

Districts

Name: Louise Park Estates Residential Historic District



Description:

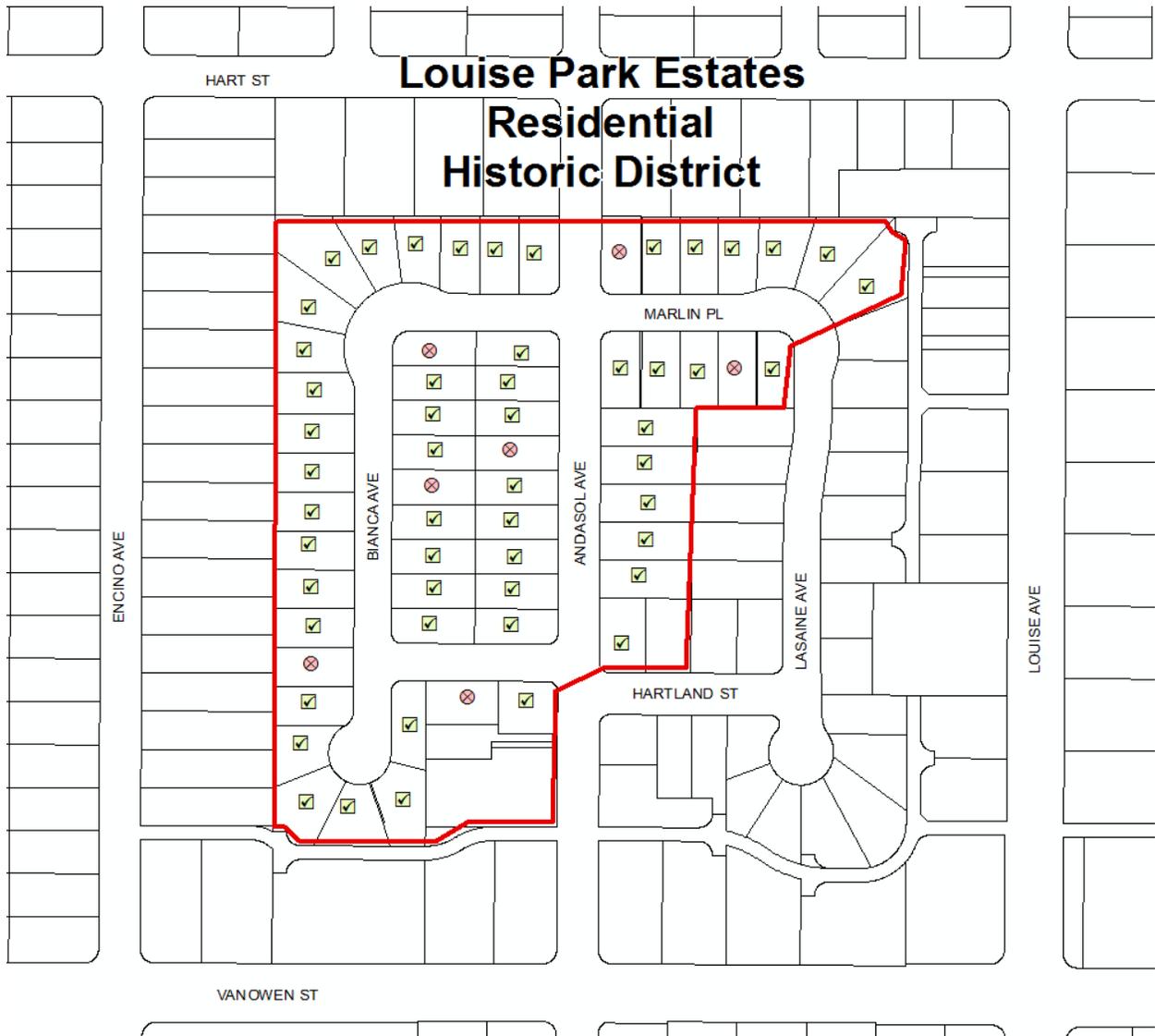
The Louise Park Estates Residential Historic District is a district of single-family residences near the border between Reseda and Van Nuys in the San Fernando Valley. It is roughly bounded by Marlin Place, Hartland Street, Bianca Avenue and Lasaine Avenue. The topography of the district is flat, streets are curvilinear, and cul-de-sacs are present. The district is composed exclusively of one-story single-family houses sited on small lots with uniform setbacks and front lawns. Most properties have attached garages (often perpendicular to the main entrance) and curved driveways with curb cuts. The neighborhood features some mature street trees (including camphors) and concrete sidewalks. The period of development for the district is 1956 to 1957, and most residences are constructed in the Traditional Ranch style; a row of Contemporary Ranch houses line the east side of Andasol Avenue.

Residences typically feature rustic wood, stucco and brick cladding; low-pitched gable roofs; decorative bargeboards; dovescotes; and multi-light wood windows. Common alterations to contributing residences include window, door and garage door replacements. Common alterations to non-contributing houses include altered window openings, removal of decorative elements, and incompatible cladding, in addition to the alterations described above. Of the 61 properties within the district, 54 are contributors and seven are non-contributors to the district's significance.

Significance:

The Louise Park Estates Residential Historic District is significant as an excellent collection of Ranch-style houses, as an excellent example of a post-World War II suburb, and as a 1950s subdivision primarily developed by notable Valley developer Julian Weinstock. Contributing residences retain all the essential character-defining features of the Traditional Ranch or Contemporary Ranch styles. The neighborhood retains wide curvilinear streets, cul-de-sacs, sidewalks, street trees and attached garages, all characteristic of a post-World War II suburb. Much of the district consists of two tracts developed as one subdivision by Julian Weinstock in 1956; it also contains a portion of a third 1956 subdivision by different developers, accounting for the Contemporary Ranch designs on Andasol Avenue. The Julian Weinstock Company heavily advertised Louise Park Estates in 1957, highlighting features such as modern kitchens, rusticated exteriors, two-car garages, and its proximity to schools.

The period of significance for the residential historic district is 1956 to 1957, reflecting its period of development and the time during which most of its houses were constructed. Of the 61 properties in Louise Park Estates, 89% contribute to the district's significance.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1950s Ranch-style neighborhood composed of Traditional Ranch and Contemporary Ranch-style single-family residences. Contributors retain the essential character-defining features of the style.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of post-World War II suburbanization in Reseda; exemplifies planning and design concepts characteristic of postwar residential subdivisions in the San Fernando Valley.

Context 3:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Merchant Builders, 1940-1975
Property type:	Residential Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as an intact 1950s subdivision developed by notable Valley developer Julian Weinstock, who was very influential in the postwar residential development of the Reseda area.

Contributors/Non-Contributors:



Primary Address: 6839 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6849 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6855 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6856 N ANDASOL AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 6859 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6862 N ANDASOL AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 6865 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6901 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6902 N ANDASOL AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 6907 N ANDASOL AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6908 N ANDASOL AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 6911 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6914 N ANDASOL AVE
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 6917 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6921 N ANDASOL AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6825 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6827 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6828 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6831 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6837 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6843 N BIANCA AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6848 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6849 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6854 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6855 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6858 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6861 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6864 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6867 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6900 N BIANCA AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6901 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6906 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6907 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6910 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6911 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6916 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6919 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6920 N BIANCA AVE
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6923 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6927 N BIANCA AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17357 W HARTLAND ST
 Type: Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Contemporary



Primary Address: 17414 W HARTLAND ST
 Type: Non-Contributor
 Year built: 1949
 Property type/sub type: Residential-Single Family; House
 Architectural style: Unknown/not visible



Primary Address: 17420 W HARTLAND ST
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 6932 N LASAINE AVE
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17331 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17335 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17336 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17338 W MARLIN PL
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17339 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17344 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17345 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17350 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17351 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17355 W MARLIN PL
 Type: Non-Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17356 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17401 W MARLIN PL
 Type: Contributor
 Year built: 1956
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Traditional



Primary Address: 17409 W MARLIN PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 17415 W MARLIN PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 17421 W MARLIN PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



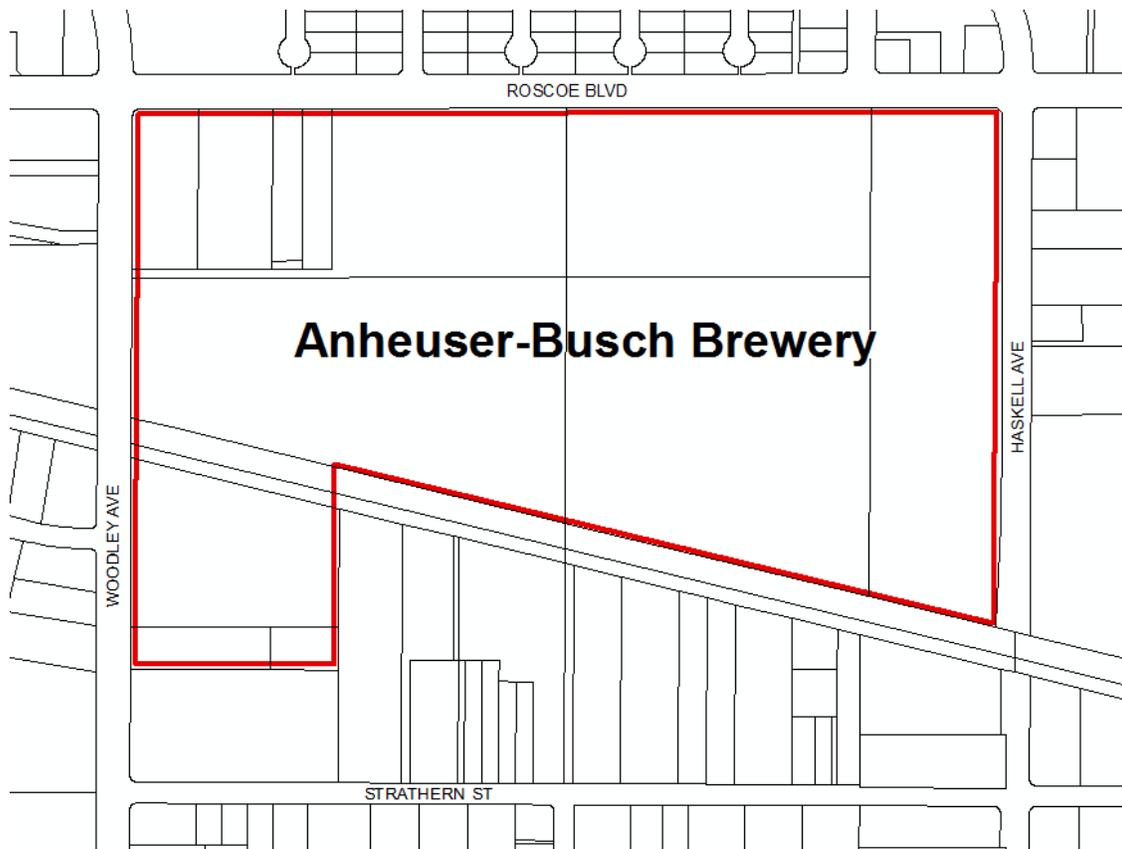
Primary Address: 17427 W MARLIN PL
Type: Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional

Name: Anheuser-Busch Brewery**Description:**

The Anheuser-Busch Brewery is a 95-acre property in the Reseda-West Van Nuys area. Bounded by Roscoe Boulevard, Haskell Avenue, a railroad line, parcel lines, and Woodley Avenue, the complex contains numerous industrial buildings and structures used in the brewing, bottling, storage, and shipping of Budweiser beer. The property is fully developed and paved and includes rail spur lines directly connecting the complex to the adjacent Union Pacific Railroad line. In addition to the industrial facilities, the brewery includes a 1954 Mid-Century Modern administration building open to the public, from which tours are given. Most of the complex is not visible from the public right-of-way.

