

SURVEYLA IDENTIFIES SIGNIFICANT HISTORIC RESOURCES IN WESTWOOD COMMUNITY PLAN AREA

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site at www.preservation.lacity.org/survey/reports. Among the latest results to be posted is the survey covering the Westwood Community Plan Area, a community with significant and diverse architectural resources and a rich history, closely linked to the development of the UCLA campus. This article is the 14th in a series of features on some of the interesting “finds” from SurveyLA.



Holmby Hall, Westwood Village, 1929

Westwood Holmby Building/Holmby

Hall, 901 S. Westwood Blvd., a 1929 Mediterranean Revival commercial building associated with the original development of Westwood by the Janss Corporation and the work of master architect Gordon B. Kaufmann.

Originally, the upper stories served as the first women's dormitory for UCLA students, called "Holmby Hall." The building was rehabilitated in the 1980s and the original clock tower was reconstructed in 2003 following a fire.

El Paseo, 1001 S. Broxton, a 1931 building that is an excellent example of Spanish Colonial Revival commercial architecture in Westwood Village; associated with the original development of Westwood by the Janss Corporation.

Bullock's Department Store, 1000 S.

Westwood Blvd., the original Westwood Bullock's department store, designed by significant Los Angeles architects Parkinson & Parkinson.

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OHR PUBLISHES L.A.'S FIRST CITYWIDE LATINO HISTORIC CONTEXT STATEMENT

This month the Office of Historic Resources published the “Latino Los Angeles Historic Context Statement” (<http://preservation.lacity.org/news/ohr-publishes-citywide-latino-historic-context>). The OHR worked with GPA Consulting to develop the context. GPA also completed the Statewide “Latinos in Twentieth Century California” context for the State Office of Historic Preservation and the associated National Register of Historic Places Multiple Property Documentation form.

The Los Angeles context expands on

the work completed for the statewide context. It provides a broad historical overview on settlement and development patterns associated with the City's Latino communities, and then focuses on themes and geographic areas in the city associated with extant historic resources. The context details the important contributions of Latinos to the history and culture of Los Angeles in areas such as civil rights, commerce, politics, media, arts and culture, and the entertainment industry. Identified resources reflect these themes and include:

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SURVEYLA WESTWOOD AREA FINDINGS

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Jean Harlow Residence, 1353 S. Club View Dr., a 1929 Tudor Revival house that is significant as the home of actress Jean Harlow, who moved into the house in 1930 with her mother and stepfather. Harlow lived

here until her marriage to Paul Bern in 1932; their wedding was held at the house.

Kirkeby Center/Occidental

Petroleum, 1155 S. Gayley Ave., a 1961 high-rise commercial building designed by master architect Claud Beelman that is an excellent example of Corporate International commercial architecture in Westwood.



Edward A. Kaufmann House, 234 S. Hilgard Ave., a 1937 early Modernist work of master architect Richard Neutra.

Van Cleef House, 651 S. Warner Ave., a 1942 Mid-Century Modern residence that was designed by Richard Neutra.



Masonic Affiliates Club/Geffen Playhouse, 10874 Le Conte Ave., a 1929 Mediterranean Revival complex that was originally constructed as the Masonic Affiliates Club, a private clubhouse for UCLA students. The

building was adaptively reused as a theater in 1974-75, opening as the Westwood Playhouse and serving as the Geffen Playhouse since 1995.

Los Angeles Temple of the Church of Jesus Christ of Latter-Day Saints, 10777 W. Santa Monica Blvd., a 1956 Modernist institutional building designed by Edward O. Anderson, who served as the church architect for the LDS



Church. The temple's tower is topped by a 15-foot gold leaf statue of the Angel Moroni; it is the first temple with the Angel Moroni on the tower outside of Salt Lake City.



Moore/Rogger/Hofflander Condominium Building/Charles Moore Residence, 1725 S. Selby Ave., an excellent example of Post-Modern residential architecture in Westwood and the work of master architect Charles

Moore with Richard Chylinski.

Glenlani Tiki, 1622 S. Beverly Glen, an excellent example of a stucco box/Dingbat apartment, built in 1960, with tile and rock-work, expressive light fixtures, and building name signage.



Amelita Galli-Curci House, 201 S. Tilden, a 1936 Spanish Colonial Revival home designed by master architect Wallace Neff and noted landscape architects Florence Yoch and Lucille Council. The residence was constructed for the Italian opera singer, Amelita Galli-Curci, for whom Neff built four houses over several years.

