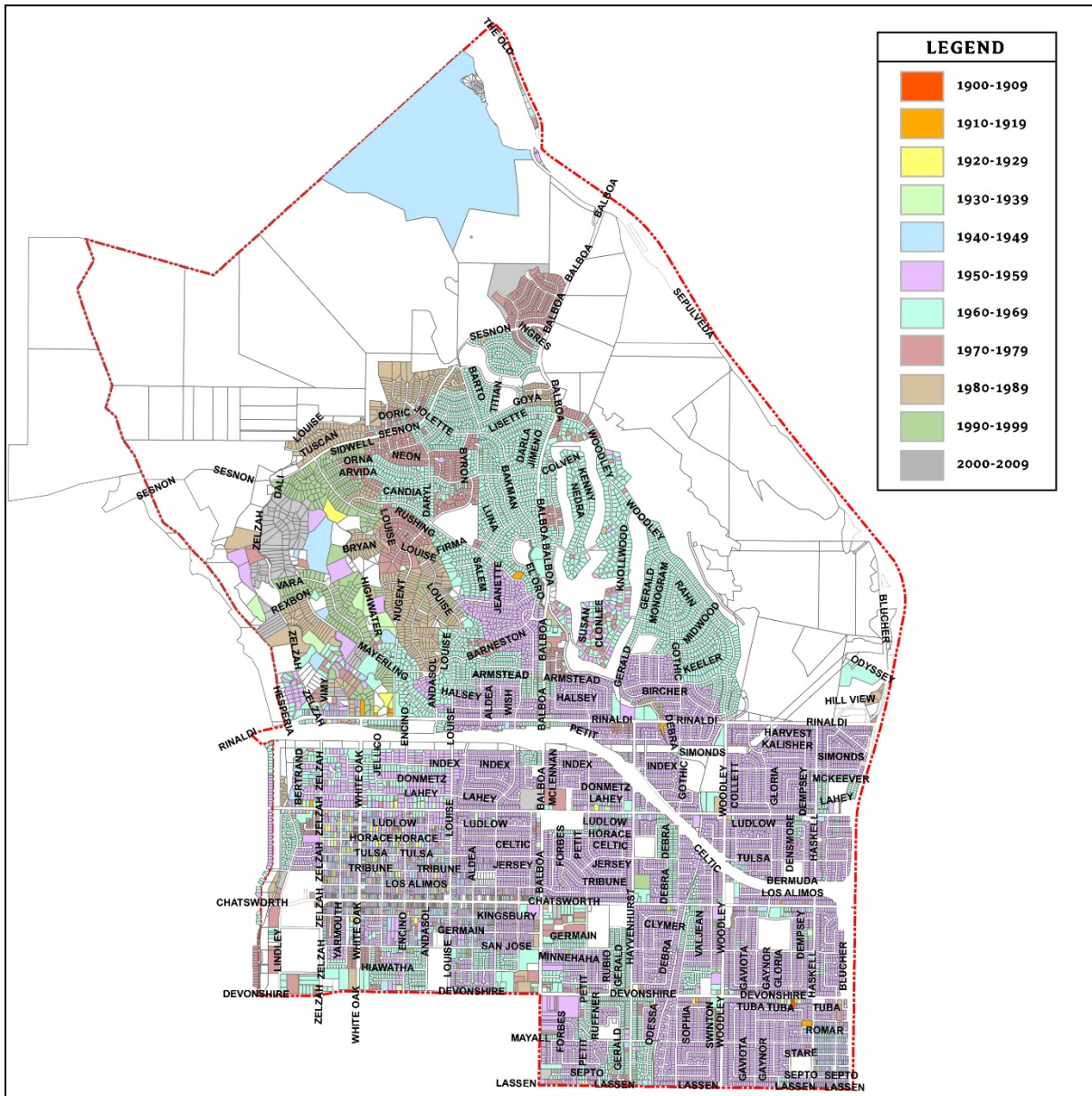
With the expansion of population, commerce, and industry in the postwar era, the infrastructure capacity of the San Fernando Valley as a whole became a major concern. Three buildings were constructed for the Los Angeles Department of Water and Power (DWP) during this period; two distributing stations, in 1955 and 1968, and more notably, the Rinaldi Receiving Station in 1967. Designed in the Mid-Century Modern style by architect William Gossy, the Rinaldi Receiving Station is one of the larger examples of this property type. The Joseph Jensen Filtration System was constructed in 1972, one of five treatment plants operated by the Metropolitan Water District of Southern California. Located at an elevation of 1,290 feet, this 125-acre facility distributes water to points throughout the San Fernando Valley, Ventura County, West Los Angeles, Santa Monica, and the Palos Verdes Peninsula. It is believed to be the largest treatment plant west of the Mississippi River, delivering up to 750 million gallons per day.