Significance:

The Anheuser-Busch Brewery is significant as an excellent example of a brewery and bottling plant in Van Nuys. Anheuser-Busch broke ground for its new Van Nuys facility in 1952, planning a total of nine buildings on a 65-acre industrial parcel to become the center of West Coast operations. The 1954 completion saw the opening of nine buildings containing administration, grain and case storage, and bottling functions, as well as a 150-foot-tall brew house. Holmes & Narver designed and engineered the plant, and it was constructed by the Peck-Cahill Construction Co. A large stockhouse, also designed by Holmes & Narver, was added in 1960. In 1966, Anheuser-Busch turned 17 acres of the western part of the property into the Busch Gardens amusement park, with a monorail, a lagoon with boat rides, tropical landscaping, and bird shows in an auditorium. The park was enlarged and modified in 1972, but then closed in 1977; Anheuser-Busch converted the former park acreage into industrial facilities in a series of expansions that ended in 1982. All of the work was designed and engineered by Holmes & Narver, with the 1979-1982 expansion constructed by C.F. Braun & Co. The district's period of significance is 1954 to 1982, representing its period of historic development.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Food Processing, 1883-1965
Sub theme:	Bottling Plants, 1887-1955
Property type:	Industrial
Property sub type:	Bottling Plant
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a large-scale brewery and bottling plant in Van Nuys. The Anheuser-Busch complex was established here in 1954 and reached its current size through multiple expansions in the 1960s and 1970s, with the last historic expansion in 1982.

Name: Birmingham General Hospital**Description:**

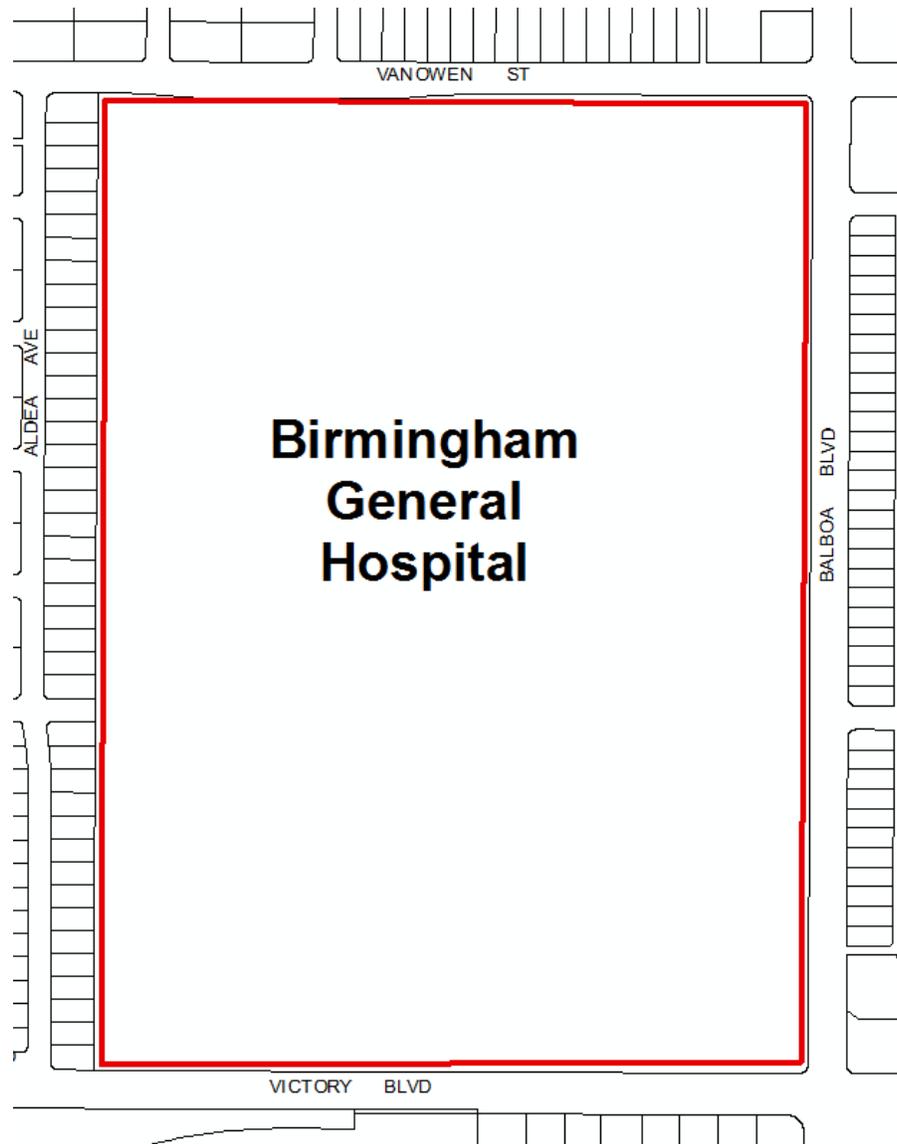
The former site of Birmingham General Hospital originally comprised approximately 112 acres bounded by Vanowen Street, Victory Boulevard, Aldea Avenue and Balboa Boulevard, in the Van Nuys area of the San Fernando Valley. It contained a World War II-era hospital complex operated by the U.S. Army. The site now contains multiple Los Angeles Unified School District schools, including Birmingham Community Charter High School (southeast end), Mulholland Middle School (northwest end), Daniel Pearl Magnet High School, and Independence High School (both near the eastern edge, at the center of the property). Buildings associated with the original hospital campus occupy a smaller area and include ten barracks buildings and a gymnasium (now part of Daniel Pearl and Independence schools). The hospital's original swimming pool is still extant, now located on Birmingham's campus, but due to removal of original buildings and the addition of new buildings is now visually detached from the main remnant of the hospital campus. Classrooms, administration buildings and recreational facilities were added to the former hospital site beginning in 1953 to accommodate the LAUSD schools.

Significance:

This district of surviving resources related to Birmingham General Hospital is significant as the remnant of a World War II-era military hospital complex that operated between 1944 and 1950 and saw additional military use until 1960.

Birmingham General Hospital officially opened on February 15, 1944. The hospital featured approximately 2,000 beds and had over 80 buildings. A two-story administration building, large hospital building, and chapel are no longer extant; existing resources include a gymnasium, pool, and a number of barracks (located roughly near the center and east end of the property). The hospital cost \$4,500,000 to construct, and Colonel Alvin C. Miller served as the commandant of the facility; Miller had previously run the Army hospital at Pearl Harbor. The hospital was the U.S. military's largest and most advanced center for the treatment of quadriplegic and paraplegic veterans. In addition to its focus on serving paralyzed military personnel, the facility specialized in general medicine, central nervous system syphilis, rheumatic fever and psychiatry. It employed hundreds of military and civilian personnel and was served by its own motor coach line.

In April of 1946, the hospital was transferred over to the Veterans' Administration. By the late 1940s, the number of patients began to dwindle. In 1950, Birmingham Hospital closed, and the remaining patients were moved to the Long Beach Naval Hospital. Prior to its closing, acclaimed actor Marlon Brando shot his first film, *The Men* (1950), on the property. Brando reportedly lived on the hospital campus to get into character as a paraplegic veteran. Later that same year, the Veterans Administration made plans to erect a new 1000-bed neuropsychiatric hospital on the site. However, plans for the new facility fell through when the Army took over the former hospital site in the anticipation of emergency mobilization brought upon by the Korean War. In 1953, the Los Angeles Unified School District began leasing 53 acres of the property for Birmingham Junior High School (later Birmingham High School). In 1954, 80 acres were deeded to LAUSD for one dollar, under the condition that the Army could continue to use 37 acres; this acreage was used for training by an anti-aircraft battalion until 1960. After that date, the school district acquired the remaining acreage of the property and added more campuses. The period of significance for Birmingham General Hospital commences in 1944 when the hospital opened, and ends in 1960, when military uses of the property ended.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a World War II-era military hospital complex, developed and used between 1944 and 1950 to provide services to injured veterans and active-duty military personnel; military uses of the property continued for another ten years after the hospital's closure. Birmingham General was one of the largest and most advanced World War II military hospitals, specializing in paraplegia. Its property was later converted into an LAUSD complex containing multiple schools. The period of significance begins in 1944 when the hospital opened and ends in 1960 when military use of the property ceased.

Name: Birmingham Trailer Village (Balboa RV Park)



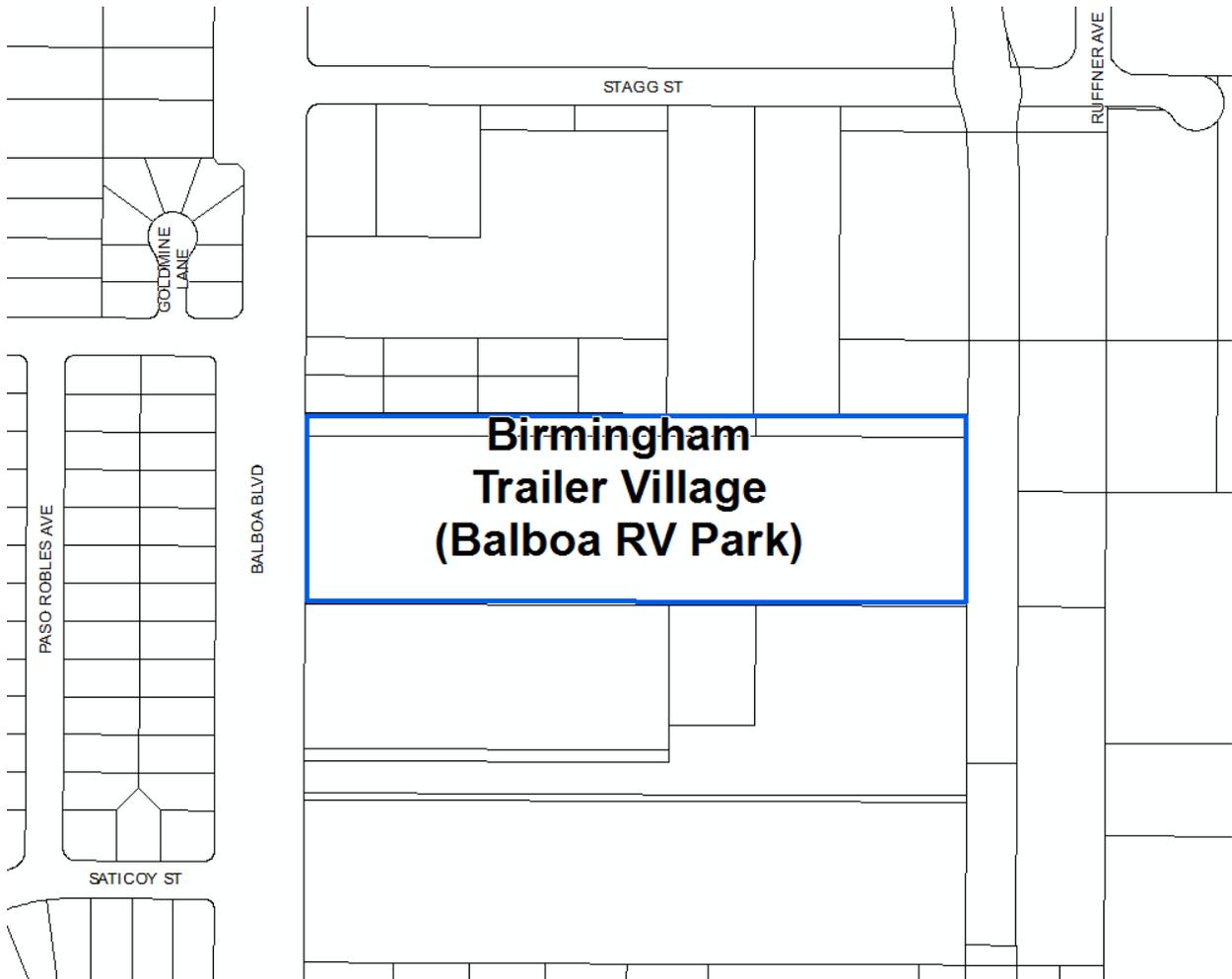
Description:

Birmingham Trailer Village was originally a mobile home park located at 7740 Balboa Boulevard in the Van Nuys area of the San Fernando Valley. It is now an RV park, with no apparent changes in plan or built environment. The mobile home park occupies a large rectangular parcel bounded by Balboa Boulevard, Bull Creek, and parcel lines on the north and south.

