



Historic Resources Survey Report
**Sherman Oaks-Studio City-Toluca Lake-Cahuenga
Pass Community Plan Area**



Prepared for:

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



Prepared by:

HISTORIC RESOURCES GROUP
Pasadena, CA

January 2013

Table of Contents

Project Overview	1
SurveyLA Methodology Summary	1
Project Team	3
Survey Area	4
Designated Resources	12
Community Plan Area Survey Methodology	14
Summary of Findings	16
Summary of Property Types	16
Summary of Contexts and Themes	18
For Further Reading	62
Appendices	
Appendix A: Individual Resources	
Appendix B: Non-Parcel Resources	
Appendix C: 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 Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area (“CPA”). This project was undertaken from March to January 2013 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. In addition, a Survey Results Map has been prepared which graphically illustrates the boundaries of the Survey Area and the location and type of all resources identified during the field surveys. The Master Report, Survey Report, and Appendices are available on the Survey Findings page at SurveyLA.org. Additionally, survey data for this CPA is searchable at HistoricPlacesLA.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 Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA survey was conducted by Historic Resources Group. Historic Resources Group personnel included Christy Johnson McAvoy, Founding Principal; Christine Lazzaretto, Principal and Senior Architectural Historian; Kari Fowler, Senior Preservation Planner; Debi Howell-Ardila, Architectural Historian; and Robby Aranguren, Planning Associate. Kari Fowler served as the project manager.

Concurrent with Historic Resources Group's survey of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA, the firm of Architectural Resources Group surveyed three additional CPAs in the southern San Fernando Valley. Personnel from Architectural Resources Group participated in some aspects of this project, including Katie Horak, Senior Associate, and Allison Lyons, Associate. 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

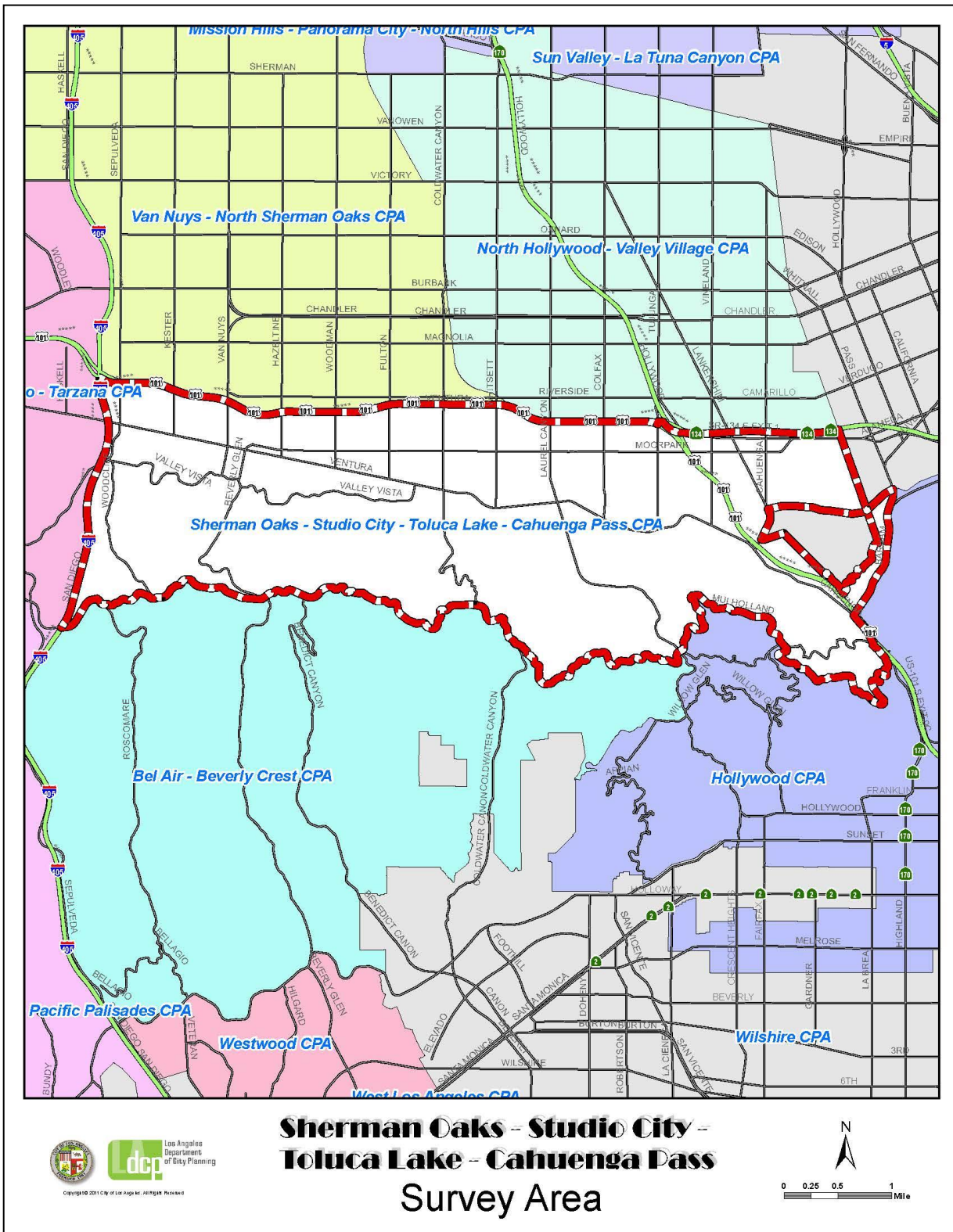
Description of the Survey Area

The identified survey area (“Survey Area”) corresponds with the boundary for the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area. Located approximately eight miles west of downtown Los Angeles, the Survey Area has a roughly rectangular boundary enclosed generally by the 101 and 134 Freeways on the north; Clybourn Avenue and Barham Boulevard on the east; Mulholland Drive on the south; and the 405 Freeway on the west. The Survey Area borders the Community Plan Areas of Van Nuys-North Sherman Oaks and North Hollywood-Valley Village to the north; Hollywood on the east; the Bel Air-Beverly Crest CPAs on the south; and Encino-Tarzana on the west. The area is also bounded by the City of Burbank on the northeast, and excludes the unincorporated area of Universal City.

The CPA includes four distinct communities:

- **Cahuenga Pass** is a hillside community in the CPA’s southeastern corner that serves as the traditional passageway from Los Angeles, through the Hollywood Hills, into the San Fernando Valley.
- **Toluca Lake** occupies the northeastern corner of the CPA, bordered by the City of Burbank on the east, the Los Angeles County Flood Control Channel on the south, and Cahuenga Boulevard on the west.
- **Studio City** extends north and south of Ventura Boulevard, into the foothills to Mulholland Drive; Studio City is bounded by Lankershim Boulevard on the east and Coldwater Canyon Boulevard on the west.
- **Sherman Oaks** comprises the western portion of the CPA, marked by Coldwater Canyon Boulevard on the east and the 405 Freeway on the west.

Survey Area Map.



The CPA consists of a total of 27,029 parcels. Of these, 25,043 were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980; individual resources or historic districts designated at the federal, state, or local level; or proposed HPOZs surveyed within the last five years.¹

With Ventura Boulevard as a general dividing line, the topography of the Survey Area breaks down into two major areas. North of Ventura Boulevard, the topography is primarily flat, with generally rectilinear street patterns. South of Ventura Boulevard, the Survey Area begins to ascend the foothills of the Santa Monica Mountains, in hillside communities that are primarily residential. The street and tract patterns of the Survey Area reflect its development history as well as its topography. The orthogonal street grid along the flat northern swath of the Survey Area is generally lined with uniform, modest-sized parcels, reflecting settlement from the early to mid-twentieth century. Moving southward into the foothills, the orthogonal grid gives way to curvilinear streets and cul-de-sacs, reflecting street patterns more common in mid-twentieth-century urban planning. As settlement increased throughout the Survey Area's hillside communities in the post-World War II period, this topography provided ample opportunities for architects and engineers to experiment with the latest ideas in both modern architectural design and structural engineering. The Survey Area is home to designs by some of the region's leading modern architects, including Richard Neutra, R.M. Schindler, John Lautner, Smith and Williams, Edward Fickett, and Ray Kappe, among others.