Throughout the 1970s, residential construction continued apace and was primarily concentrated in the area north of Rinaldi Street.¹⁴ In fact, it was in the 1970s that Granada Hills got its oldest residence. An elaborate Queen Anne house originally constructed in 1887 by noted architect Joseph Cather Newsom was moved from its original site in Pacoima to its current location Granada Hills. In 1973, the City of Los Angeles agreed to purchase John O'Melveny's C&J Ranch, located in the northern portion of Granada Hills. Originally called Bee Canyon Park, the name was changed in 1976 to honor O'Melveny's contributions to Los Angeles. In 1979, a ground-breaking ceremony commenced the initial phase of development of the 672-acre O'Melveny Park, the second largest public park in Los Angeles, after Griffith Park.¹⁵

¹⁴ Hier, 10.

¹⁵ Hier, 112.

Development by Decade Map.



Designated Resources

The following map depicts designated resources within the Granada Hills-Knollwood 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 (HCMs) and Historic Preservation Overlay Zones (HPOZs).

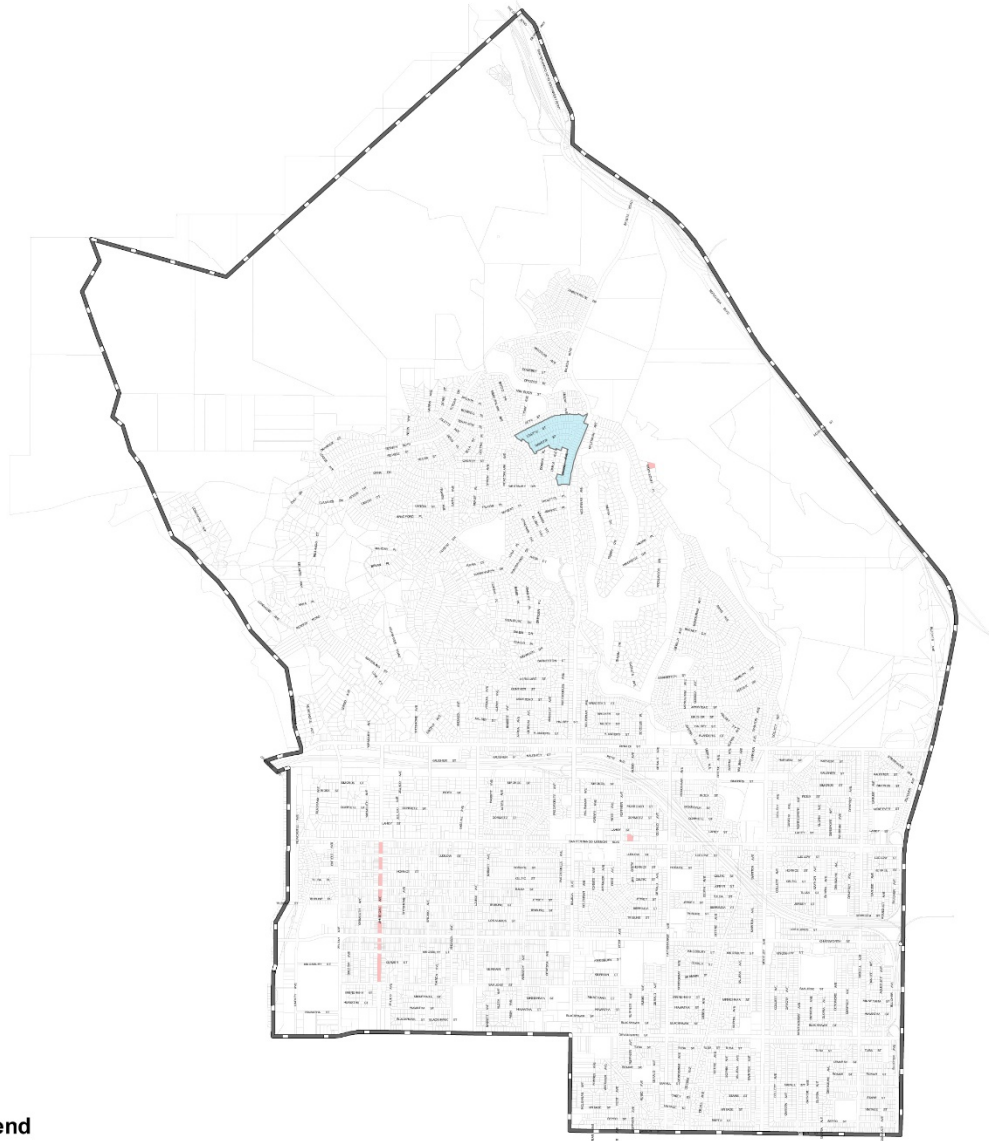
Designated resources in the Granada Hills-Knollwood CPA include the 1966 Kramer House, designed by Joseph A. Kramer with Art Davis; the 1964 Foster Residence, designed by A. Quincy Jones; the 1923 Alfred Z. and Blanche Taft Farmhouse; and the White Oak Avenue Deodar cedars, planted in 1917 as part of the Sunshine Ranch. Also in the CPA is the Balboa Highlands HPOZ.¹⁶

¹⁶ For the most up-to-date information on designated resources, go to zimas.lacity.org or www.HistoricPlacesLA.org, or contact the Department of City Planning's Office of Historic Resources.

Designated Resources Map.

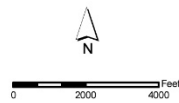
Granada Hills - Knollwood Community Plan Area

Designated Resources



Legend

-  City Historic-Cultural Monument (HCM)
-  Listed in the National Register; Listed in the California Register (Status Code 1)
-  Formally determined eligible for listing in the National Register; Listed in the California Register (Status Code 2)
-  City Historic Preservation Overlay Zone (HPOZ)



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).¹⁷