Developed in 1947, the property contains an estimated four permanent buildings, at least three of which date to 1947-1949, and approximately 190 spaces for RVs and trailers. The property is largely paved, with some landscaping at individual RV stalls. The property is accessed via a single driveway off of Balboa Boulevard. A low concrete block wall topped with iron fencing surrounds the property and restricts visibility and access from the public right-of-way; as a result, an assessment of alterations and integrity could not be made.

Significance:

Birmingham Trailer Village appears to be a representative example of an intact 1940s mobile home park in Van Nuys. However, due to limited access and visibility, additional analysis is required before a determination of eligibility can be made.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Good example of a 1940s mobile home park (now an RV park) in Van Nuys. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: California Nursery Specialists

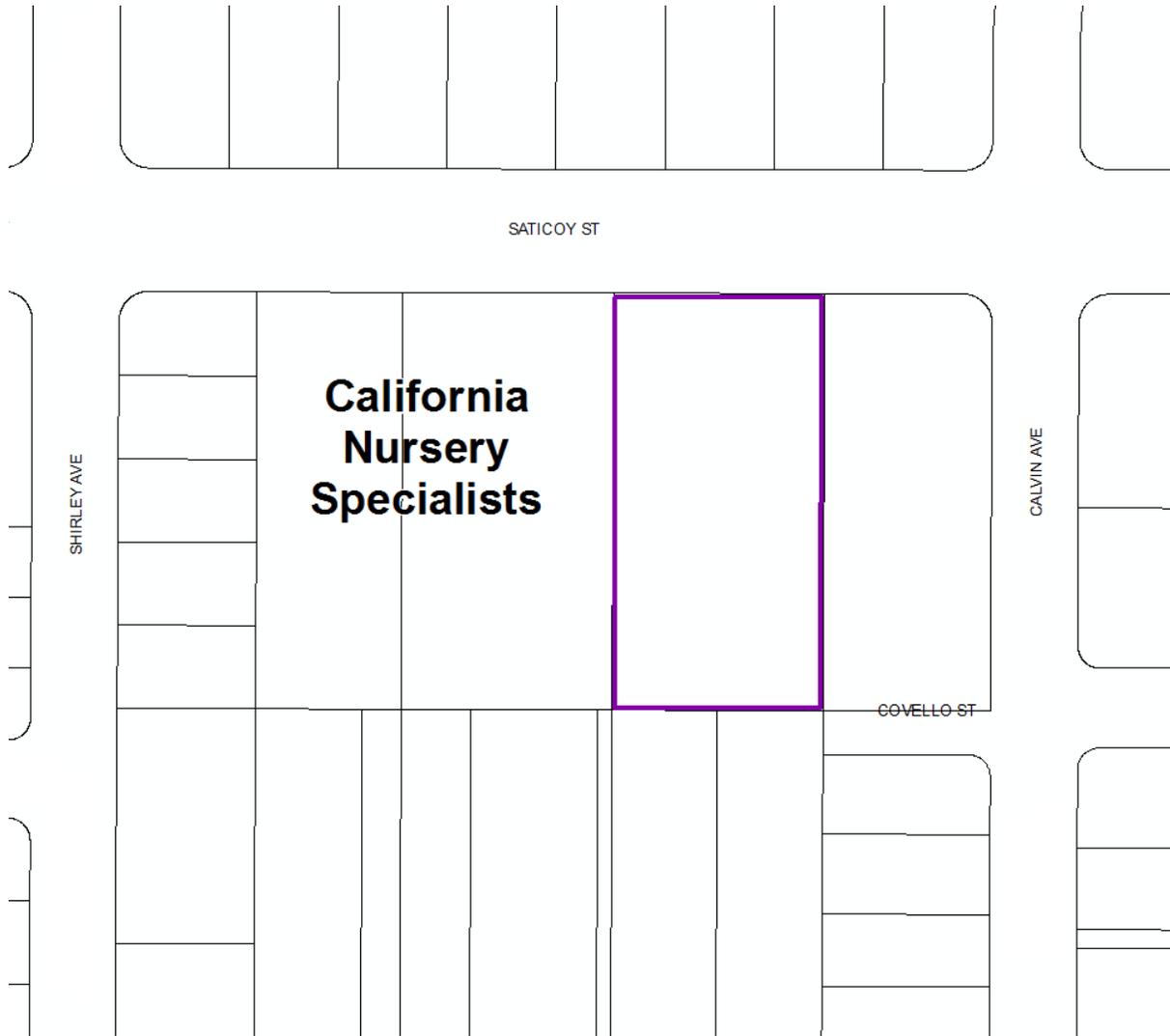


Description:

California Nursery Specialties is a plant nursery specializing in cacti and succulents in the Reseda area of the San Fernando Valley. The property is sited on one-and-a-half acres (one-and-a-half parcels) at 19420-19436 Saticoy Street. Surrounded by a chain link fence, the nursery contains a 1946 single-family residence converted into a nursery office, three greenhouses, and a few ancillary structures. The property is fronted by a massive array of cacti and succulents.

Significance:

California Nursery Specialties is significant as a prominent business founded in the San Fernando Valley. The nursery was established on the current property in 1976 by David Bernstein and has been in continuous operation ever since; it now features over 100,000 varieties of cacti and succulents. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	Historic District
Criteria:	A/1/1
Status code:	5S3
Reason:	Significant as the founding location of California Nursery Specialists, a prominent Valley nursery. The business has been in continuous operation here since 1976. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

Name: Christ the King Lutheran Church and School



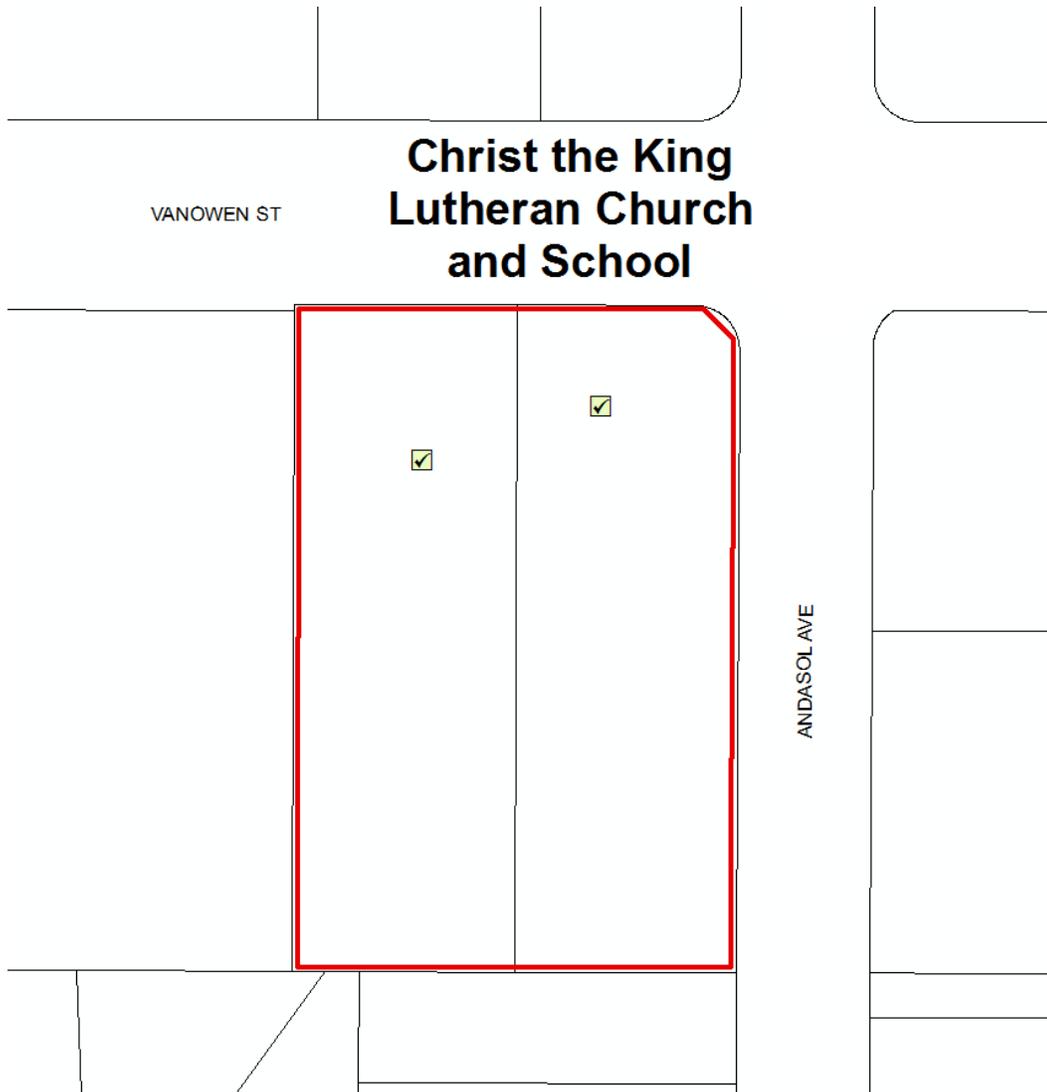
Description:

Christ the King Lutheran Church and School is located at 17400 Vanowen Street in the Reseda-West Van Nuys area. The campus comprises two buildings sited on a rectangular lot at the southwest corner of Vanowen Street and Andasol Avenue. The buildings are surrounded by mature evergreen trees and lawn, and a parking lot is located at the south end of the property.

The campus was constructed between 1953 (church) and 1959 (school) in the Mid-Century Modern style. Both buildings feature unadorned wall surfaces, horizontal massing and simple geometric volumes. The church is an A-frame building with exposed structural members, paired wood windows and brick and stucco cladding. A rectangular volume is attached to the south end of the A-frame section. Its primary elevation includes an entrance canopy, fixed grouped wood windows, and a decorative bell tower. The school and administration building has an L-shaped plan and brick and stucco-clad walls capped by a very low-pitched gable roof. Some of its original wood windows have been replaced with hung aluminum windows.

Significance:

Christ the King Lutheran Church and School is an excellent example of a Mid-Century Modern-style religious campus. Both buildings retain all of the essential character-defining features of the style. Christ the King Lutheran Church was founded in 1951. Services were held in the Reseda Masonic Hall for the first two years, until the church building was completed at 17400 Vanowen Street in 1953. The building received an award from the Church Architectural Guild of America. In 1959, the educational building was constructed at a cost of \$80,000. The period of significance for Christ the King Lutheran Church and School is 1953 to 1959, representing its period of construction as a Mid-Century Modern-style ecclesiastical campus.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century Modern-style institutional campus. Retains all the essential character-defining features of the style.