Since the earliest periods of development in the Survey Area, Ventura Boulevard has served as the primary east-west thoroughfare and commercial corridor. As the area's agricultural land began giving way to residential settlement in the first quarter of the twentieth century, proximity to Ventura Boulevard figured prominently in the development of residential tracts and new commercial and industrial ventures. Early tracts often included a short stretch of narrow commercial parcels facing Ventura Boulevard, with adjacent residential areas. Ventura Boulevard remains lined with some of the Survey Area's earliest commercial buildings, particularly from the Cahuenga Pass to Studio City.

In addition to the 101 and 134 Freeways along the northern boundary of the Survey Area, and Mulholland Drive along the southern boundary, other major east-west corridors include Riverside Drive and Moorpark Street, which span the Survey Area, and Valley Vista Boulevard south of Ventura Boulevard in Sherman Oaks. North-south corridors connecting the flat expanses of the Valley with the Santa Monica Mountains and Mulholland Drive include Cahuenga Boulevard, Lankershim Boulevard, Laurel Canyon Boulevard, Coldwater Canyon Boulevard, Woodman Avenue, Van Nuys Boulevard, and Sepulveda Boulevard. Street patterns through the center of the Survey Area also accommodate the winding path of the channelized Los Angeles River.

¹ For the location of designated resources at the time of the survey, refer to the *Designated Resources* map on page 13 or go to HistoricPlacesLA.org

Throughout the Survey Area, numerous recreational areas and parks provide open space in what is otherwise a dense urban environment. A number of these are located in the foothills and upper elevations of the Santa Monica Mountains. These include four public parks in Studio City that span over 1,000 acres: Coldwater Canyon Park; Franklin Canyon Park; 128-acre Wilacre Park; and the 122-acre Fryman Canyon Park, named for Valley pioneer and real estate developer Harry C. Fryman. Further west in Sherman Oaks is Dixie Canyon Park, a 20-acre open-space preserve. Privately-owned recreational areas include the Studio City Golf Course, a 17-acre site located north of the Los Angeles River near Whitsett Avenue. The golf course occupies the former sheep ranch of Valley pioneer Wilson C. Weddington. Another privately-owned recreational facility operating in Toluca Lake since the 1920s is the Lakeside Country Club, founded in 1924 in tandem with the residential subdivision of Toluca Lake Park and substantially expanded in the 1960s.

The neighborhoods of the Survey Area are diverse in use and character. In the flatlands, much of the area is characterized by low-scale residential subdivision, with neighborhood schools and parks at the center and community churches on the perimeter. Multi-family residential development, most commonly two-story courtyard apartments and stucco boxes, are primarily located along the major residential streets. Commercial development is linear, forming long auto corridors lined with dense development on both sides of the street, including pedestrian-oriented storefronts and office buildings, interspersed with strip malls and larger, self-contained commercial complexes. The hillsides and canyons south of Ventura Boulevard are developed almost exclusively with single-family residences. The Survey Area contains only a handful of industrially-zoned properties.

Development History

While the San Fernando Valley is often thought of in terms of post-World War II suburban expansion, the Valley overall, and the Survey Area in particular, has a rich development history that reflects the same themes that shaped development throughout Southern California. Following the Spanish and Mexican eras, much of the Valley lands fell within the vast holdings of pioneer and farmer Isaac Lankershim, who had established an expansive wheat “empire” that included the land comprising the Survey Area.² During the real estate boom of the 1880s, Lankershim’s son, James B. Lankershim, subdivided and sold 12,000 acres of land along the eastern portion of the family’s farm. This area extended from the center of the Survey Area, near Whitsett Avenue in western Studio City, to the Burbank city line. In the late 1880s, Lankershim and his investors platted the town of Toluca, with 40-acre “ranchettes” aimed at “growers of vineyards and orchards of peaches, apples and apricots.”³ In 1896, the original town of Toluca became Lankershim, the earliest town in the Survey Area.

By 1900, only a few thousand people lived in the San Fernando Valley. In the Survey Area specifically, most of the land remained agricultural, with an abundance of fruit orchards,

² Roderick, Kevin, *The San Fernando Valley: America’s Suburb*. Los Angeles: Los Angeles Times Books, 2001. (45)

³ *Ibid.* (45)

grazing lands, and wheat fields. In the first quarter of the twentieth century, changes in infrastructure, transportation, and industrial development started to alter the agricultural character of the Valley. The early 1910s brought two major changes: 1911 signaled the arrival of the Pacific Electric Streetcar line through the Cahuenga Pass; and in 1913, the establishment of the Owens Valley aqueduct brought water to Los Angeles via the San Fernando Valley. Two years later, Valley residents voted in favor of annexation with the City of Los Angeles. As with other Southern California towns during the boom years of the 1920s, large swaths of the Survey Area were platted and prepared for residential settlement and commercial development. This coincided with road improvements, including work in the Cahuenga Pass, which was notoriously difficult to navigate, the widening of Ventura Boulevard in the late 1920s, and the establishment of Mulholland Drive in 1924.

While improvements in infrastructure and transportation made living in the Valley more viable, the catalyst for widespread settlement was the arrival of the entertainment and aerospace industries, both of which became major employment centers for residents of the Survey Area. As Hollywood's entertainment industry expanded, the undeveloped terrain and relatively inexpensive real estate of the San Fernando Valley provided ideal locations for new studios and production facilities. The first step toward establishing "Valleywood" came in 1912, when a nascent Universal Studios moved to an area near the mouth of Cahuenga Pass, just outside the Survey Area. Headed by German-born film distributor Carl Laemmle, Sr., Universal Studios expanded quickly, becoming a stand-alone municipality and major employer in the area. In 1915, Laemmle dedicated the new studios in a three-day ceremony attended by "ten thousand spectators, including Thomas Edison and Buffalo Bill Cody."⁴

A decade later, two other studios turned their attention toward the Valley. In 1926, First National Studios (which merged with Warner Brothers) was established in southwestern Burbank, near the border of the Survey Area. That same year, construction began on Mascot Studios (later Republic Studios, now the CBS Studio Center) on Ventura Boulevard near Radford Avenue in Studio City. Mascot Studios was founded by Mack Sennett, actor, Keystone-comedy producer, and early Studio City developer and booster. In order to spur settlement in Studio City, Sennett established the Central Motion Picture District, Inc., a consortium founded along with producer Al Christie and real estate professionals to support economic growth and residential development in the area. The Central Motion Picture District, Inc. subdivided tracts for residential and commercial development, including along Agnes Avenue (subdivided in 1927) and a portion of the commercial area now known as Tujunga Village (also subdivided in 1927). With the establishment of Mascot Studios, settlement in the adjacent Laurel Terrace neighborhood, which was one of Studio City's earliest neighborhoods, accelerated significantly in the late 1920s and 1930s.

Expansion of "Valleywood" continued in the 1930s with the founding of a Columbia Pictures' location ranch and Disney Studios, both in Burbank. The Survey Area's emerging

⁴ Klein, Jake, *Then and Now: The San Fernando Valley*. Layton, UT: Gibbs Smith Publisher, 2003. (10)

neighborhoods became home to many prominent early actors, directors, producers, screenwriters, and other studio employees and tradespeople. The presence of many stars and “picture people” figured prominently in marketing and press about these neighborhoods, including Toluca Lake Park in Toluca Lake and Laurel Terrace in Studio City.