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of two qualified survey professionals, both of whom meet 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. All field work was conducted from the public right-of-way. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

In addition to identifying significant properties based on physical characteristics as observed from the public right-of-way, some properties in the Survey Area may be significant for historic associations, such as an association with an important person. To address this, extensive research was conducted prior to fieldwork to assist surveyors in identifying potentially significant properties. Sources included building permits, Sanborn maps, historic photos, historic and contemporary aerial images, city directories, genealogical records, voter registration records, census records, and historical newspapers and periodicals. Research for SurveyLA utilizes the collections of the Los Angeles Public Library; University of Southern California (USC); University of California, Los Angeles (UCLA); Huntington Library; Historical Los Angeles Times; the Online Archive of California; and the Pacific Coast Architecture Database, among others.

¹⁷ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

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

The Granada Hills-Knollwood CPA contains a diverse range of extant property types representing a number 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

The survey identified a number of late-1920s single-family residences as representative of some of the area's earliest development. Additionally, three vernacular ranch houses were identified as remnants of the area's agricultural past. From the postwar period, the survey identified one historic district and one planning district as examples of mid-century residential planning and development. Finally, several residential properties were identified for their architectural merit, including a 1960s Tiki/Polynesian apartment building, a 1970s Late Modern house, and a very rare Queen Anne house from the 1880s that was later moved to its Granada Hills site.