Contributors/Non-Contributors:



Primary Address: 17400 W VANOWEN ST
Other Address: 6741 N ANDASOL AVE
6767 N ANDASOL AVE
17410 W VANOWEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Modern, Mid-Century



Primary Address: 17400 W VANOWEN ST
Other Address: 6741 N ANDASOL AVE
6767 N ANDASOL AVE
17410 W VANOWEN ST
Type: Contributor
Year built: 1959
Property type/sub type: Institutional-Religious/Spiritual; Religious School
Architectural style: Modern, Mid-Century

Name: Diane S. Leichman High School



Description:

Diane S. Leichman High School is a school for special needs students located at 19034 Gault Street in the Reseda area of the San Fernando Valley. The high school is located on an approximately five-acre parcel bounded by Gault Street, Hart Street, Vanalden Avenue and Donna Avenue. The school was established by the Los Angeles Unified School District in 1971.

The school includes a large rectangular building at the north end of the campus, and approximately eight smaller buildings near the west and south ends (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). The main building is one story in height. It features brick cladding and a flat roof with wide, overhanging eaves supported by poles. Apart from the large main building, roughly three of the smaller buildings (including a potting shed for the garden) are original to the campus. At the center of the campus is a large rectangular turf area. To the west of the turf is a series of garden boxes. The remaining open space is paved for recreational and parking purposes.

Significance:

Diane S. Leichman High School is significant as a Los Angeles Unified School District campus established specifically to serve the needs of children with severe disabilities. The school was one of the first high school campuses in the LAUSD designed for mentally disabled students; prior to 1970, all special needs children stayed in elementary schools until by state law they were graduated at the age of 18. The high school was constructed using funds provided by a special tax override for special needs education under the state education code. It was built to serve 140 students between the ages of 14 and 18. The period of significance for Diane S. Leichman High School is 1971, which corresponds with the year it opened.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Educational Development, 1900-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant for its association with the development of educational programs for students with severe disabilities in the Los Angeles Unified School District. One of the first LAUSD high schools constructed to serve teenagers with special needs.

Name: Grover Cleveland High School**Description:**

Grover Cleveland High School is a public school located at 8140 Vanalden Avenue in the Reseda area of the San Fernando Valley. It is sited on an approximately 33-acre parcel, bounded by Roscoe Boulevard, Strathern Street, Vanalden Avenue and the Aliso Canyon Wash. The school was established by the LAUSD in 1960.

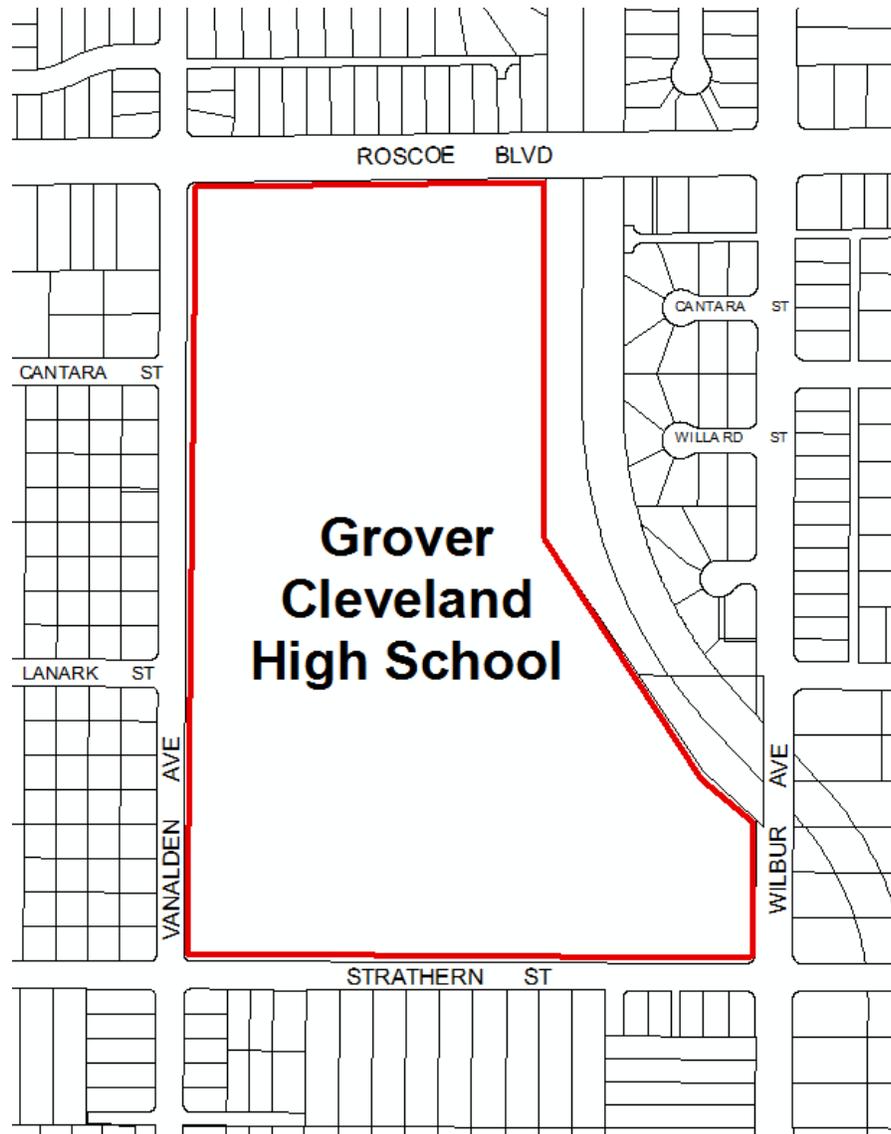
The campus contains approximately 40 buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). Of these, an estimated 20 buildings are original to the campus. The remaining buildings include temporary modular classroom buildings, an indoor swimming facility erected in 1995, and an early education center at the south end of the campus.

Original buildings include (mostly) one-story classroom buildings, an administration building, library, cafeteria and an auditorium. Recreational facilities are located at the south end of the campus. Buildings were designed in the Mid-Century Modern style by Matcham & Granger & Associates. They feature low-pitched gable roofs, stucco and Roman brick cladding, large grouped windows, exterior covered walkways and exterior classroom access. The campus retains a combination finger and cluster plan and emphasizes indoor-outdoor spaces. Most outdoor spaces are either paved or turf playing fields. Mature trees are placed in landscaped courtyards and between buildings. Alterations to the campus include the addition of several temporary and permanent buildings as noted above.

Significance:

Grover Cleveland High School is an excellent example of a post-World War II Los Angeles Unified School District campus. It reflects LAUSD school-planning and design principles of the postwar era and the increase of school campuses to accommodate postwar growth in the San Fernando Valley. The high school is also significant as an excellent example of a Mid-Century Modern-style educational campus designed by architecture firm Matcham & Granger & Associates. With its low-pitched gable roofs, horizontal orientation and lack of applied decoration, the school's core buildings retain the essential character-defining features of the style. The period of significance is 1960, corresponding with the year the school opened.

Los Angeles' rapidly growing postwar population prompted the construction of new public school facilities. Voters passed three school bond measures in 1946, 1952 and 1955, to fund the construction of new schools, improvements to existing campuses and purchase of land for future construction. The construction of Cleveland High School was likely funded under the 1955 bond measure and cost roughly \$5 million. Postwar schools followed contemporary concepts in "building for learning," which emphasized natural light, fresh air and the use of color. Cleveland High School is exemplary of these design concepts with its primarily single-story buildings, access to outdoor space from every classroom, exterior covered walkways and extensive outdoor space dedicated to recreation. Although a number of buildings have been added to the high school campus, the core of the school is intact, and the school still illustrates major postwar design and planning concepts of the LAUSD.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Mid-Century Modern Los Angeles Unified School District high school campus, designed by Matcham & Granger & Associates. Original campus buildings retain all essential character-defining features of the style.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Campus - High School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District high school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: 7100-7120 Hayvenhurst Avenue Office Complex



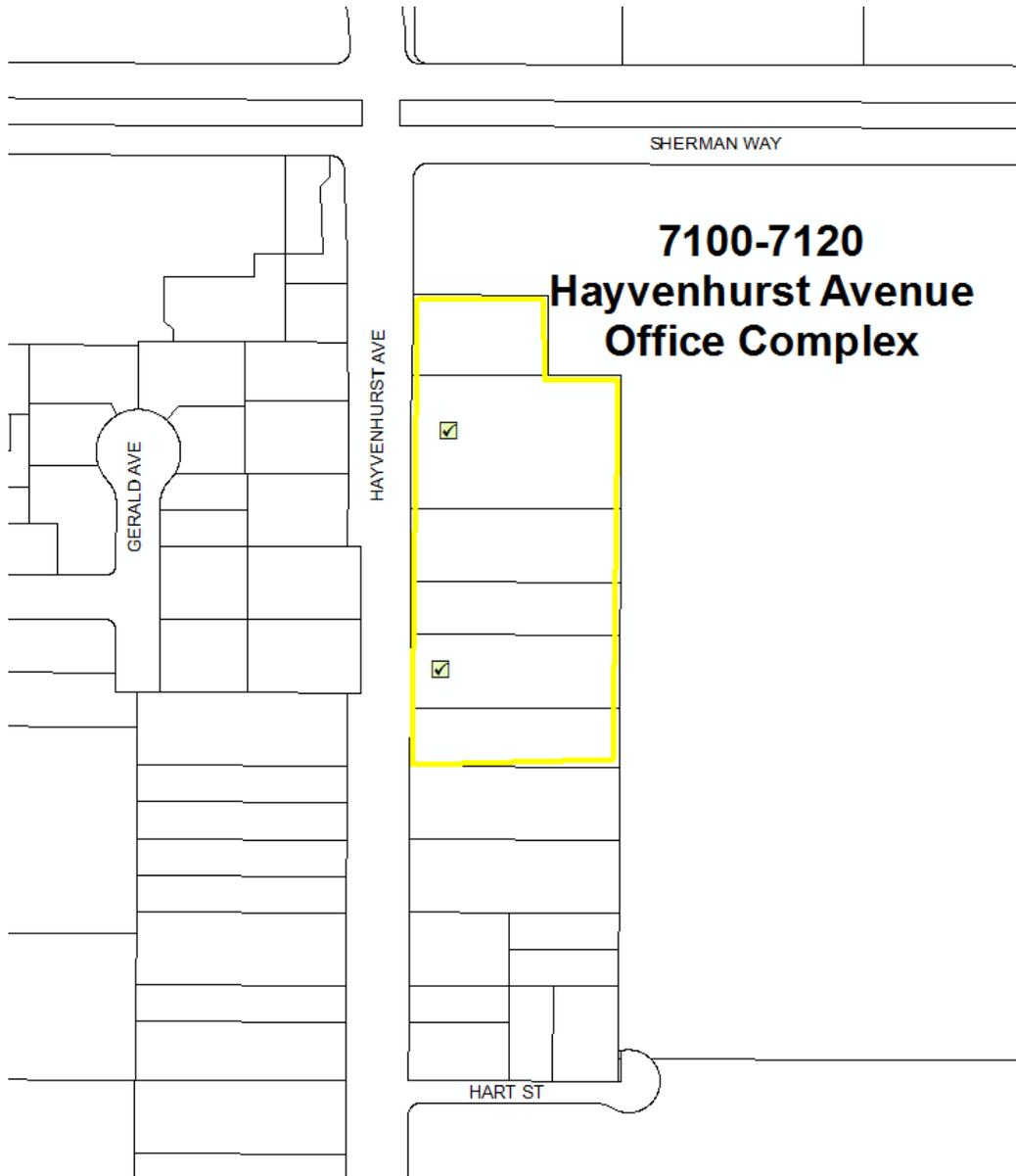
Description:

The 7100-7120 Hayvenhurst Avenue Office Complex is located on the east side of Hayvenhurst Avenue just west of the Van Nuys Airport, in the Van Nuys area of the San Fernando Valley. The property contains two buildings occupying six parcels, separated by a parking lot with a carport; each building is slightly set back from the sidewalk.