Kelly Music Co./Alice's Restaurant, 1041 S. Westwood Blvd., a 1929 Mediterranean Revival commercial building in Westwood Village, associated with the original development of Westwood by the Janss Corporation. The building was designed by master architect Paul R. Williams and is one of his first commercial commissions.



Congregation Sinai/Sinai Temple, 10416 Wilshire Blvd., an excellent example of Expressionist Mid-Century Modern religious architecture, designed by noted architect Sidney Eisenshtat. This is the third location of Sinai Temple, established in 1906, the oldest and largest Conservative Jewish congregation in the Greater Los Angeles area.

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Beta Theta Pi, Theta Xi, Delta Tau Delta, and Sigma Alpha Epsilon Fraternity Houses, 581, 629, 649, and 655 S. Gayley Ave., excellent examples of Spanish Colonial Revival and American Colonial Revival architecture, now associated with UCLA's Fraternity Row.



The UCLA Sorority Row Historic District, located across from the UCLA campus on the east side of Hilgard Avenue between Westholme Avenue on the north and Le Conte Avenue on the south, contains 23 prop-

erties, constructed primarily from the late 1920s through the mid-1930s. The district also includes two institutional buildings associated with UCLA, the Hilgard Club and the Newman Club. The Janss Investment Company sold individual lots to sororities and 21 sororities had purchased property along Hilgard Ave. by 1928. While most of the buildings were designed in the Mediterranean Revival style, other styles within the district included Spanish Colonial Revival, Monterey Revival, American Colonial Revival, and Early Modern. Today, these two blocks of Hilgard Avenue remain home to over a dozen sororities, while a small number of buildings have since been converted to co-ed student residence halls.

Comstock Hills Residential Historic District, an early-20th century residential subdivision with 307 properties, roughly bounded by Santa Monica Boulevard, Beverly Glen Boulevard, Devon Avenue, Ashton and Comstock Avenues, and the Los Angeles Country Club. Original residences were constructed primarily from the mid-1920s through the 1950s and were designed in a variety of Period Revival styles, as well as the Mid-Century Modern, Minimal Traditional, and Ranch styles. Harold Janss, and his brother Edwin began subdividing the land in the southern portion of the tract between Santa Monica and Pico Boulevards in 1922. Today, the neighborhood stands out from surrounding development as an important example of residential suburban planning from the early automobile era, developed by one of Southern California's most influential real estate firms, the Janss Investment Company.



The Devon-Ashton Apartment Historic District is a cohesive neighborhood of intact 1930s and 1940s courtyard apartment buildings in Westwood, with 53 parcels, located east of Beverly Glen Boulevard.

The district is entirely multi-family residential, and consists primarily of apartment houses and courtyard apartments. The buildings were largely designed in the Minimal Traditional, Mid-Century Modern, and American Colonial Revival styles. Typically, garages are detached and located at the rear of the

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What Is SurveyLA?

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

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

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur through 2016. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.





NEIGHBORHOOD CONSERVATION INITIATIVE SEEKS TO PRESERVE L.A.'S DISTINCTIVE NEIGHBORHOODS

The Department of City Planning has launched the Neighborhood Conservation Initiative, a focused work program tasked with identifying and protecting the character-defining features of Los Angeles' unique residential neighborhoods. The Neighborhood Conservation Initiative will address the foremost issues confronting single-family neighborhoods by working with communities to develop the following:

- an update of the single-family zones (Baseline Mansionization and Baseline Hillside Ordinances) across the city
- a menu of new single-family zoning options
- a proposal to apply new, tailored zones and Historic Preservation Overlay Zones (HPOZs) in select neighborhoods identified in the Interim Control Ordinance (ICO) adopted earlier this year

The ultimate goal of the Neighborhood Conservation Initiative is to deliver permanent zoning solutions that minimize out-of-scale development across the city. The work program involves the following two phases, both to be completed within the term of the ICO, which expires in March 2017:

Phase I: Staff is in the process of drafting the proposed amendments to current single-family zones (Baseline Mansionization and Baseline Hillside Ordinances). These focused mod-

ifications are intended to address neighborhood character and out-of-scale single-family development based on community input and direction by City Council. Additionally, the Department will share a menu of new single-family zones tailored to the ICO neighborhoods by the winter of 2016.

Phase II: Beginning in early 2016, staff will be reaching-out to the residents and stakeholders of ICO neighborhoods to work collaboratively in identifying which of the new context-sensitive single-family zones being developed through the re:code LA project are most appropriate for applica-

tion within ICO neighborhoods. The re:code LA project seeks to create new single-family development regulations that respond to the prevailing and desirable scale, form and character of existing residences within the City.