Commercial Properties

A small number of commercial properties were identified by the survey, including a drive-through dairy, a Googie-style restaurant, and a New Formalist bank building.

Institutional Properties

The survey identified six LAUSD school campuses dating from the postwar period, including elementary, junior high/middle, and high schools. Five churches were surveyed for their architectural merit as excellent examples of expressionist Mid-Century Modernism. A number of properties were identified for their association with municipal or regional water and power systems, including two DWP distributing stations, one DWP receiving station, an MWD reservoir, and an MWD water treatment facility. Other institutional examples include a postwar branch library and a 1960s golf course/country club. Granada Hills' original commercial corridor was identified as a planning district.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Granada Hills-Knollwood CPA. 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, 1850-1980

Theme: Early Residential Development, 1880-1930

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

This Context/Theme was used to evaluate intact single-family residences dating from the late 1920s. These properties represent some of the earliest residential development in Granada Hills. Few examples remain from this period; therefore, intact examples were identified as historically significant.



Address: 17609 Kingsbury Street
Date: 1927



Address: 17332 Los Alimos Street
Date: 1927



Address: 17704 Kingsbury Street
Date: 1927



Address: 17724 Los Alimos Street
Date: 1927



Address: 17340 Tribune Street
Date: 1927



Address: 17812 Horace Street
Date: 1927

Address: 17550 Los Alimos Street
Date: 1927



Address: 17630 Ludlow Street
Date: 1928

This Context/Theme was also used to evaluate three rare remaining residential buildings that pre-date substantial development in Granada Hills. Referred to as “bunkhouses,” these vernacular ranch houses are remnants of Sunshine Ranch. In 1917, the land between Balboa and Zelzah Avenues, north from San Jose Street into the hills was bought by M.H. Mosier, a wealthy oil man from Oklahoma, who built a large house, dairy barns, silos and other buildings at the foot of the hills. Between 1917 and 1924 over 2,000 acres of the ranch were planted with citrus of various kinds. In 1925, Mosier tired of his project and the Sunshine Ranch was offered for sale. The distinctive allée of 114 Deodar cedar trees along White Oak Ave, designated City Historic-Cultural Monument #41, is also a remnant of Sunshine Ranch.



Address: 17551 Rinaldi Street
Date: 1917



Address: 11515 Shoshone Avenue
Date: 1917



Address: 11525 Shoshone Avenue

Date: 1924

Context: Residential Development & Suburbanization, 1850-1980

Theme: Post World War II Suburbanization, 1938-1975

Sub-Theme: Sub-theme: Suburban Planning and Development, 1938-1975

This Context/Theme was used to evaluate one historic district and one planning district in Granada Hills as significant examples of residential suburban planning and development from the postwar era.

The Marlborough Palms Residential Historic District is located in the southeastern portion of Granada Hills, and contains 149 one-story single-family residences. Original residences were constructed between 1957 and 1958 and designed in variations of the Ranch style, including Cinderella, Traditional, and Contemporary styles, some of which were designed by noted mid-century architectural firm Palmer & Krisel. District features include uniform setbacks, landscaped parkways, street trees, concrete curbs, and sidewalks.