Both four-story buildings were designed in the New Formalist style and have symmetrical facades; they are extremely similar but not identical. The building at 7120 Hayvenhurst, the RMG Hathaway Building, was constructed in 1966, while the building at 7100 Hayvenhurst, the Airport Center Building, was built in 1972. The architect of both buildings was David G. Clark. The buildings have flat roofs with dentils, upper floor projecting balconies/canopies supported by full-height pillars to form lower colonnades, smooth stucco and travertine cladding, and grouped fixed aluminum windows. The carport has a flat roof with dentils matching those of the buildings. The buildings appear to be unaltered.

Significance:

The 7100-7120 Hayvenhurst Avenue Office Complex is an excellent example of a New Formalist-style office complex in Van Nuys. Its buildings retain the essential characteristics of the style. The period of significance for the property is 1966-1972, reflecting its dates of construction. As the complex is less than 50 years old and is not of exceptional importance, it is not eligible for listing in the National Register.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	New Formalism, 1955-1976
Property type:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a New Formalist-style office complex in West Van Nuys. Contributors retain the essential character-defining features of the style. The complex is less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register.

Contributors/Non-Contributors:



Primary Address: 7100 N HAYVENHURST AVE
Other Address: 7046 N HAYVENHURST AVE
7056 N HAYVENHURST AVE
Type: Contributor
Year built: 1972
Property type/sub type: Commercial-Office; Low Rise
Architectural style: New Formalist



Primary Address: 7120 N HAYVENHURST AVE
Other Address: 7108 N HAYVENHURST AVE
7140 N HAYVENHURST AVE
Type: Contributor
Year built: 1966
Property type/sub type: Commercial-Office; Low Rise
Architectural style: New Formalist

Name: Jue Joe Ranch**Description:**

The Jue Joe Ranch is a roughly two-and-a-half-acre site located on two parcels at 16600-16602 Vanowen Street in the Van Nuys area of the San Fernando Valley. The property is bounded by Vanowen Street, Archwood Street, the Van Nuys Tennis Ranch and De Celis Place. Four buildings – a ranch house, barn, carport and packing shed, and bathhouse – comprise what is left of the original ranch. The barn was constructed in 1919 and the carport/packing shed was built shortly after. The main house was built between 1946 and 1947, replacing the original ranch house which is either not extant or has been incorporated into the complex of outbuildings. The bathhouse was constructed at an unknown date. The buildings are only partially visible from the public right of way, but the outbuildings appear to be vernacular in style and constructed of wood with gabled roofs and vertical and horizontal wood cladding. The two-story house appears to be American Colonial Ranch style. The buildings as well as a swimming pool are clustered near the southwest end of the property; the remaining property is left as open space planted with a few mature trees. The northwest portion of the property now contains tennis courts. The current two-and-a-half-acre property is a small remnant of what was originally a 100-acre ranch.

Significance:

The Jue Joe Ranch is significant as an extremely rare remaining example of an early ranch in the West Van Nuys area of the San Fernando Valley. The ranch is also significant for its association with Jue Joe, a notable Chinese immigrant farmer who prospered and had a strong influence on the regional agricultural industry at a time when people of Chinese descent were not legally allowed to own land in California.

Between 1918 and 1920, Jue Joe began farming operations on 100 acres in Van Nuys. In 1919, Jue constructed the barn now present on the property, and shortly after, the carport and packing shed were built. There were other Chinese farms in the San Fernando Valley during the same time, including an asparagus farm owned by the Chang family in North Hollywood (no longer extant). After Jue Joe's death in 1941, San Tong, his youngest son, took over farming operations. Between 1946 and 1947, San Tong built the ranch house that is there today. It is unclear when the Jue family sold the property, but by 1978 it was owned by D. Moe, who converted the house to a pro shop as part of a new "tennis ranch."

Jue Joe was born in Guangzhou, Guangdong Province, China around 1860. In 1874, he moved to California, where he began working in vineyards in St. Helena. St. Helena's Chinatown closed in 1887 due to anti-Chinese sentiments, and Jue moved to Oakland where he worked on the Southern Pacific Railroad. Three years later, he became a houseboy of businessman and entrepreneur Otto Brant (later the founder of the Title Insurance and Trust Company of Los Angeles); the two became close friends. Because the California Alien Land Act of 1913 meant Jue was not legally allowed to lease or own land, Brant acquired land in Chatsworth where Jue was able to farm potatoes. In 1902, Jue sailed back to China to marry Leong Shee, leaving the farm under the supervision of his brother Jue Shee. In 1906, after discovering his brother had sold the farm and moved to Paris, Jue returned to Los Angeles to start over. Again, with the help of Otto Brant, he was able to farm in El Monte where he continued to raise potatoes. In 1918, Jue sent word to Leong Shee and their two sons, San You and San Tong, to come to Los Angeles; by this time, he had made a name for himself in the farming community. At the same time, Brant assisted Jue in buying 100 acres of land bounded by present-day Vanowen Street, Haynes Street, Balboa Boulevard and Hayvenhurst Avenue. The land was trusted to Brant and when Jue's American-born daughters, Corrine and Dorothy, were born, they became beneficiaries of the land. When Corrine and Dorothy came of age, the land became theirs.

By 1925, Jue had switched from growing potatoes to raising asparagus, a more profitable crop, and he soon served as a director of the San Fernando Valley Asparagus Marketing Association. By 1934, he was referred to as the "Asparagus King,"

owning over 700 acres of farmland in Van Nuys and other parts of Southern California (Santa Paula and the Imperial Valley). He sold asparagus for \$1.50 per pound, an enormous amount of money at the time. Jue was a successful and highly regarded farmer during a time when anti-Chinese sentiments were high and Chinese-born Californians were not legally allowed to own or lease land. The period of significance of the ranch begins in 1919 when Jue began farming the land, and ends in 1941 when Jue died in his home on the ranch.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Agricultural Roots, 1850-1965
Sub theme:	Ranching and Dairies, 1850-1965
Property type:	Agricultural
Property sub type:	Vernacular Agricultural Landscape
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a rare surviving example of an early 20th century agricultural operation in west Van Nuys, used for asparagus farming. The period of significance begins in 1919 when the barn was constructed and ends in 1947 when the new ranch house was completed.

Context 2:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Giants, 1870-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Significant for its association with pioneering Van Nuys farmer Jue Joe, a Chinese American who established his ranch here in 1919 and lived and worked here until his death in 1941.

Name: Los Angeles Jewish Home for the Aged**Description:**

The Los Angeles Jewish Home for the Aged, now known as Eisenberg Village Jewish Home for the Aging, is a retirement home located at 18855 Victory Boulevard, in the Reseda area of the San Fernando Valley. It is sited on a roughly nine-acre parcel and comprises approximately eight buildings (some of which are not visible from the public right-of-way; the number of buildings was estimated using aerial photographs). Buildings range from one to four stories in height. According to historic aerial photographs, three of the buildings (located off the public right-of-way) are from the original 1960s campus. The remaining buildings were added in the late 1980s through the early 2000s.

Significance:

The Los Angeles Jewish Home for the Aged appears to be significant as an early retirement home in the San Fernando Valley that catered to an aging Jewish population. The retirement home was originally established as the Hebrew Home for the Aged in Boyle Heights in 1915. In 1962, the home opened a second location in Reseda, reflecting the growth of the San Fernando Valley's Jewish population after World War II. Shortly after the home was established in the Valley, additional buildings were constructed with the goal of serving over 300 senior citizens. Additional buildings were constructed as the need for more senior housing increased.

Although the Los Angeles Jewish Home for the Aged campus appears to be significant as a postwar retirement home that catered to an aging Jewish population in the Valley, multiple buildings were added to the campus in the 1980s through the early 2000s and block visibility of the original 1960s buildings from the public right-of-way. Thus, the evaluation of the retirement community could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Appears to be significant as a postwar retirement home that catered to an aging Jewish population in the Valley. Multiple buildings were added to the campus from the 1980s through the early 2000s and block visibility of the original 1960s buildings from the public right-of-way. Because the original buildings are not visible from the public right-of-way, the evaluation of the retirement home could not be completed.

Name: Los Angeles Unified School District Campus Complex

Description:

The Los Angeles Unified School District Campus Complex is located on a large parcel bounded by Vanowen Street, Victory Boulevard, Aldea Avenue, and Balboa Boulevard, in the Van Nuys area of the San Fernando Valley. The parcel originally contained Birmingham General Hospital, a World War II-era complex operated by the U.S. Army. The site now contains multiple Los Angeles Unified School District (LAUSD) schools, including Birmingham Community Charter High School (southeast end), Mulholland Middle School (northwest end), Daniel Pearl Magnet High School, and Independence High School (both near the eastern edge, at the center of the property). Classrooms, administration buildings and recreational facilities were added to the former hospital site beginning in 1953 to accommodate the LAUSD schools; some of the hospital's original barracks buildings were repurposed as school buildings.

The complex contains dozens of buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs), as well as recreational playing fields, parking lots, a stadium, and other outdoor areas. The parcel was developed for educational purposes between 1953 and 1964, with post-1964 development including the addition of temporary buildings, and the construction of several new buildings in the campuses along the parcel's eastern edge between 1977 and 2002. The buildings of Birmingham High School (1953) and Mulholland Middle School (1964) are primarily Mid-Century Modern style, with stucco cladding, flat and low-pitched gabled roofs, and grouped multi-light steel windows. Daniel Pearl Magnet High School was originally part of Birmingham, becoming a separate school in 1995 and renamed in 2007; its buildings are a mix of those matching the rest at Birmingham, converted hospital barracks buildings, and newer buildings from the 1990s and early 2000s. Independence High School is primarily housed in converted barrack buildings.