By the 1930s, the San Fernando Valley had also become one of the fastest growing centers for the aviation industry in the United States, one of the major employers in the Valley. The Valley boasted three airports by 1930: the Los Angeles Metropolitan Airport in Van Nuys, dedicated in 1928; Glendale’s Grand Central Airport, in 1929; and United Field in Burbank, established under the auspices of Boeing, in 1930. For a sense of the scale of these enterprises, the Los Angeles Metropolitan Airport, for example, spanned over 380 acres with aviation services aimed at “manufacturers, airline operators, private plane owners, oil companies, flying schools, distributors, and allied branches of the aircraft industry.”⁵ Dedicated in 1928, the airport was developed by Hollywood-based developer Heffron-McCray-St. John, the same entity that subdivided the earliest tract in Toluca Lake Park as well as the neighborhood’s Lakeside Golf Club in 1923. In September 1929, the *Los Angeles Times* reported that in five years, the total assessed real estate valuation for the San Fernando Valley had doubled, indicating “the influence of the extensive aircraft developments” in the area. According to the article, “a total of \$7,500,000 invested in three major airport developments...plus \$5,000,000 in street improvement projects, are said to be the largest contributing factors” behind this expansion.⁶

Between 1930 and 1940, the population of the San Fernando Valley more than doubled, climbing from 51,000 in 1930 to 112,000 by 1940. The strength of the Valley’s aerospace industry meant that, with the federally financed expansion of aviation and defense-related manufacturing in the early 1940s, the San Fernando Valley also experienced a wartime boom. Between 1940 and 1945, the population expanded another 50 percent to 176,000.

The demand for housing following World War II was central to the development of the Survey Area. Anticipating postwar growth, the City initially planned for the development of the San Fernando Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. Two planning documents – a 1943 Master Plan and a 1944 Zoning Plan – called for the retention of agricultural zones around self-contained urban communities with designated industrial and commercial areas to supplement the agricultural economy and supply employment for present and future residents.⁷ However, due to the area’s exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions and the plans were never fully realized.

⁵ “Los Angeles Metropolitan Airport,” *Los Angeles Times*, 12 September 1929.

⁶ “Property Valuation Reported, San Fernando Valley Area Declared to Have Doubled in Five Years,” *Los Angeles Times*, 8 September 1929.

⁷ Sies, Mary Corbin., and Christopher Silver. *Planning the Twentieth-Century American City* (Baltimore: Johns Hopkins UP, 1996) 258.

A long history of racially restrictive housing and ownership practices meant that the Valley overall remained “a thoroughly white domain” even through the post-World War II population boom. Historian Kevin Roderick observed that restrictive covenants had factored into patterns of town building and settlement going back to the Valley’s earliest history.⁸ With the exceptions of Pacoima and San Fernando in the northern Valley, which were relatively ethnically diverse from the early twentieth century, members of ethnic minorities who resided in the Valley were generally confined to segregated areas. As of 1939, according to Home Owners’ Loan Corporation (HOLC) Security Maps, the only area with a significant non-white population close to the Survey Area lay north of Toluca Lake Park, in North Hollywood along Vineland Avenue between Burbank and Magnolia Boulevards, which was home to Mexican-Americans, Japanese-Americans, and African-Americans. The only neighborhood in the Survey Area documented as having an ethnic presence was along Lankershim Boulevard near Universal City, which included a small population of residents of Mexican or Japanese descent. During the post-World War II boom, this segregation continued. As of the 1950 census, approximately one percent of San Fernando Valley residents were identified as either African-American or “other nonwhites.”⁹

The strength of the Valley’s employment centers and abundance of land contributed to a dramatic post-World War II construction and population boom, similar to that experienced throughout Southern California. By 1950, the population had again more than doubled, to 402,000. This increase was facilitated by improvements to transportation arteries serving the Survey Area, which would later include the construction of the Ventura and Hollywood Freeways.

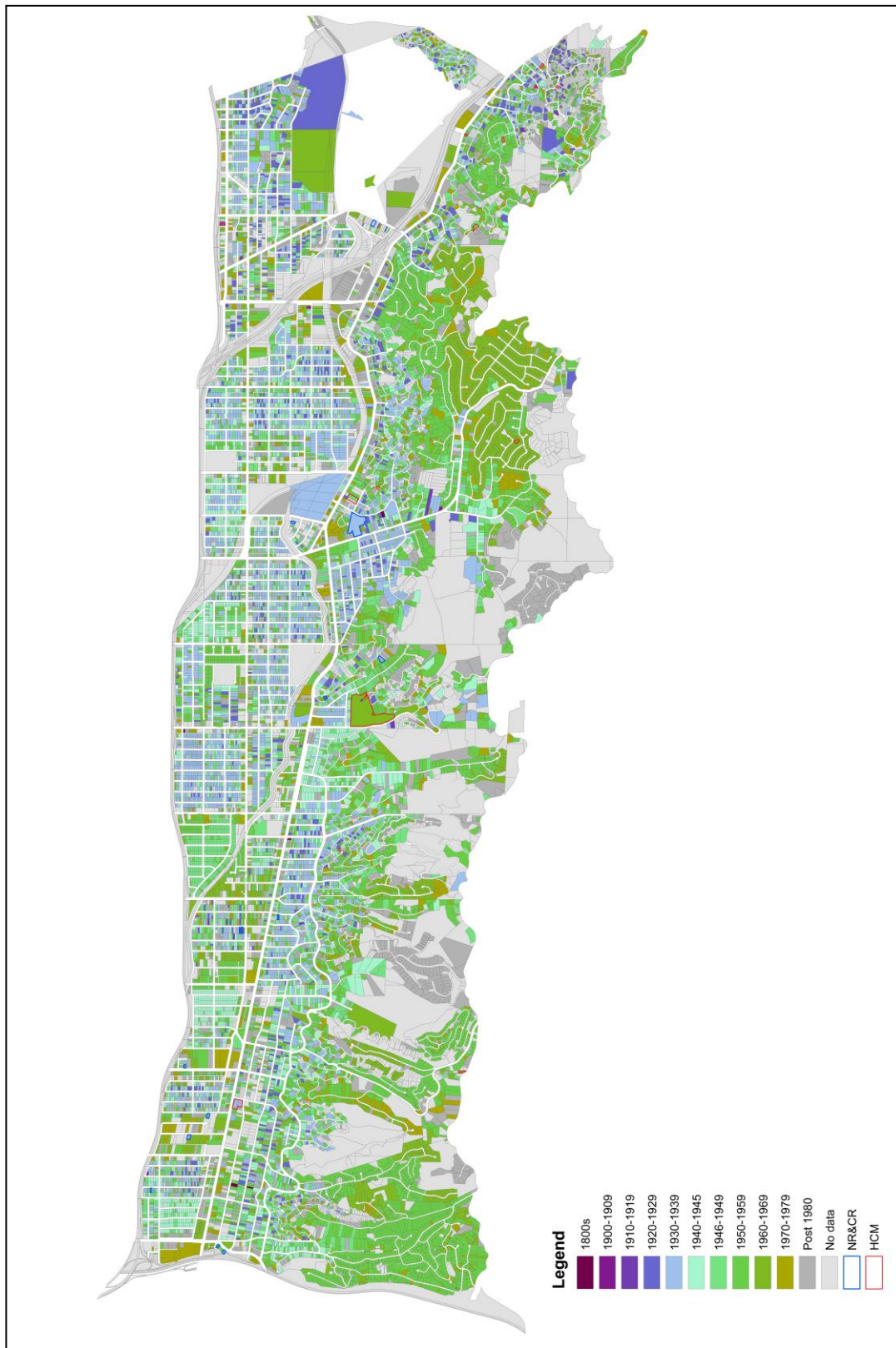
In order to accommodate the expanding population throughout Los Angeles, bond issues in 1946, 1952, and 1955 addressed the need for expanding school facilities, an infusion of resources that resulted in the construction and expansion of numerous schools in the San Fernando Valley. Money went to construction, improvements to existing facilities, and the purchase of land for future construction.