Within the overall Neighborhood Conservation Initiative, the Office of Historic Resources has also begun working with six communities, already included under a separate ICO, that are being considered for potential Historic Preservation Overlay Zone (HPOZ) status. These neighborhoods are: Carthay Square, Holmby Westwood, Oxford Square, El Sereno Berkshire Craftsman District, Sunset Square, and Miracle Mile. Following public outreach and the development of Preservation Plans for each of the six neighborhoods, the OHR intends to bring these proposed HPOZs through the approval process in late 2016 and early 2017.



The Neighborhood Conservation Initiative seeks to control out-of-scale new residential development

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property, accessed from an alleyway. Allen Ruoff, a favorite of the Janss Company, designed approximately 20 percent of the buildings in the district. The district's continued use as a multi-family residential neighborhood and shared planning features contribute to the area's distinctive feel and help to convey a strong sense of time and place.



The Holmby Westwood Residential Historic District contains 1044 properties, generally bounded by Sunset Boulevard, South Beverly Glen Boulevard and Comstock Avenue, Lindbrook Avenue, and Malcolm Avenue and Hilgard Avenue. Orig-

inal residences were constructed primarily from the late 1920s through the 1950s, with approximately half of extant residences exhibiting the American Colonial Revival or Spanish Colonial Revival styles. Properties often include masonry staircases leading to an elevated entrance, masonry retaining walls, and ornamental lamp posts in the front yard, facing streets lined with grassy parkways containing period streetlights and mature street trees. The Janss Investment Company's plan for the area called for large, irregularly shaped lots planned around curving streets that followed the natural contours of the land. Among the prominent architects who designed residences in Holmby Westwood were Paul Revere Williams, Wallace Neff, John Byers, William Gage, Allen Siple, and Leland Bryant. The Holmby Westwood neighborhood is currently pursuing adoption as a Historic Preservation Overlay Zone (HPOZ).

LATINO HISTORIC CONTEXT

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- Candela's Guitars on Cesar Chavez Avenue. The shop is a leading makers of handcrafted guitars for classical, flamenco, and mariachi music.
- Mexican Methodist Episcopal Church on E. Santa Ana Boulevard. Constructed in 1936, this is one of the oldest churches remaining in Watts and was established to serve the Mexican American community of the area.
- Belmont High School on W. 2nd Street is one of the original five LAUSD high schools involved in the 1968 walkout by students who demanded education reform
- Edward Roybal Residence on S. Evergreen. Roybal was the first Latino elected to the Los Angeles City Council since 1887 and the first Latino from California elected to the U.S. House of Representatives since 1879.
- Los Angeles Latino Writers Association on Brooklyn Ave.



The Latino Historic Context highlights pivotal figures in Latino political empowerment, including Edward Roybal, shown here in a 1959 presentation (Photo courtesy of L.A. Public Library).

The association was a network of local Latino writers who fought for inclusion in the city's literary world.

- Eduardo "Lalo" Guerrero Residence on Blanchard Street. Known as the "father of Chicano music," Guerrero addressed social and political issues in his music.

The historic context also includes a theme dedicated to public art and features a list of murals and sculptures created by Latino artists throughout Los Angeles.

The Latino historic context provides a framework for SurveyLA's evaluation of resources which meet criteria for designation under local, state, and federal programs. The context was partially funded with a Certified Local Government Grant (CLG) from the State Office of Historic Preservation. It is part of a series of contexts covering ethnic/cultural themes in Los Angeles. CLG grants have also funded the LGBT and Chinese-American contexts and the Jewish History context (in progress).

SEARCHING FOR SURVEYLA INFORMATION: SOME TIPS FOR USERS

With SurveyLA's citywide historic resources survey now in its home stretch, the survey data offers a wealth of information, whether you're looking to nominate a site for Historic-Cultural Monument status, conduct research on your community, or simply find out whether a property has been identified as appearing eligible for historic designation.

But how can you best access the wealth of information being uncovered by the survey? To make such searches easier, the OHR launched [HistoricPlacesLA](#) earlier this year, in partnership with the Getty Conservation Institute, creating a new, state-of-the-art cultural resource management system and database for Los Angeles. See the [April 2015](#) issue for full coverage on HistoricPlacesLA.

Because data entry into HistoricPlacesLA is still ongoing, not all completed survey information is yet found in the system. So, here are a few key tips on how to find the information you're looking for on Los Angeles' historic resources:

- 1) Use the tool in HistoricPlacesLA that's most suitable to your search.

HistoricPlacesLA allows you to search by address as well as other search criteria such as name, designation type, resource

types, and context/theme.