Significance:

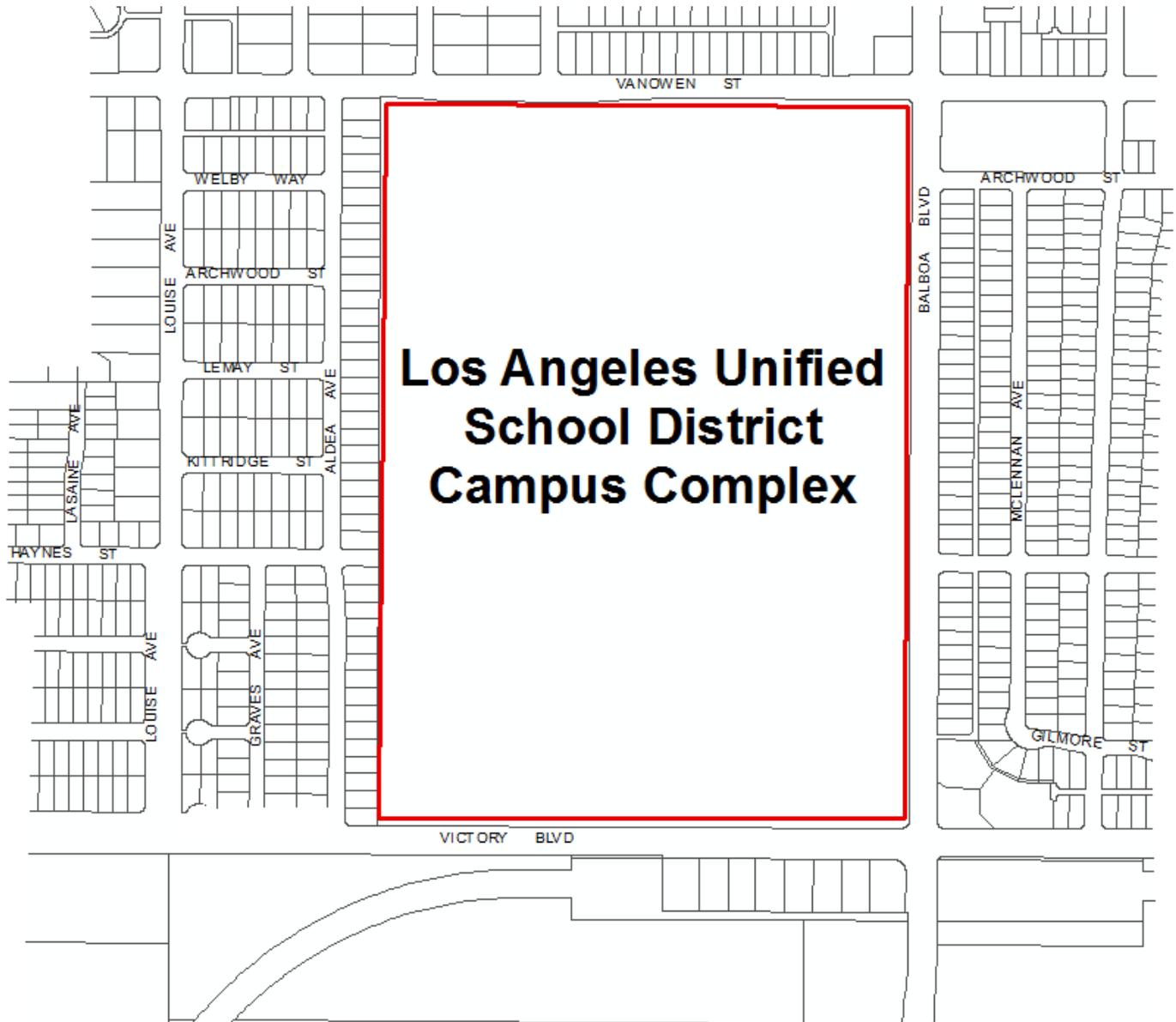
The LAUSD Campus Complex is significant for its association with significant patterns of events in which the LAUSD adapted the former Birmingham General Hospital into a complex of LAUSD campuses to accommodate the need for increased educational facilities in a rapidly growing San Fernando Valley. The LAUSD adapted hospital buildings for educational use and further developed the large parcel between 1953 and 1964. It reflects LAUSD school-planning and design principles of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley.

Birmingham General Hospital operated at this location between 1944 and 1950. In 1953, the Los Angeles Unified School District began leasing 53 acres of the property for Birmingham Junior High School (later Birmingham High School). In 1954, 80 acres were deeded to LAUSD for one dollar, under the condition that the Army could continue to use 37 acres; this acreage was used for training by an anti-aircraft battalion until 1960. After that date, the school district acquired the remaining acreage of the property and added additional campuses, in some cases repurposing military barracks buildings as classrooms.

Schools constructed during the postwar period retain more informal designs than their predecessors, stressing the importance of a close relationship with the outdoors through an abundance of natural light, fresh air and the use of color. The campuses of this complex exemplify postwar design concepts as well as the repurposing of World War II-era military hospital buildings. This grouping of campuses is very unusual in the LAUSD, notable for its use of the original military hospital parcel and retention of open space for recreational uses. The football stadium at Birmingham High School is also worth

noting as the site of numerous intercity sports championship games and a series of rock concerts by bands like the Doors and Jefferson Airplane in the 1960s and 1970s.

The period of significance for the LAUSD campus complex commences in 1953 when Birmingham Junior High School was constructed, and ends in 1964, when Mulholland Middle School was constructed and the open spaces and campus plan for the rest of the parcel were essentially complete.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Other
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as an unusual example of four LAUSD campuses on a single large parcel, primarily developed between 1953 and 1964 after use of the property as a military hospital during World War II. It reflects LAUSD school-planning and design principles of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley.

Name: Meadowlark Park Residential Planning District**Description:**

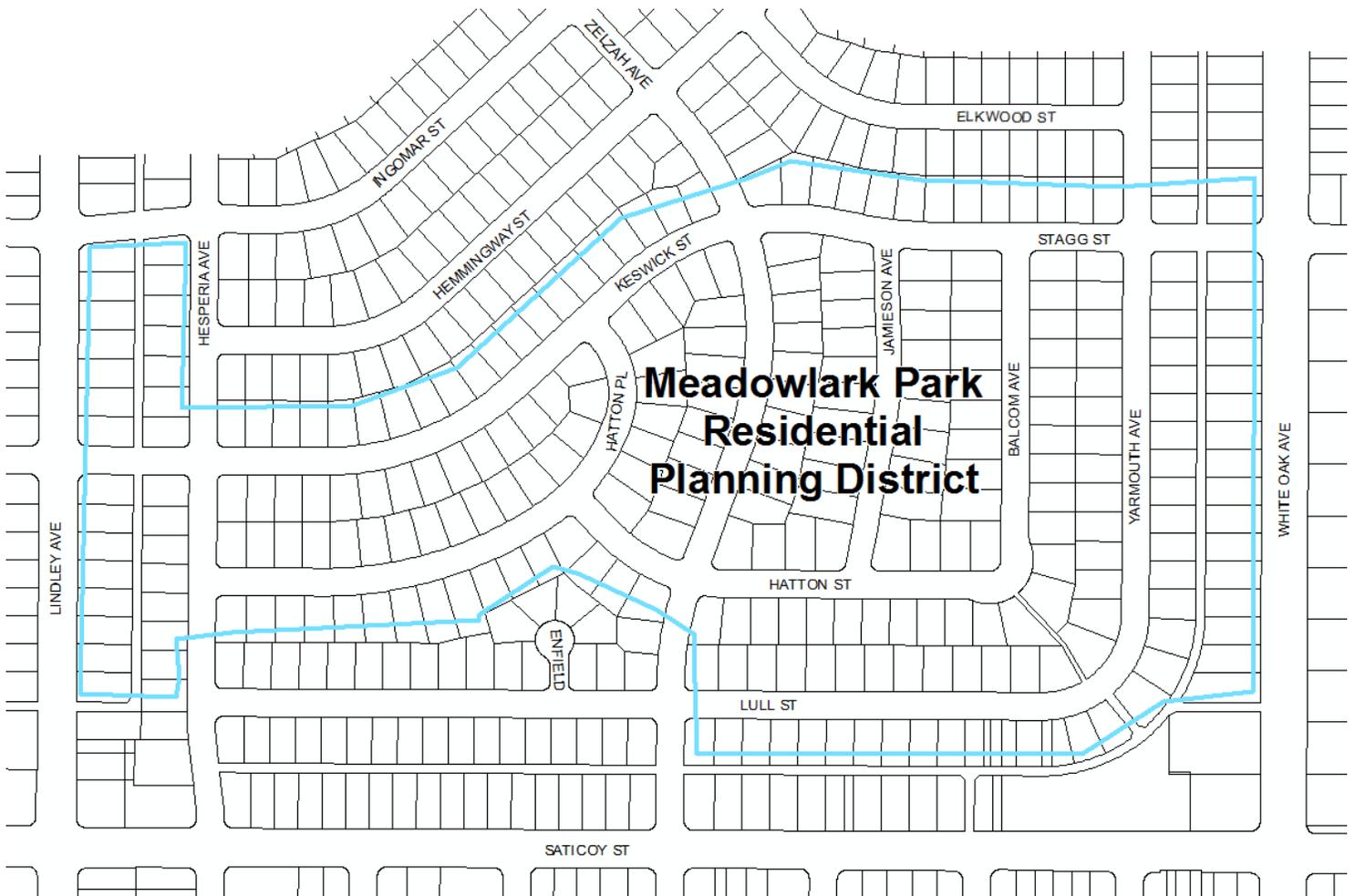
Meadowlark Park is a single-family residential planning district in the Reseda area. The district is roughly bounded by Stagg Street/Keswick Street, Lull Street, Lindley Avenue, and Yarmouth Avenue. The topography of the neighborhood is relatively flat, and the streets are curvilinear. The neighborhood is primarily composed of one-story, single-family houses with uniform setbacks, front lawns, driveways with curb cuts, and garages or carports (mostly attached). Historically developed as a single subdivision, streets feature mature deciduous trees, such as magnolias and American sweet gums, as well as concrete sidewalks.

Residences are designed in the Contemporary Ranch and Mid-Century Modern styles with flat or angled rooflines, louvered and floor-to-ceiling windows, and unornamented wall surfaces. Common building alterations include window and door replacements, altered window openings, new cladding, and the addition of fences. Some properties have been completely altered. The dominant period of development for the planning district is 1953-1954.

Significance:

The Meadowlark Park Residential Planning District is significant as a post-World War II housing development. Composed primarily of one-story residences along curved, tree-lined streets, the district is characterized by its uniform scale and its automobile-oriented development. The neighborhood originally consisted of two tracts owned by Araco, Incorporated. The district comprises the southern portion of a larger development known as Meadowlark Park, developed by Ray Hommes Co. and Sherman Park Development Co. between 1950 and 1954. Meadowlark Park featured Modern style houses designed by notable local architect Edward Fickett, as well as more conventional Minimal Ranch houses designed by John Lindsay & Associates; the most distinctive portion of the development is the southern half with Fickett's designs, comprising the planning district. Houses were advertised as modern "Homes of Tomorrow" with built-in televisions, covered patios, double-car garages, tree-planted parkways, and proximity to the Hollywood Freeway and local schools.

Despite Meadowlark Park's significance, the subdivision does not retain sufficient integrity to meet eligibility criteria as a historic district. The majority of the residences have undergone some degree of alteration, and a few have been completely remodeled. The cumulative effect of these alterations is an overall lack of integrity and cohesion for the district as a whole. However, the neighborhood does retain its original planning features, scale and distinctive sense of place. For these reasons, the district may warrant special consideration for local planning purposes.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	6LQ
Reason:	This is a portion of Meadowlark Park, a residential subdivision designed in part by notable local architect Edward Fickett and developed by Ray Hommes, Co. in 1953-1954. This portion of the subdivision is an example of the innovative postwar residential designs for which Fickett would become known. While the residential subdivision retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.