District: Marlborough Palms Residential Historic District
Description: Context view



District: Marlborough Palms Residential Historic District
Description: Context view



District: Marlborough Palms Residential Historic District
Description: Context view



District: Marlborough Palms Residential Historic District
Description: Context view



Address: 10524 Monogram Avenue
Date: 1957



Address: 16501 Kingsbury Street
Date: 1957



Address: 16450 Kingsbury Street
Date: 1957



Address: 10600 Hayvenhurst Avenue
Date: 1957



Address: 10542 Monogram Avenue
Date: 1957



Address: 16457 Kingsbury Street
Date: 1957

The Granada Orange Estates Residential Planning District is located in the southwestern portion of Granada Hills. While not sufficiently intact to qualify as a historic district, it may warrant special consideration for local planning purposes. The district contains approximately 404 parcels, developed primarily with one and two-story single-family residences. Most of original residences were constructed between 1954 and 1963, and designed in variations of the Ranch style. A neighborhood church

was constructed in 1965. Today, these original residences share the block with more recent construction. However, the district does retain many of its planning features, including uniform setbacks, raised concrete curbs, mature landscaping, and the notable absence of sidewalks or streetlights.



District: Granada Orange Estates Residential Planning District
Description: Context view



District: Granada Orange Estates Residential Planning District
Description: Context view

Context: Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

Sub-Theme: Commercial Drive-Thru, 1920-1980

This Context/Theme was used to evaluate a rare example of a 1960s drive-through dairy, one of few remaining examples in the San Fernando Valley.



Address: 16140 San Fernando Mission Boulevard
Name: Alta Dena Express Dairy
Date: 1961



Address: 16140 San Fernando Mission Boulevard
Name: Alta Dena Express Dairy
Date: 1961

Context: Commercial Development, 1850-1980
Theme: Neighborhood Commercial Development, 1875-1960
Sub-Theme: Neighborhood Commercial Centers, 1875-1960

This Context/Theme was used to evaluate a planning district in Granada Hills as a significant example of neighborhood commercial development. The Granada Hills Commercial Planning District is a neighborhood commercial corridor located in the southwestern portion of Granada Hills. The district contains approximately 106 parcels developed with modest one and two-story commercial storefront buildings set at the sidewalk. Original storefronts were constructed primarily from the mid-1940s to the mid-1960s, with later construction from the 1970s through the 1990s. While not sufficiently intact to qualify as a historic district, the area retains its overall scale, massing and pedestrian orientation, and therefore may warrant special consideration for local planning purposes.



District: Granada Hills Commercial Planning District
Description: Context view



District: Granada Hills Commercial Planning District
Description: Context view

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools and the LAUSD, 1876-1980

Sub-Theme: Post WWII Schools, 1946-1966

This Context/Theme was used to evaluate five examples of intact LAUSD public school campuses in Granada Hills, including elementary, junior high/middle, and high schools. Dating from the 1950s and 1960s, these schools reflect LAUSD planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.



Address: 11822 Gerald Avenue
Name: Knollwood Elementary School
Date: 1960



Address: 11822 Gerald Avenue
Name: Knollwood Elementary School
Date: 1960



Address: 11220 Danube Avenue
Name: Danube Avenue Elementary School
Date: 1960



Address: 11220 Danube Avenue
Name: Danube Avenue Elementary School
Date: 1960



Address: 15848 Stare Street
Name: Vintage Magnet School
Date: 1953



Address: 15848 Stare Street
Name: Vintage Magnet School
Date: 1953



Address: 15960 Kingsbury Street
Name: George K. Porter Middle School
Date: 1959



Address: 15960 Kingsbury Street
Name: George K. Porter Middle School
Date: 1959



Address: 10535 Zelzah Avenue
Name: Granada Hills High School
Architect: A.C. Martin & Associates
Date: 1960



Address: 10535 Zelzah Avenue
Name: Granada Hills High School
Architect: A.C. Martin & Associates
Date: 1960

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Libraries, 1930-1980

Sub-Theme: Los Angeles Public Library System, 1930-1980

This Context/Theme was used to evaluate a significant example of a postwar branch library associated with the Los Angeles Public library system. This branch was the first public library in Granada Hills, and today it is one of the few libraries in the San Fernando Valley remaining from this period.