The 1950s and 1960s brought new subdivisions and an increase in new construction throughout the Survey Area, with concentrations of new buildings added in the areas south of Ventura Boulevard near Vineland Avenue, extending toward Mulholland Drive, as well as the hillside communities throughout the Cahuenga Pass, Studio City, and Sherman Oaks. Today, the CPA includes a wide range of property types reflecting the area’s rich development history. Properties include single- and multi-family dwellings, commercial, institutional, industrial, and religious properties. Overall, property types remain from most of the significant eras of the Survey Area’s development, representing a variety of historic contexts and themes.

⁸ Roderick. (139-140)

⁹ Ibid. (140)

Development by Decade Map



Designated Resources

The following map depicts designated resources within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass 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.

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass - 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)

0 2,100 4,200 Feet

North Arrow

City of Los Angeles
Department of City Planning
Copyright © 2015
City of Los Angeles - Reserved

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).¹⁰ Concurrent with the survey of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA, three additional community plan areas were also being surveyed, all located in the southern San Fernando Valley.

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by the project managers and key staff of all four CPAs, all of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. The reconnaissance team for the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA included Kari Fowler and Christine Lazzaretto of Historic Resources Group, and Katie Horak and Allison Lyons of Architectural Resources Group. 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 across CPAs. 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 recorded and evaluated for potential historic, cultural, or architectural significance.¹¹ 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. 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. Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed in order to complete an

¹⁰ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

¹¹ For this Survey Area, the FIGSS contained a large amount of pre-loaded data contributed to the City by the community through MyHistoricLA. Much of this information noted residences as "kit houses," or as having an association with persons who worked in the entertainment industry. All of this information was reviewed and considered; however, only those properties which appeared to be eligible for listing were documented.

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; Online Archive of California; University of Southern California (USC); University of California, Los Angeles (UCLA); and California State University, Northridge (CSUN); 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

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass 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 small number of intact single-family houses, primarily dating from the teens and early 1920s, which represent the area's earliest phase of residential development. Identified examples are surrounded by later development, and are typically designed in the Craftsman style. The Survey Area retains a number of intact two-story courtyard apartments and one-story residential courts, primarily dating from the 1940s and early-1950s, and well as a small number of highly-intact garden apartments and stucco box/Dingbat apartment buildings. One 1930s bungalow court was identified.

A number of residential properties were identified for their association with important people, including figures from the entertainment industry, early area settlers, important industrialists, and significant people in the performing and visual arts. One property was evaluated as an iconic television filming location.

A number of residential properties were identified for their architectural merit. These properties typically date from the late 1920s through the 1960s, with a handful of later examples. Residences display the prevalent styles of the period, including American Colonial Revival, Spanish Colonial Revival, Tudor Revival, Streamline Moderne, Mid-Century Modern, and Late Hollywood Regency.

In addition, the survey identified 12 residential historic districts and one residential planning district. Residential districts were evaluated as significant examples of automobile or post-World War II suburbanization; as intact groupings of multi-family residential development; and cohesive collections of residential architecture; as unique collections of hillside residential engineering; or as a concentration of housing associated with the entertainment industry.

Commercial Properties

The survey identified numerous intact examples of commercial properties, constructed from the late 1930s through the 1960s, primarily serving adjacent residential neighborhoods. Typically located along major commercial corridors, examples include early neighborhood markets, auto showrooms, and motels; intact branch banks; a neighborhood theater; a walk-up food stand; as well as a small number of highly-intact mid-century low-rise professional buildings and mid- to high-rise office towers. A number of commercial properties were identified for their architectural merit, displaying a range of popular styles of the period, including American Colonial Revival, Streamline Moderne, Mid-Century Modern, Googie, Corporate International, Late Modern, and New Formalism.

A number of commercial properties were identified as long-time neighborhood businesses that have remained in continuous operation since they were first established decades ago. Several significant examples of neon signage were also identified. Two properties were evaluated as important gathering spots for the local entertainment industry. In addition, the survey identified two commercial historic districts and one commercial planning district. All of the commercial districts were evaluated as significant examples of neighborhood commercial centers.

Institutional Properties

The survey identified a small number of pre-World War II LAUSD school buildings, which represent some of the earliest schools in the San Fernando Valley. A number of religious properties were identified, either for their architectural merit, for an association with an important ethnic community, or as an example of early institutional development in the area. Two examples of residential folk art were identified, as well as two long-term performing arts venues. One long-term night club was evaluated for its association with LGBT history in Los Angeles.

Isolated examples of municipal service and public utility buildings were identified, including a post-World War II fire station, a telephone building, three early Department of Water and Power buildings, as well as an early-20th century Pacific Electric Substation. One private country club and one public golf and tennis club were evaluated. Several World War II-era air raid sirens were also identified.

Industrial Properties

The survey identified a small number of industrial properties, including a television production facility, a radio station, an entertainment-related support services facility, and an operational television/film studio.

Other Properties

Additional property types that were identified include early public stairways, concrete bridges, and distinctive examples of mature street trees.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass 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

Residential properties that substantially pre-date 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 surviving example of the area's earliest development. In the Survey Area, these properties were exclusively single-family residences, typically dating from the teens and early 1920s.



Address: 4512 Tujunga Avenue
Date: 1923



Address: 10918 Bloomfield Street
Date: 1918

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

This Context/Theme was used to evaluate significant examples of 1940s courtyard apartment buildings. The two-story courtyard apartment building was once a very common multi-family residential type in the Survey Area, with large numbers of these properties constructed in the years immediately after World War II. Most were designed in a minimalist version of the American Colonial Revival style, displaying gabled roofs, round columns and decorative door surrounds. Over time, many examples have since been altered or replaced by higher-density development such that highly intact examples are no longer common.



Address: 4425-4435½ Moorpark Way
Date: 1948



Address: 4142 Cahuenga Boulevard
Date: 1948



Address: 4441-4445 Tujunga Avenue
Date: 1946



Address: 13012-13020 Moorpark Street
Date: 1948

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 mid-century residential courts were evaluated under this Context/Theme. One-story residential courts, the later iteration of the bungalow court, were once common in the Survey Area. However, like the bungalow court in other parts of the city, large numbers of these properties have been demolished over time for higher-density multi-family development. Of the extant examples, many have been substantially altered; intact examples are quite rare.



Address: 14532 Dickens Street
Date: 1946



Address: 10913-10919 Moorpark Street
Date: 1941



Address: 12812-12820½ Moorpark Street
Date: 1948



Address: 14443-14449 Dickens Street
Date: 1944

Context: Residential Development & Suburbanization, 1850-1980

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

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: The Stucco Box/Dingbat, 1954-1968

This Context/Theme was used to evaluate significant examples of stucco box/Dingbat apartment buildings. The Dingbat apartment is often associated with the post-World War II development of the San Fernando Valley, and indeed large numbers of this inexpensive multi-family housing type continue to line the Valley's major boulevards. However, most examples no longer retain the characteristic design elements that originally distinguished one stucco box from another. Distinctive color schemes have been painted over; applied ornamentation has been removed or lost; and in some instances, new decorative features have been added to disguise the building's essential stucco-box form. Once so common throughout the Valley, today expressive examples of the stucco box/Dingbat apartment building have become quite rare.