Name: Park Royale Mobile Home Park



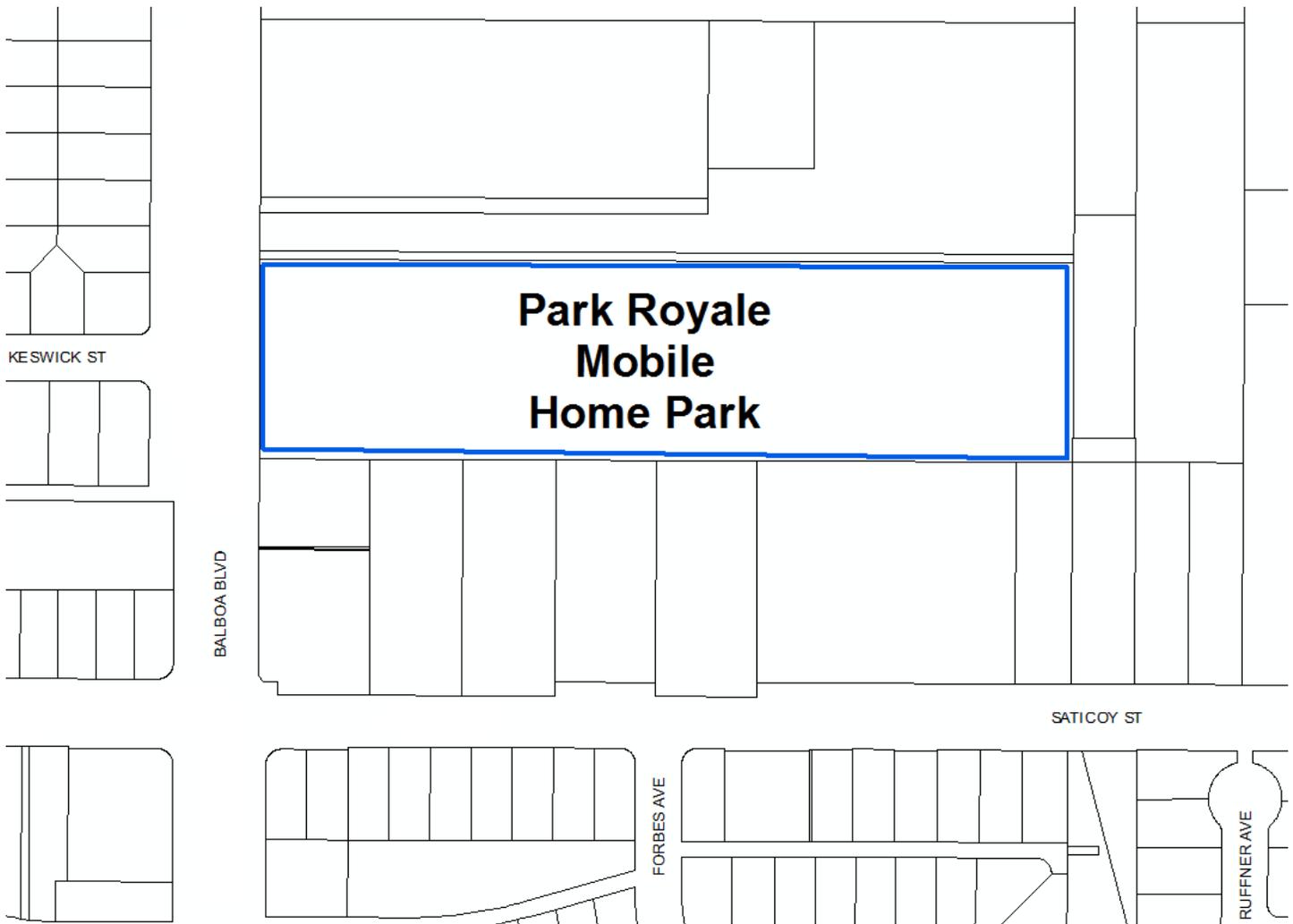
Description:

Park Royale is a mobile home park located at 7650 Balboa Boulevard in the Van Nuys area of the San Fernando Valley. The mobile home park occupies a rectangular parcel bounded by Balboa Boulevard and Bull Creek, just north of Saticoy Street.

Developed in 1956, the property is composed of approximately 145 single- and double-wide mobile homes and one or two permanent buildings (according to a Los Angeles Times article, one is a recreational hall/community center). Streets within the mobile home park follow an O-shaped path, and the property is accessed via a single driveway off of Balboa Boulevard. A concrete block wall surrounds the property and restricts visibility and access from the public right-of-way. Due to restricted access and visibility, an assessment of alterations and integrity could not be made.

Significance:

Park Royale appears to be a representative example of an intact 1950s mobile home park in Van Nuys. However, due to limited access and visibility, additional analysis is required before a determination of eligibility can be made.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Good example of a 1950s mobile home park in Van Nuys. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Reseda Commercial Planning District**Description:**

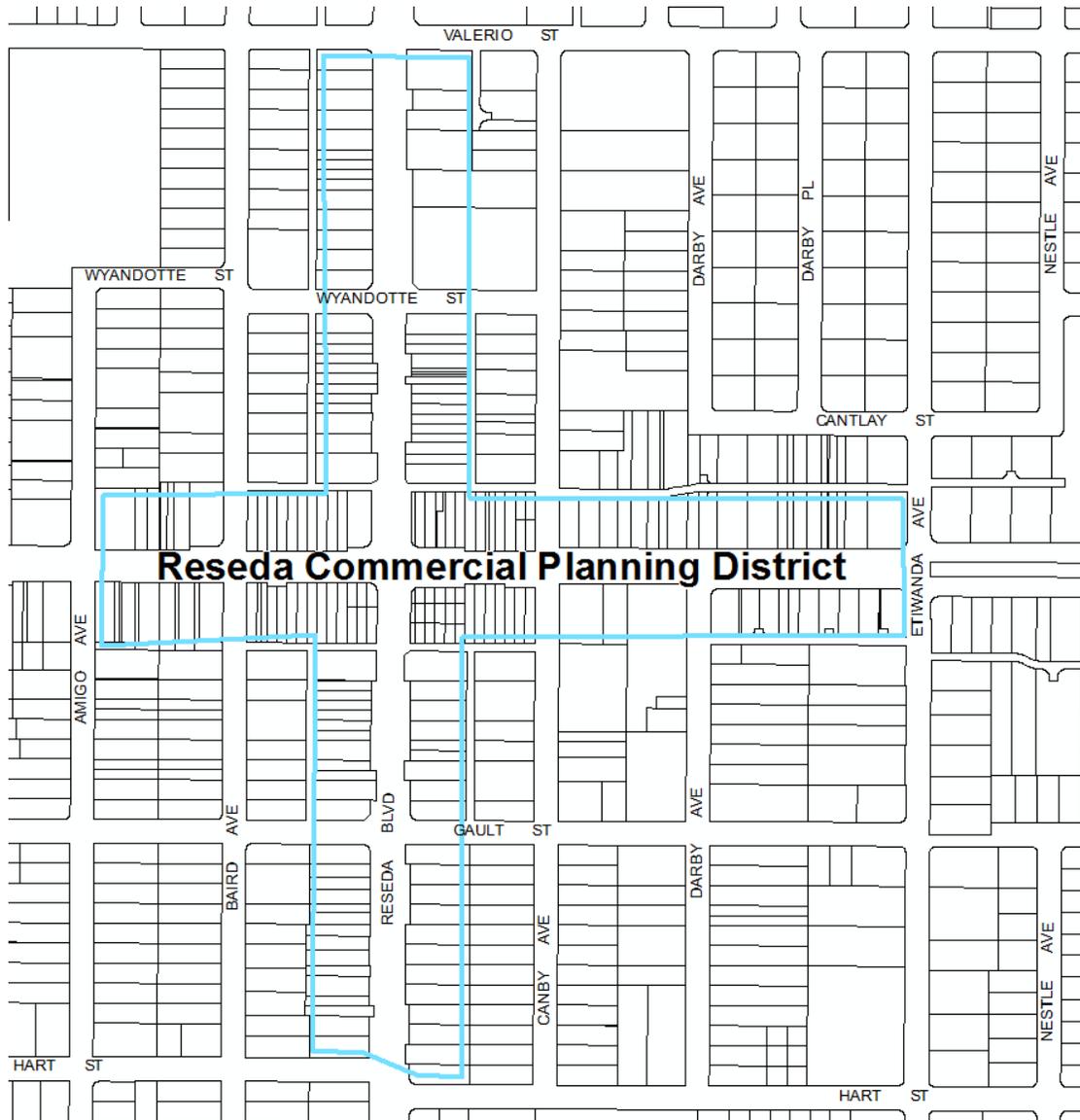
The Reseda Commercial Planning District is located at the intersection of Reseda Boulevard and Sherman Way, in the Reseda area of the San Fernando Valley. It extends four blocks north-south along Reseda and five blocks east-west along Sherman Way. The district adheres to a regular, rectilinear street grid and is primarily composed of one-story retail storefronts and some offices, flush with the sidewalk, along both sides of the street; a handful of the lots are used for parking and a few are occupied by gas stations. There are a few two-story buildings with office space on the second floor. Building features include large display windows and projecting signage. There is one individually eligible building within the district: the Reseda Theater. The district features wide concrete sidewalks and a median along the center of Sherman Way, originally occupied by the Pacific Electric Railway streetcar line. Shops are primarily accessed through front, street-facing entrances, with little or no parking at the rear. Common building alterations include window and door replacements, altered storefronts, re-cladding, and new signage.

Significance:

The Reseda Commercial Planning District is the original neighborhood commercial core of Reseda. Primarily composed of retail storefronts dating from the 1920s to the 1950s, with some infill from the 1960s onward, the district is characterized by its pedestrian scale and orientation.

The planning district comprises a few tracts subdivided between 1918 and 1921. The first tract to be subdivided included two blocks around the intersection of Reseda Boulevard and Sherman Way. This tract was owned by H.J. Whitley. The other tracts comprised the perimeter of the planning district. One was owned by the Hollywood Building Corporation and the other by H.J. Whitley. Lots vary in size, with the smallest fronting along Sherman Way. Though subdivided in the late 1910s and early 1920s, Reseda Boulevard and Sherman Way were not paved at the time, and improvements, including the installation of ornamental streetlights along Reseda Boulevard, were not completed until 1927. A few buildings near the intersection of the two streets date from the 1910s and 1920s, but most development occurred in the 1940s and 1950s, corresponding with Reseda's population influx after World War II.

Despite the commercial planning district's significance, the area does not have sufficient integrity or cohesion for historic district eligibility. A majority of individual buildings have undergone some degree of alteration, and several were demolished to make way for newer buildings in the 1960s through the present. The cumulative effect of these alterations is an overall lack of integrity and cohesion for the district as a whole. However, the district does retain a strong sense of time and place. Its linear configuration and low-scale pedestrian orientation contribute to an overall feeling of a 1920s-1950s commercial shopping district. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	The intersection of Reseda Boulevard and Sherman Way is the commercial heart of Reseda. While the commercial corridor retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been either altered or replaced with more contemporary edifices. Thus, the commercial corridor does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.

Name: Reseda High School



Description:

Reseda High School is located at 18230 Kittridge Street in the Reseda area of the San Fernando Valley, on a 32-acre site bounded by Kittridge Street, Victory Boulevard, the Los Angeles River channel, Etiwanda Avenue, and Lindley Avenue. The school was established by the Los Angeles Unified School District in 1955.

The campus contains approximately 50 buildings (those on the interior are not visible from the public right-of-way and numbers are estimated from aerial photographs). Of these, an estimated 25 buildings are original to the campus and the rest are small temporary modular structures.