Address: 10640 Petit Avenue

Name: Granada Hills Public Library

Date: 1962

Context: Public & 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 significant examples of Department of Water and Power buildings in Granada Hills. Examples include two postwar distributing stations, as well as a 1960s receiving station, all of which represent the expansion of municipal services in the San Fernando Valley during the postwar era.



Address: 12960 Balboa Boulevard
Name: DWP Distributing Station No. 15
Date: 1968



Address: 12960 Balboa Boulevard
Name: DWP Distributing Station No. 15
Date: 1968



Address: 15751 Rinaldi Street
Name: DWP Rinaldi Receiving Station
Architect: William Gossy
Date: 1967



Address: 15751 Rinaldi Street
Name: DWP Rinaldi Receiving Station
Architect: William Gossy
Date: 1967

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Municipal Water and Power, 1916-1980

Sub-Theme: Reservoirs, Dams and Water Supply Infrastructure, 1916-1980

This Context/Theme was used to evaluate a reservoir complex in Granada Hills. The Van Norman Reservoir Complex was constructed in the 1920s as part of the Los Angeles Aqueduct Project, one of five reservoirs built between 1921 and 1929 allowing the city's water system to expand by hundreds of miles of new water mains and thousands of new service connections. Originally owned and operated by the Metropolitan Water District as the San Fernando Reservoir, in 1962 it was taken over by the Los Angeles Department of Water and Power and renamed the Van Norman Reservoir.



Address: 15751 Rinaldi Street

Name: DWP Van Norman Reservoir Complex

Date: 1921

Context: Cultural Landscapes, 1875-1980

Sub-Context: Designed Landscapes, 1875-1980

Theme: Private Recreational Facilities, 1880-1980

Sub-Theme: Golf Courses, 1880-1980

This Context/Theme was used to evaluate a significant example of 1950s golf course in the Knollwood area of Granada Hills. The Knollwood Country Club was established in 1956 as a private golf course. By 1957, the facility was being run by Los Angeles County and allowing public access. The course itself was designed by William Johnson and William Bell Jr., son of noted golf course architect William P. Bell. This property was also evaluated as a private country club.



Address: 12024-12040 Balboa Boulevard
Name: Knollwood Country Club
Date: 1956



Address: 12024-12040 Balboa Boulevard
Name: Knollwood Country Club
Date: 1956

Context: Architecture & Engineering, 1850-1980

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

Sub-Theme: Queen Anne, 1885-1905

This Context/Theme was used to evaluate an excellent and very rare example of Victorian-era residential architecture in Granada Hills. The residence at 17410 Mayerling Street was originally constructed in 1887 in Pacoima, and moved to this site in the 1970s. This Queen Anne residence was designed by noted architect Joseph Cather Newsom. The Newsom Brothers, Joseph and Samuel, are responsible for some of the most elaborate Victorian-era architecture in California, including many residences in Los Angeles' Angelino Heights district. This residence appears to have been carefully restored, and includes a carriage house.



Address: 17410 Mayerling Street
Architect: Joseph Cather Newsom
Date: 1887



Address: 17410 Mayerling Street
Architect: Joseph Cather Newsom
Date: 1887

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

This Context/Theme was used to evaluate significant examples of Mid-Century Modern architecture in Granada Hills and Knollwood. The survey identified a number of churches with expressionist details dating from the 1960s, as well as a 1970s high school with influences of New Formalism.



Address: 12121 Balboa Boulevard
Name: Knollwood United Methodist Church
Architect: Hal C. Whittemore
Date: 1967



Address: 15950 Chatsworth Street
Name: St. Stephen's Lutheran Church
Architect: Orr, Strange, Inslee & Senefeld
Date: 1966



Address: 16555 Chatsworth Street
Name: St. John Baptist de la Salle
Architect: Barker & Ott
Date: 1969



Address: 17531 Rinaldi Street
Name: Heritage Christian Church
Date: 1966



Address: 11254 Gothic Avenue
Name: John F. Kennedy High School
Architect: Stewart S. Granger & Associates
Date: 1971



Address: 11254 Gothic Avenue
Name: John F. Kennedy High School
Architect: Stewart S. Granger & Associates
Date: 1971

Context: Architecture & Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Googie, 1935-1969

This Context/Theme was used to evaluate an excellent example of Googie commercial architecture. This Granada Hills restaurant was originally a Woody's Smorgasburger, designed by Los Angeles architect Neil M. Johnson. Over time, many Woody's locations were converted into International House of Pancakes restaurants, such that their exaggerated cross-gable, butterfly ridge, and distinctive blue roof shingles are now most identified with IHOP.