Address: 4416 Mary Ellen Avenue

Name: Lido Capri

Date: 1958



Address: 11143 Aqua Vista Street

Name: The Pink Flamingo

Date: 1957



Address: 12915 Bloomfield Street

Date: 1960



Address: 13018 Valleyheart Drive

Name: Valli-Royale

Date: 1961

Context: Residential Development & Suburbanization, 1850-1980

Theme: Automobile Suburbanization, 1908-1937

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

This Context/Theme was used to evaluate early public stairways found in the Survey Area. Public stairways are unique features of early hillside development throughout Los Angeles, and were constructed to provide pedestrian access from hillside residential neighborhoods to streetcar and bus lines below. While not typical in the San Fernando Valley, two examples were identified in the Cahuenga Pass area, adjacent to Hollywood where public stairways are commonly found in hillside neighborhoods. Based upon the surrounding residential development, these examples are estimated to date from the 1920s or 1930s.



Location: End of Oakcrest Drive
Name: Oakcrest-Woodrow Wilson Public Stairway
Date: circa 1925



Location: Adina Drive between Ellington Drive and Oakshire Drive
Name: Adina-Passmore Public Stairway
Date: circa 1930

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 significant examples of street trees planted as part of a residential development. While street trees were a common improvement for many post-World War II residential subdivisions in the San Fernando Valley, a small number of examples stand out as particularly distinctive today. Two rows of mature Jacaranda and Cedar trees form a green canopy over Stansbury Avenue in Sherman Oaks. A stand of Oak trees creates a buffer between bustling Ventura Boulevard and the residential neighborhood behind it. Both of these examples date from the 1930s. Additionally, the Sycamore trees planted along Cantura Street in the early 1920s were evaluated as part of the Laurel Terrace Residential Historic District; and a landscaped median lined with mature Oak trees along Fryman Road was evaluated as part of the Briarcliff Manor Historic District.



Location: Stansbury Avenue between Ventura and Valley Vista Blvds
Name: Stansbury Avenue Trees
Date: 1937



Location: South side of Ventura Boulevard between Fulton and Van Noord Aves
Name: Ventura Boulevard Oak Trees
Date: 1938



Location: Fryman Road between Iredell Street and Briarvale Lane
Name: Fryman Road Oak Trees
Date: circa 1935



Location: Cantura Street between Vantage and Rhodes Avenues
Name: Cantura Street Sycamore Trees
Date: 1923

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 five examples of automobile suburbs. These districts were subdivided as distinct residential tracts and developed with single-family residences from the 1920s through the 1950s. Significant examples demonstrate the impact of the personal automobile on suburban development, and retain a strong visual sense of the historic environment from the period. Identified examples include the Laurel Terrace, Valley Spring/Riverton, and Briarcliff Manor Residential Historic Districts in Studio City; the Stansbury Avenue Residential Historic District in Sherman Oaks; and the Toluca Lake Park Residential Planning District in Toluca Lake.¹²



District: Toluca Lake Park Residential Planning District

Description: Street view



District: Toluca Lake Park Residential Planning District

Address: 4317 Ponca Avenue

Date: 1930



District: Toluca Lake Park Residential Planning District

Address: 4310 Forman Avenue

Date: 1925



District: Toluca Lake Park Residential Planning District

Address: 4331 Talofa Avenue

Date: 1938

¹² While the Toluca Lake Park area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes, and individual examples were evaluated for their architectural merit.

Context: Residential Development and Suburbanization, 1850-1980

Theme: Post-War Suburbanization, 1938-1975

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

This Context/Theme was used to evaluate two significant collections of post-World War II residential suburbs in the Survey Area. These districts were developed with single-family residences, primarily from the mid-1940s to the early-1960s. Significant examples retain a strong visual sense of the historic environment from the period. Identified examples include the Eureka Summit Residential Historic Districts in Studio City, and the Nagle/Varna/Sarah Residential Historic District in Sherman Oaks.



District: Nagle/Varna/Sarah Residential Historic District
Address: 4625 Varna Avenue
Date: 1949



District: Nagle/Varna/Sarah Residential Historic District
Address: 4702 Nagle Avenue
Date: 1950



District: Nagle/Varna/Sarah Residential Historic District
Address: 4628 Nagle Avenue
Date: 1950



District: Nagle/Varna/Sarah Residential Historic District
Address: 4519 Nagle Avenue
Date: 1948

Context: Commercial Development, 1850-1980

Theme: Motels, 1925-1970

Significant examples of early motels were evaluated under this Context/Theme. Three examples were identified along Ventura Boulevard in Studio City and Sherman Oaks. In the 1930s and 1940s, this portion of Ventura Boulevard was part of the original auto route from Hollywood to points north through the San Fernando Valley, prior to the development of the 101 Freeway in this area. While many motels once lined the boulevard, few examples remain, and many of those have been substantially altered. Intact examples of early motels in this area are extremely rare.



Address: 11466 Ventura Boulevard
Name: El Patio Inn
Date: 1946



Address: 14106 Ventura Boulevard
Name: Patio Center
Date: 1938



Address: 11117 Ventura Boulevard
Name: El Royale Motel
Date: 1937

Context: Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

Sub-Theme: The Car and Car Service, 1910-1969

This Context/Theme was used to evaluate significant examples of auto-related commercial development. The survey identified two intact automobile showrooms from the 1940s, including Don Lee Cadillac (now Casa de Cadillac), which has been in continuous operation as a Cadillac dealership since 1949. With its eye-catching neon signage and double-height glass walls displaying the automobiles on the showroom floor within, Casa de Cadillac is one of the most iconic buildings on Ventura Boulevard, and one of the most significant postwar auto showrooms remaining in Los Angeles County.



Address: 14401 Ventura Boulevard
Name: Don Lee Cadillac (now Casa de Cadillac)
Date: 1949



Address: 4101 Cahuenga Boulevard
Name: North Hollywood Toyota
Date: 1940

Context: Commercial Development, 1850-1980

Theme: Markets, 1880-1980

Significant examples of neighborhood markets were evaluated under this Context/Theme. The survey identified three intact examples of early neighborhood markets in Studio City, dating from the late 1930s to the early 1950s. All three examples continue to operate as neighborhood markets today and retain their distinctive neon signage.



Address: 3315 Cahuenga Boulevard
Name: Oak-Crest Market
Date: 1939



Address: 11418 Moorpark Street
Name: Valley Stores
Date: 1948



Address: 12905 Moorpark Street
Name: M&M Market
Date: 1950

Context: Commercial Development, 1850-1980

Theme: The Rise of Corporations and Corporate Types, 1945-1980

Sub-Theme: Corporate Office Buildings, 1945-1980

This Context/Theme was used to evaluate significant examples of mid- and high-rise commercial office buildings. Located along major arterial streets such as Lankershim and Ventura Boulevards, the earliest examples represented a new trend in commercial office density in the San Fernando Valley that started during the postwar building boom and continued throughout the next several decades. The North Hollywood Federal Savings & Loan building is one of three “tall” buildings, all savings and loans, constructed in the eastern part of the Valley after World War II. These savings and loans provided mortgages for the thousands of new homes being constructed throughout the Valley during this period.



Address: 4461 Lankershim Boulevard
Name: North Hollywood Federal Savings & Loan (now Chase)
Architect: Allison & Rible
Date: 1961



Address: 14724 Ventura Boulevard
Name: Chamberlain Tower (now National Bank of California)
Date: 1966

Context: Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Projecting Blade Signs, 1906-1980

Sub-Theme: Rooftop Signs, 1906-1980

Sub-Theme: Pylons, Poles, Stantions and Billboards, 1920-1980

Significant examples of commercial signs were evaluated under this Context/Theme. The survey identified seven examples, most of which are located on Ventura Boulevard. All of these signs were constructed when the use of neon was prevalent, and continue to attract the attention of passing motorists to long-time retail establishments or restaurants that remain in operation today.



Address: 10001 Riverside Drive

Name: Patys Sign

Date: 1960



Address: 13619 Ventura Boulevard

Name: Antonio's Pizzeria Sign

Date: 1957



Address: 11411 Moorpark Street

Name: Star Lite Room Sign

Date: 1955



Address: 13301 Ventura Boulevard

Name: Casa Vega Sign

Date: 1958

Context: Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

This Context/Theme was used to evaluate a number of long-standing local businesses. Examples include a walk-up food stand, hobby shop, auto dealership, neighborhood market, storage building, music club, bar, liquor store, and several restaurants. The businesses originate from the late 1930s through the 1960s. Many of these buildings also display distinctive signage.