- To search by address, use the **MAP VIEW** tool on the home page, typing the address in the search box. If no red marker appears on the map after selecting the address, the property is not in HistoricPlacesLA.
 - For all other searches, use the **SEARCH** function.
- 2) If you don't find what you're looking for in HistoricPlacesLA, determine whether the community has already been surveyed.

SurveyLA is proceeding sequentially through the 35 Community Plan Areas of Los Angeles. But in some areas, the Community Plan surveys have not yet been completed, and in other areas where survey work has been completed, the survey data is not yet in HistoricPlacesLA. To clarify the survey status of each Community Plan Area, the OHR has created this useful [color-coded map](#) on the SurveyLA web site.

- 3) If your community has already been surveyed but the data is not yet in HistoricPlacesLA, review the pdf-format SurveyLA reports on-line.

Detailed reports summarizing SurveyLA's findings are available

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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated four new Historic-Cultural Monuments (HCMs) between August and October 2015. Los Angeles' newest Monuments include the following:



HCM #1092, Maxfield Building (819 S. Santee Street) The twelve-story Maxfield Building, located in Downtown Los Angeles, was built in 1925 and is a rare intact example of an Art Deco industrial building. Architect John M. Cooper designed the building for wholesale textile merchant Allen A. Maxfield. Cooper's other notable designs include the Roxie Theater in downtown Los Angeles, the Wilshire Theater in Santa Monica, and the Spanish Revival La Arcada building in Santa Barbara. The building's significant interior features include the lobby's stone lined walls and floors, exposed beam ceiling, and original wood-paneled doors with transoms.

HCM #1093, Dr. W. J. Davis Residence (1255 Westchester Place) Built in 1907, the Dr. W.J. Davis Residence was designed by prominent Los Angeles architect Theodore Augustus Eisen in the Beaux-Arts style with Arts and Crafts influences. Located in the Country Club Park Historic Preservation Overlay Zone, this residence exhibits many of the character defining features of the Beaux-Arts style such as a stucco exterior and hipped tile-covered roof, as well as elements more typical of the Arts and Crafts Style, such as its horizontal emphasis and projecting eaves with exposed rafters. Notably, the residence was featured in a 1913 volume of *Homes and Gardens of the Pacific Coast*, published by the Beaux Arts Society.



HCM #1094, Gillespie House (5863 West Tuxedo Terrace) Built in 1925 in the Hollywood Hills, the Gillespie House is a two-story single-family residence in the French Normandy style. Character-defining features

of the style include the round tower topped by a conical roof, the arched entryway, and the door made of horizontal slats. Architect Frederick A. Hanson designed the home for his uncle Anthony D. Hanson, adjacent to a similar residence Frederick Hanson built for himself (HCM #1031). The property is also associated with Dorothy Gillespie, the mother of special effects pioneer Albert "Buddie" Gillespie who worked for MGM from 1924-1965. Between 1960 and 1972 the building was home to Oscar-winning sound engineer Charles Grenzbach, who lived at the home when he completed some of his most famous work including "The Godfather" and "Chinatown".

HCM #1095, N.F. Stokes Residence

(1905 N. Grace Avenue) This Hollywood house, constructed in 1917 by Naldo and Minne Stokes, is significant as an intact home designed in the Neoclassical Revival style. Mr Stokes, who often worked with architect Frank M. Tyler, used this residence in many advertisements as an illustration of the quality of craftsmanship he demanded in his projects. Some of the character-defining features of the Neoclassical Revival style exhibited in the home are the full height portico with Corinthian supporting columns, wooden fanlight details on the exterior, and the large Doric columns and ceiling molding on the interior.



SEARCHING FOR SURVEYLA INFORMATION: SOME TIPS FOR USERS

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at <http://www.preservation.lacity.org/survey-la-findings-and-reports>. To search these reports for a specific address or name in these pdf reports, use the "find" feature in Adobe Acrobat or your pdf reader (usually CTRL-F as a shortcut). Be sure to look at the reports for both "individual resources" as well as "historic districts."

- 4) To confirm whether a property has historic designation, search in [ZIMAS](#).

Until HistoricPlacesLA is complete, [ZIMAS](#) (the City's Zone

Information and Map Access System) remains the authoritative listing for all properties that have an actual historic designation. Search by address or location and select the "Planning and Zoning" drop-down menu; if "YES" appears under "Historic Preservation Review", the property has historic designation, and you may click on the YES hyper-link for more information.

We hope these tips will make your searching productive and rewarding! If you have additional questions on how to find historic resource information, please contact us at planning.historicplacesla@lacity.org.

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