Address: 16943 Devonshire Street
Name: International House of Pancakes
Architect: Neil Johnson
Date: 1962



Address: 16943 Devonshire Street
Name: International House of Pancakes
Architect: Neil Johnson
Date: 1962

Context: Architecture & Engineering, 1850-1980

Theme: Exotic Revivals, 1900-1980

Sub-Theme: Tiki/Polynesian, 1948-1969

This Context/Theme was used to evaluate a significant example of Tiki/Polynesian architecture, an exotic postwar style that borrowed stylistic motifs from cultures of the South Pacific region. The Kona Pali apartment building is one of several excellent examples of Tiki/Polynesian multi-family residential architecture scattered throughout the San Fernando Valley. Distinctive features include its steeply-pitched, forward-slanting roof at the entrance; extended roof members; decorative carved wood totem details; stylized signage; and tropical landscaping including palm trees and water features.



Address: 10520 Balboa Boulevard
Name: Kona Pali Apartments
Date: 1962



Address: 10520 Balboa Boulevard
Name: Kona Pali Apartments
Date: 1962

Context: Architecture & Engineering, 1850-1980

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

Theme: Late Modernism, 1966-1980

Sub-Theme: Late Modernism, 1966-1980

Sub-Theme: New Formalism, 1955-1976

This Context/Theme was used to evaluate two significant architectural examples that represent later expressions of Modernism in Granada Hills. Identified examples include a 1970s single-family residence in the Late Modern style and a 1960s bank building designed in the New Formalist style.



Address: 12069 Susan Drive
Architect: H.C. Dixon
Date: 1974



Address: 12069 Susan Drive
Architect: H.C. Dixon
Date: 1974



Address: 16800 Devonshire Street
Architect: Allison & Rible
Date: 1966



Address: 16800 Devonshire Street
Architect: Allison & Rible
Date: 1966

Context: Other Context, 1850-1980

Theme: Events or Series of Events, 1850-1980

The Other Context is used to capture unusual or unique property types for which a specific theme has not been developed. In this Survey Area, this Context/Theme was used to evaluate a 1970s water treatment facility. The Joseph Jensen Filtration System is a 125-acre facility which distributes water to points throughout the San Fernando Valley, Ventura County, West Los Angeles, Santa Monica, and the Palos Verdes Peninsula. Constructed in 1972, this facility is one of five treatment plants operated by the Metropolitan Water District of Southern California. It is believed to be the largest treatment plant west of the Mississippi River, delivering up to 750 million gallons per day.



Address: 13100 Balboa Boulevard
Name: MWD Joseph Jensen Filtration System
Date: 1972



Address: 13100 Balboa Boulevard
Name: MWD Joseph Jensen Filtration System
Date: 1972

For Further Reading

The following is a list of general sources on the history and development of Granada Hills and Knollwood. This list is not comprehensive but is being provided for informational purposes.

Bearchell, Charles A. and Larry D. Fried. *The San Fernando Valley: Then and Now*. Windsor Publications, 1988.

Hier, Jim. *Granada Hills*. Images of America. Charleston, SC: Arcadia Publishing, 2007.

Roderick, Kevin. *The San Fernando Valley: America's Suburb*. Los Angeles: Los Angeles Times Books, 2001.

Wanamaker, Marc. *San Fernando Valley*. Images of America. Charleston, SC: Arcadia Publishing, 2011.