Address: 4401 Tujunga Avenue
Name: Henry's Tacos
Date: 1961



Address: 12109 Ventura Place
Name: Kit Kraft Hobbies
Date: 1956



Address: 12036 Ventura Boulevard
Name: Du-Par's Restaurant
Date: 1948



Address: 12224 Ventura Boulevard
Name: Art's Delicatessen
Date: 1957

Context: Commercial Development, 1850-1980

Theme: Neighborhood Commercial Development, 1875-1960

Theme: Neighborhood Commercial Centers, 1875-1960

This Context/Theme was used to evaluate three collections of neighborhood commercial development. The Tujunga Village Commercial Historic District in Studio City is a linear collection of primarily one-story retail storefronts along a single block of Tujunga Avenue, constructed between 1937 and 1954. The Toluca Lake Commercial Historic District is a rare, intact collection of low-scale commercial office development along Riverside Drive, developed between 1935 and 1963. The Studio City Commercial Planning District comprises a linear commercial corridor along an approximately half-mile stretch of Ventura Boulevard, composed of retail storefronts dating from the 1920s through the 1950s. Characterized by its pedestrian scale and orientation, the district is significant as Studio City's primary commercial shopping district.¹³



District: Tujunga Village Commercial Historic District

Description: Street view

Period of Significance: 1937-1954



District: Tujunga Village Commercial Historic District

Description: Street view



District: Studio City Commercial Planning District



District: Studio City Commercial Planning District

¹³ The Studio City commercial area does not retain sufficient integrity or cohesion to qualify as a historic district; however, it may warrant special consideration for local planning purposes.

Description: Street view

Description: Street view

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools & the LAUSD, 1876-1980

Sub-Theme: Post-1933 Long Beach Earthquake, 1933-1945

Public schools dating from the period following the 1933 Long Beach Earthquake were evaluated under this Context/Theme. In the Survey Area, this includes two of the San Fernando Valley's earliest public schools. Carpenter Avenue School in Studio City one of the Valley's oldest elementary schools. Originally established in 1924, the two extant school buildings were constructed in 1938 in the PWA Moderne style. North Hollywood Junior High School (now Walter Reed Middle School) was built in 1939, and was designed in the Renaissance Revival style by master architect John C. Austin.



Address: 3909 Carpenter Avenue
Name: Carpenter Avenue Elementary School
Date: 1938



Address: 4525 Irvine Avenue
Name: Walter Reed Middle School
Date: 1939

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Municipal Fire Stations, 1900-1980

Sub-Theme: Post-World War II Fire Stations, 1947-1960

Fire stations from the period immediately following World War II were evaluated under this Context/Theme for their association with Los Angeles' post-World War II growth and expansion. One example of a post-World War II fire station was identified in the Cahuenga Pass area. It is highly intact from the period, including retaining its original fire hose drying tower.



Address: 3111 Cahuenga Boulevard

Name: Fire Station No. 76

Date: 1951

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

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

This Context/Theme was used to evaluate significant examples of Department of Water and Power buildings. Identified examples include two early buildings constructed in the hills above the San Fernando Valley: one in Coldwater Canyon and one in Laurel Canyon. The Coldwater Canyon facility is a water pumping plant which appears to be in use; it is unknown if the Laurel Canyon building is in operation. Additionally, an excellent example of an early receiving station was identified in Studio City.



Address: 3450 Oeste Avenue
Name: Coldwater Canyon Pumping Plant
Date: circa 1930



Address: 11300 Dona Dorotea Drive
Name: Laurel Canyon Pumping Plant
Date: circa 1930



Address: 4276 Coldwater Canyon Avenue
Name: DWP Receiving Station No. 49
Date: circa 1940

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Cultural Development and Institutions, 1850-1980

Theme: Performing Arts, 1870-1980

Sub-Theme: Performing Arts Venues, 1870-1980

This Context/Theme was used to evaluate significant examples of performing arts venues. Two examples were identified in Studio City. The American National Academy of Performing Arts was originally established as an acting workshop by actor and long-time Canoga Park resident Francis Lederer, and has been in continuous operation since 1957. Theatre West has operated as a community theater since 1962, and is believed to be the oldest continuously operational theater company in Los Angeles.



Address: 10944 Ventura Boulevard
Name: American National Academy of Performing Arts
Date: 1957



Address: 3333 Cahuenga Boulevard
Name: Theatre West
Date: 1962

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Cultural Development and Institutions, 1850-1980

Theme: Folk Art, 1850-1980

Significant examples of folk art were evaluated under this Context/Theme. The survey identified two rare examples of residential folk art in Studio City. The “Tile House” is a 1927 Spanish Colonial Revival residence that was purchased by George Ehling in 1967 and transformed over the next four decades. The house is covered throughout the interior and exterior with elaborate mosaics of repurposed materials, including ceramic, porcelain, marble, clay, glass bottles, and other found objects. Ehling also created a "dungeon apartment" lined with river rocks excavated from the backyard. The front yard is landscaped with decorative tile features and river rock. The Johnson Folk Art House is a 1930s residence transformed by folk artist and body builder Karl Johnson; this art work appears to be ongoing.¹⁴



Address: 7110 Sycamore Trail

Name: “Tile House”

Date: 1967

¹⁴ The Johnson Folk Art House is not fully visible from the public right-of-way and therefore is not shown here.

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Gay Civil Rights Movement, 1942-1965

Sub-Theme: Important Events and Institutions in the Gay Civil Rights Movement, 1942-1965

This Context/Theme was used to evaluate a significant property associated with LGBT history in Los Angeles. Oil Can Harry's has been in continuous operation as a gay dance club since 1968, and is one of few remaining LGBT gathering places in the San Fernando Valley from this period. The club has openly catered to the gay community since its establishment, which pre-dated several significant milestones in the gay civil rights movement, including the Stonewall riots and the election of Harvey Milk.



Address: 11506 Ventura Boulevard

Name: Oil Can Harry's

Date: 1968

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Military Institutions & 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. Five examples were identified in the Survey Area, including the rotating and flattened-birdhouse types, all of which are installed on freestanding support poles.



Location: Lankershim Boulevard south of Cahuenga Boulevard

Name: Air Raid Siren No. 127

Date: circa 1940



Location: Carpenter Avenue south of Ventura Boulevard

Name: Air Raid Siren No. 203

Date: circa 1940

Context: Entertainment Industry, 1908-1980

Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Radio Broadcasting Industry, 1922-1945

Sub-Theme: Television Broadcasting Industry, 1931-1980

Sub-Theme: Motion Picture Industry, Independent Studios and Rental Plants, 1919-1980

This Context/Theme was used to evaluate significant examples of entertainment-related industrial properties. The Hanna-Barbera Studio was constructed in 1963 and was one of the first studios to produce cartoons specifically for television. In the 1960s and 1970s, Hanna-Barbera became the leader in television animation production, creating the Flintstones, Yogi Bear, the Jetsons, and many others. Hanna-Barbera operated at this location until 1998, when studio operations were moved to Sherman Oaks as part of Warner Brothers. Nearby, KPFK Radio is a rare example of a continuously operational radio station in the San Fernando Valley. KPFK was originally established on this site in 1962; the current building was constructed in 1970. The survey also identified the area's only operational film/television studio, CBS Studio Center in Studio City.¹⁵



Address: 3400 Cahuenga Boulevard
Name: Hanna-Barbera Studio
Date: 1963



Address: 3729 Cahuenga Boulevard
Name: KPFK Radio
Date: 1970

¹⁵ CBS Studio Center is not fully visible from the public right-of-way and therefore is not shown here.

Context: Entertainment Industry, 1908-1980

Theme: Commercial Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Support Services Associated with the Entertainment Industry, 1908-1980

Significant examples of support service buildings associated with the entertainment industry were evaluated under this Context/Theme. The survey identified one example, the long-term home Barris Kustom City in Toluca Lake. George Barris, the "king of kustomizers," has been designing and modifying vehicles for film and television since the 1940s; the business has been operating from this location since the early 1960s. Barris' work includes the Batmobile, the Dukes of Hazard General Lee, Munster Koach, Green Hornet, Beverly Hillsbillies' truck, and KITT from Knightrider.



Address: 10807 Riverside Drive

Name: Barris Kustom City

Date: circa 1960

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980

Residences of important persons in the entertainment industry were evaluated under this Context/Theme. Examples include the Toluca Lake homes of Bing Crosby and Frank Sinatra, as well as the residential estates of Bob and Dolores Hope in Toluca Lake, and Gene and Jacky Autry in Studio City. Designed for privacy, these properties are not always fully visible from the public right-of-way.



Address: 4326 Forman Avenue
Name: Bing Crosby Residence
Date: 1933



Address: 10051 Valley Spring Lane
Name: Mary Astor Residence; Frank Sinatra Residence
Date: 1935; 1948



Address: 3171 Brookdale Road
Name: Gene and Jacky Autry "Flying A" Estate
Date: 1949



Address: 10346 Moorpark Street
Name: Bob and Dolores Hope Estate
Date: 1939

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Entertainment Industry Housing and Neighborhoods, 1908-1949

This Context/Theme was used to evaluate residential developments that catered to those working in the local entertainment industry, including actors, directors, producers, screenwriters, and other studio employees and tradespeople. These developments were often promoted for their proximity to film studios in Studio City, Universal City, and Burbank. Examples include the affluent neighborhoods of the Agnes Avenue Residential Historic District, Briarcliff Manor Residential Historic District, and Stansbury Avenue Residential Historic District, as well as the more modest Laurel Terrace Residential Historic District.



District: Laurel Terrace Residential Historic District

Address: 12129 Maxwellton Road

Date: 1936



District: Laurel Terrace Residential Historic District

Address: 12133 Maxwellton Road

Date: 1930



District: Laurel Terrace Residential Historic District

Address: 12110 Cantura Street

Date: 1949



District: Laurel Terrace Residential Historic District

Address: 12149 Hillslope Street

Date: 1937

Context: Cultural Landscapes, 1875-1980

Sub-Context: Designed Landscapes, 1875-1980

Theme: Monumental Civic Improvements, 1916-1940

This Context/Theme was used to evaluate a significant example of street trees planted as part of a civic improvement project. The mature palm trees along a one-mile stretch of Ventura Boulevard in Studio City were originally planted as part of efforts of the Studio City Beautiful Committee. The first trees were planted in September 1959 at Ventura and Laurel Canyon Boulevards. The tree planting project was part of a broader initiative to beautify commercial strips throughout the San Fernando Valley, efforts that extended through the 1960s and involved related civic improvement organizations, such as San Fernando Beautiful. Today these distinctive street trees are highly visible landmarks that define Studio City's primary commercial district. Also identified as a Toluca Lake,



Location: Ventura Boulevard between
Carpenter and Whitsett Aves

Name: Studio City Palm Trees

Date: 1959

Context: Architecture & Engineering, 1850-1980

Theme: American Colonial Revival, 1895-1960

Sub-Theme: American Colonial Revival, Late, 1940-1960

Significant examples of American Colonial Revival architecture were evaluated under this Context/Theme. Identified examples include two churches and several low-scale commercial retail buildings. The retail buildings often appear modest at first glance. However, beneath the added signage and awnings they display many of the features characteristic of the American Colonial Revival style, including side-gable roofs with multiple dormers, columns and pilasters, and wood panel doors with elaborated surrounds.



Address: 11636 Moorpark Street
Name: First Christian Church of North Hollywood
Date: 1949



Address: 12420-12424 Ventura Boulevard
Date: 1947



Address: 10216 Riverside Drive
Date: 1940



Address: 13814 Ventura Boulevard
Date: 1947

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

This Context/Theme was used to evaluate significant examples of Spanish Colonial Revival architecture. This style is not common in the Survey Area, although several residential and institutional examples were identified. The most impressive example of Spanish Colonial Revival architecture in the Survey Area is St. Charles Borromeo Catholic Church in North Hollywood. Built in 1959, the church was designed by noted architect J. Earl Trudeau and features an elaborate Churrigueresque facade. The church is part of a religious campus that includes St. Charles School (1939), the rectory (1939), the convent (1941), and the original church building (1938). The original church was designed by Laurence D. Viole to be reminiscent of Mission San Carlos Borromeo in Carmel.



Address: 10800 Moorpark Street
Name: St. Charles Borromeo Catholic Church
Architect: J. Earl Trudeau
Date: 1959



Address: 10830 Moorpark Street
Name: St. Charles Church (now Social Center)
Architect: Laurence D. Viole
Date: 1938



Address: 4352 Forman Avenue
Name: William Klump Residence
Date: 1926



Address: 4245 Clybourn Avenue
Architect: U.O. Long
Date: 1928

Context: Architecture & Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Tudor Revival, 1895-1929

Theme: Period Revival, 1919-1950

Sub-Theme: Tudor Revival, 1930-1950

These Context/Themes were used to evaluate significant examples of Tudor Revival architecture. A number of single-family residences were identified as outstanding examples of the style dating from the 1920s and 1930s. Many of these are located in the Toluca Lake Park neighborhood, one of the earliest subdivisions in Toluca Lake, established in 1923 on the former homestead of North Hollywood pioneer William Klump.



Address: 4361 Mariota Avenue

Date: 1927



Address: 9918 Toluca Lake Avenue

Date: 1929



Address: 4256 Navajo Street

Date: 1934



Address: 10105 Toluca Lake Avenue

Date: 1931

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

Significant examples of Streamline Moderne architecture were evaluated under this Context/Theme. Not common in the San Fernando Valley, a small number of properties were identified, including a branch bank and several single-family residences.



Address: 3686 Berry Drive

Date: 1938



Address: 4217 Navajo Street

Date: 1934



Address: 3817 Broadlawn Drive

Date: 1935

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. Mid-Century Modernism is a defining aspect of the San Fernando Valley's architectural landscape, and numerous outstanding examples were identified in the Survey Area. Examples are primarily single-family residences, often located in hillside neighborhoods where they take advantage of sweeping canyon and Valley views. However, a number of commercial and institutional examples were also identified. Noted architects whose work is represented in the Survey Area include R.M. Schindler; Richard Neutra; Harwell Hamilton Harris; J.R. Davidson; John Lautner; Buff, Straub & Hensman; Smith & Williams; Jones & Emmons; Ray Kappe; Edward Fickett; Richard Dorman; and Harry Gesner.



Address: 3625 Fredonia Drive
Name: Fredonia Apartments
Architect: Ray Kappe
Date: 1964



Address: 3624 Buena Park Drive
Name: Roth House
Architect: R.M. Schindler
Date: 1945



Address: 3650 Coldwater Canyon Avenue
Name: St. Michael and All Angels Church
Architect: Jones & Emmons
Date: 1962



Address: 3584 Multiview Drive
Architect: Buff, Straub & Hensman
Date: 1959



Address: 13370 Valleyheart Drive
Name: St. Francis de Sales Church
Date: 1959



Address: 3644 Buena Park Drive
Name: Waxman House
Architect: J. Barry Moffitt
Date: 1964



Address: 12634-12672 Ventura Boulevard
Name: Coldwater Curve Shops
Architect: R.M. Schindler
Date: 1939



Address: 3860 Berry Court
Name: Zimmerman House
Architect: John Lautner
Date: 1965

Context: Architecture & Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Googie, 1935-1969

Significant examples of Googie-style architecture were evaluated under this Context/Theme. A small number of properties were identified as outstanding examples of the style. These include two coffee shops by the well-known Googie architects Armet & Davis.



Address: 14848 Ventura Boulevard
Name: Kerry's Coffee Shop (now Mel's Drive-In)
Architect: Armet & Davis
Date: 1953



Address: 12907 Ventura Boulevard
Name: Denny's (now Twain's)
Architect: Armet & Davis (prototype)
Date: 1960

Context: Architecture & Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Corporate International, 1946-1976

This Context/Theme was used to evaluate a significant example of Corporate International architecture. The Valley Center Freeway Building is a 1960s mid-rise commercial office building situated at Ventura and Sepulveda Boulevards, one of the San Fernando Valley's busiest intersections. Designed by Mathew Lapota & Associates, the building features simple rectangular volumes, horizontal ribbon windows, panels of metal and brick cladding, projecting vertical mullions, and recessed ground story with pilotis. And adjacent parking structure displays a curved corner façade and vertical wood slat screens.



Address: 15300-15310 Ventura Boulevard

Name: Valley Center Freeway Building & Garage

Architect: Mathew Lapota & Associates

Date: 1964

Context: Architecture & Engineering, 1850-1980

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

Theme: Late Modernism, 1966-1980

Sub-Theme: Late Modernism, 1966-1980

Significant examples of Late Modern architecture were evaluated under this Context/Theme. Studio City's former Home Savings & Loan building is prominently sited facing the intersection of Laurel Canyon and Ventura Boulevards, one of the Valley's busiest crossroads. The building displays Home Savings' familiar corporate architecture, complete with a Millard Sheets-designed mosaic mural depicting scenes from local history. The former Hughes Market building is striking in its design, with a projecting slab roof that bends down to the ground on each end, framing a full-height wall of glass. Both buildings are notable for their bold geometric volumes and absence of traditional ornamentation.



Address: 12051 Ventura Boulevard
Name: Home Savings and Loan (now Chase)
Date: 1968



Address: 12842 Ventura Boulevard
Name: Hughes Market (now Ralphs)
Architect: Lester Paley
Date: 1972

Context: Architecture & Engineering, 1850-1980

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

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Late Hollywood Regency, 1956-1970

Significant examples of Late Hollywood Regency architecture were evaluated under this Context/Theme. Examples of this style are not common in the Survey Area. However, two outstanding, highly intact single-family residences were identified in the Studio City hills.



Address: 11332 Dona Pegita Drive

Date: 1965



Address: 11400 Dona Pegita Drive

Date: 1964

Context: Architecture & Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Period Revival Neighborhoods, 1918-1942

This Context/Theme was used to evaluate an intact concentration of Period Revival residential architecture. The Agnes Avenue Residential Historic District consists of one- and one-and-a-half-story single-family residences constructed in 1937 and 1938. Together, they comprise a highly cohesive collection of American Colonial Revival residential architecture in Studio City.



District: Agnes Avenue Residential Historic District

Description: Street view

Period of Significance: 1937-1938



District: Agnes Avenue Residential Historic District

Address: 4222 Agnes Avenue

Date: 1938



District: Agnes Avenue Residential Historic District

Address: 4212 Agnes Avenue

Date: 1937



District: Agnes Avenue Residential Historic District

Address: 4221 Agnes Avenue Drive

Date: 1937

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 three significant collections of mid-century hillside residential construction. The Boathouse Thematic Group is a non-contiguous grouping of twelve identical single-family residences occupying steep hillside lots above the Cahuenga Pass. These compact residences were designed by noted architect Harry Gesner in 1959 and are perched on pier supports with canyon-facing facades. The nearby Bridge House Historic District consists of six identical residences built on narrow lots that descend sharply toward the rear of the parcel. Constructed in 1960, these residences are suspended over the canyon on slender pier supports. The Boathouses and Bridge Houses share the same developer.

The Platform House Residential Historic District is a collection of 17 “platform” or stilt houses along a single street in the hills above Sherman Oaks. Designed by Modernist architect Richard Neutra and constructed between 1962 and 1966, these 2000-square-foot residences are suspended over the canyon, resting on steel platforms which are supported on a system of diagonally-braced steel poles set in concrete footings.

Each of these historic districts represents a creative design solution to the challenging circumstances of their sites, while taking advantage of their picturesque canyon setting. As such, these districts are significant as unique examples of residential design which applies technological innovations in engineering to the modern hillside architecture of the San Fernando Valley.



District: Boathouse Thematic Group

Description: Canyon view

Period of Significance: 1959



District: Boathouse Thematic Group

Description: Street view



District: Bridge House Historic District
Description: Street view
Period of Significance: 1960



District: Bridge House Historic District
Description: Street view



District: Platform House Historic District
Description: Canyon view
Period of Significance: 1962-1966



District: Platform House Historic District
Description: Canyon view

Context: Other Context, 1850-1980

Theme: Important Persons/Individuals, 1850-1980

The Other Context was used to evaluate residences of important individuals associated with aspects of history that are not represented in an existing Context/Theme. Examples include the Studio City home of self-taught husband and wife architectural team Arthur and Nina Zwebell, as well as the final residence of pioneer aviatrix Amelia Earhart, located in Toluca Lake.



Address: 4227 Agnes Avenue
Name: Arthur and Nina Zwebell House
Date: 1937



Address: 10042 Valley Spring Lane
Name: Amelia Earhart Residence
Date: 1936

Context: Other Context, 1850-1980

Theme: Design/Construction, 1850-1980

The Other Context was used to evaluate a highly unique collection of single-family residences. The Fantasy Cottage Thematic Group is a non-contiguous grouping of eight whimsical residences in Studio City. Each residence displays similar fanciful details on the primary facade, each with a slightly different composition, applied to an otherwise simple stucco-clad house. Constructed in 1950, these residences are located across from Universal Studios and employ a “set design” approach which limits all architectural details to the primary façade. These cottages bear an unmistakable resemblance to a series of nine cottages located on Hollywood Way in Burbank, not far from Warner Bros. and Disney Studios.



District: Fantasy Cottage Thematic Group
Address: 10711 Valleyheart Drive
Date: 1950



District: Fantasy Cottage Thematic Group
Address: 4030 Willowcrest Avenue
Date: 1950



District: Fantasy Cottage Thematic Group
Address: 4022 Denny Avenue
Date: 1950



District: Fantasy Cottage Thematic Group
Address: 4026 Denny Avenue
Date: 1950

Context: Other Context, 1850-1980

Theme: Design/Construction, 1850-1980

The Other Context was used to evaluate two 1940s concrete bridges, as a specific Context/Theme has not yet been developed for this property type. The Barham Boulevard bridge over the 101 Freeway and the 101 Freeway bridge over Lankershim Boulevard were identified as excellent examples of pre-World War II public works civic improvement projects associated with the Cahuenga Freeway. Both bridges appear to date from 1940, when this segment of the freeway was constructed through the Cahuenga Pass. The Lankershim/101 Freeway Bridge also incorporates a pedestrian tunnel.



Location: 101 Freeway over Lankershim Boulevard
Name: Lankershim/101 Freeway Bridge and Tunnel
Date: circa 1940



Location: Barham Blvd over 101 Freeway
Name: Barham/101 Freeway Bridge
Date: circa 1940

For Further Reading

The following is a list of general sources on the history and development of the San Fernando Valley. This list is not comprehensive but is being provided for informational purposes.

Bearchell, Charles A. and Larry D. Fired. The San Fernando Valley Then and Now: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1988.

Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore: The Johns Hopkins University Press, 1997.

Longstreth, Richard. City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950. Cambridge: The MIT Press, 1997.

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

Then & Now: San Fernando Valley. Salt Lake City: Gibbs Smith, Publisher, 2003.

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