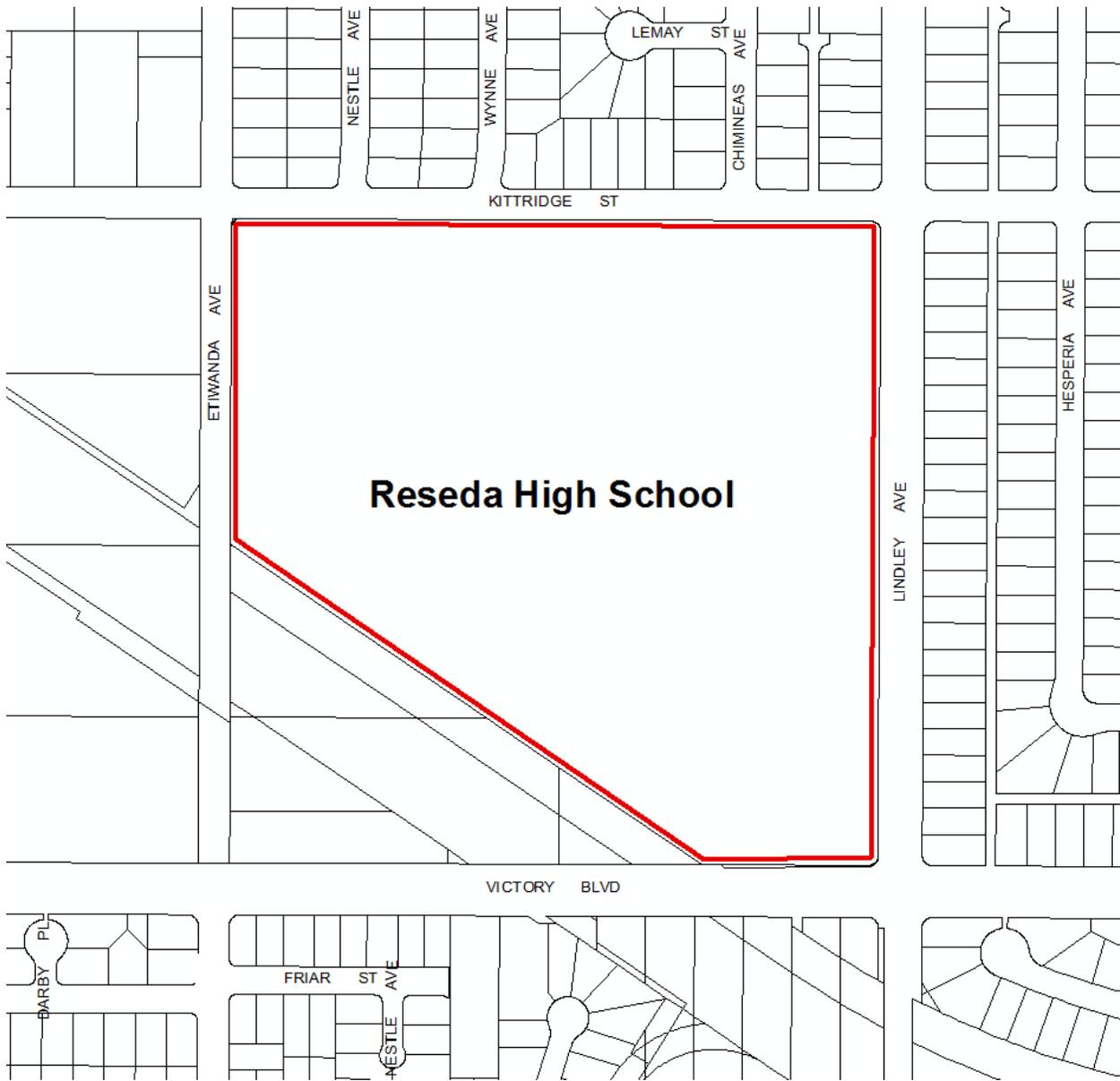
Original buildings include one- and two-story classroom buildings, an administration building, an auditorium and a gymnasium. They were designed in the International Style, with stucco and Roman brick cladding, flat roofs, grouped windows, exterior covered walkways, and exterior classroom access. The campus plan emphasizes indoor-outdoor spaces, and most outdoor spaces are landscaped or paved for recreational purposes. The east half of the campus contains tennis courts, a baseball diamond, a track and football field, and outdoor basketball courts. The larger administration and classroom buildings are located at the northwest corner of the campus and are separated by a courtyard landscaped with mature trees.

Significance:

Reseda High School is an excellent example of a post-World War II Los Angeles Unified School District high school campus. It reflects LAUSD school-planning and design principles of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley.

Los Angeles' rapidly growing population after World War II created the need for new public school facilities. Bond measures were passed in 1946, 1952 and 1955 to fund construction, improvements to existing facilities and purchase of property for future construction. Reseda High School was dedicated in 1955 and was the first high school to be constructed under the 1952 school bond program. Schools constructed during the postwar period retain more informal designs than their predecessors, emphasizing the importance of a close relationship with the outdoors through an abundance of natural light, fresh air and the use of color. Reseda High School exemplifies these postwar design concepts with its predominantly single-story buildings, large operable windows, exterior corridors with covered walkways and substantial amounts of outdoor space dedicated to recreation.

Alterations to Reseda High School include the addition of temporary modular buildings near the track and field and at the northeast corner of the campus, and the addition of a few air conditioning units in original window openings. The campus largely retains its original site plan and its buildings retain their historic features and character. The period of significance of the high school is 1955, the year the school opened.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Campus - High School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District high school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: Reseda Mobile Home Park



Description:

Reseda Mobile Home Park is located at 6545 Wilbur Avenue in the Reseda area of the San Fernando Valley. The mobile home park is sited on an irregularly-shaped parcel bounded by Kittridge Street, the Los Angeles River, Wystone Avenue, and Wilbur Avenue.

Developed in 1960, the property contains approximately 108 single and double-wide mobile homes. An original clubhouse, bathroom building, and pool are located near the entrance to the park; the buildings are Mid-Century Modern in style and appear to be unaltered. There are four roads that run north-south through the property and two that run east-west and northeast-southwest. A single entrance is located off of Wilbur Avenue. A chain link fence and concrete block wall surround the property, blocking visibility of most of the residences from the public right-of-way. Due to restricted access and visibility, a full assessment of alterations and integrity could not be made.

Significance:

Reseda Mobile Home Park appears to be a representative example of a 1960s mobile home park in Reseda. However, due to limited access and visibility, additional analysis is required before a determination of eligibility can be made.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Good example of an early 1960s mobile home park in Reseda. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Reseda Park**Description:**

Reseda Park is a roughly 41-acre municipal park in the Reseda area. Initially constructed between 1929 and 1931 with later improvements constructed between 1960 and 1963, the park is bounded by Kittridge Street, Victory Boulevard, Reseda Boulevard, and Etiwanda Avenue. The Los Angeles River channel runs through the northeast half of the property; a pedestrian bridge connects the areas of the park on either side of the river. The park is landscaped with lawn and a number of mature deciduous and evergreen trees, including sycamores and pines. It includes a three-acre irregularly-shaped manmade lake surrounded by a concrete curb and walkway; small islands with aquatic plants are located within the lake.

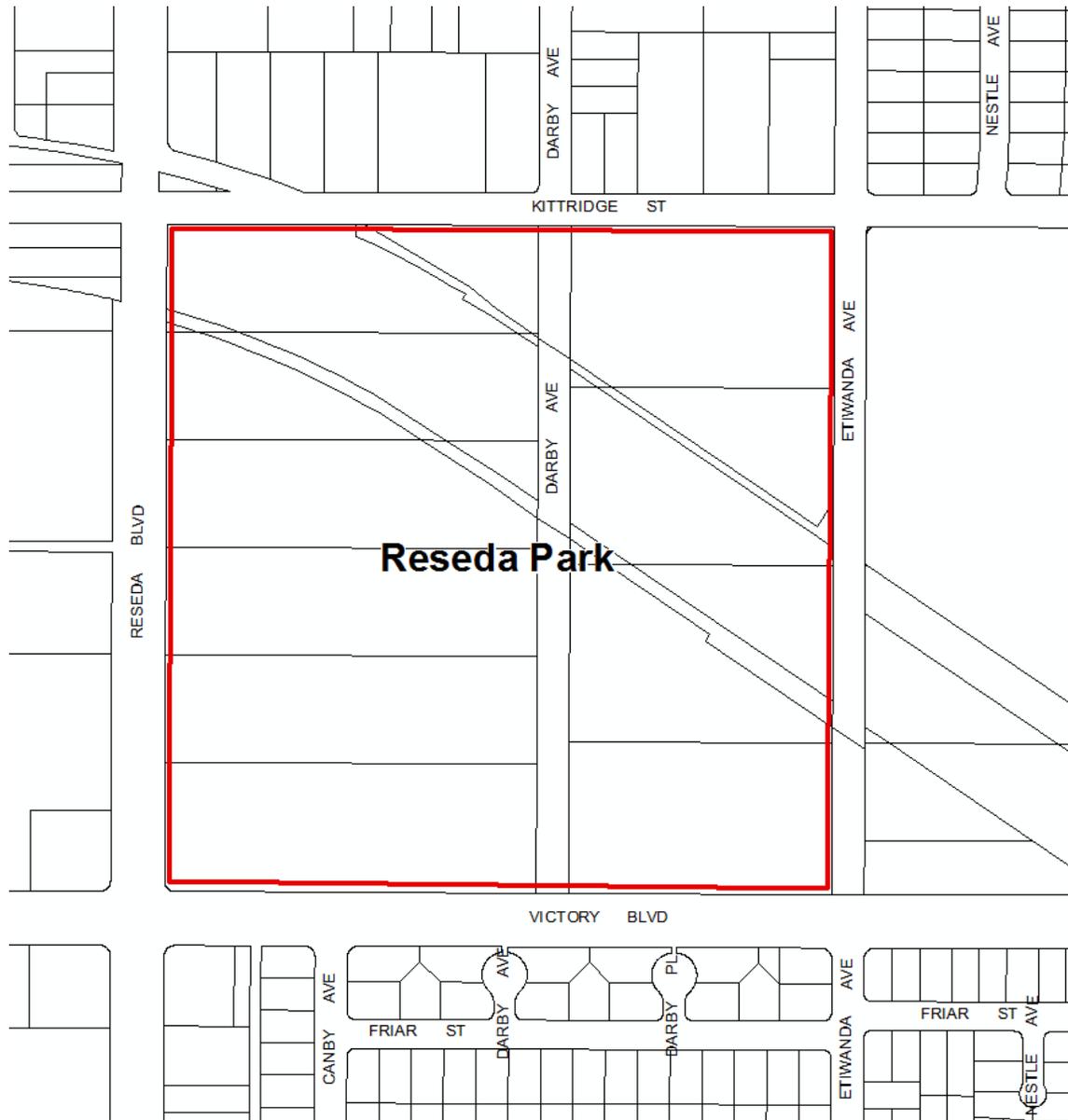
Recreational facilities, including baseball fields, sand volleyball courts, tennis courts, basketball courts, and an outdoor pool comprise the southern half of the park; a pool house constructed in 1931 and a community center built in 1960 are also located in the southern section. The northern half of the park is occupied by the lake and open space. Concrete picnic tables and benches with barbecues are clustered in the southeast and northeast corners of the park. The landscaping and pool house date to the earliest development of the park, while 1960s improvements included the community center, parking lot, picnic tables/benches, and recreational facilities. Later additions to the property include a children's playground and small public restroom buildings.

Significance:

Reseda Park is an excellent example of a municipal park associated with civic improvements and the expansion of recreational facilities to serve the growing population of the west Valley between the 1930s and the 1960s. In 1929, residents of the Reseda district approved improvement bonds totaling \$100,000 to purchase land and construct Reseda Park. At the time it was constructed, the park was the only city-owned recreation center in the west Valley and one of three city-owned parks in the entire San Fernando Valley. The park was dedicated on July 4, 1931, two years before the City of Los Angeles launched a major public park improvement plan. The Los Angeles Times heralded the manmade lake, groves of trees, and other landscaping that made the park a peaceful oasis during the hot Valley summers.

Reseda Park lost some of its popular landscape in the late 1930s when the Los Angeles River was channelized through it, but remained largely the same until the postwar period. In 1957, Los Angeles residents passed a bond measure providing funds for citywide improvements to municipal parks; Reseda Park received funding from this measure to build additional facilities. More of the designed landscape was removed or altered to make room for more recreation-intensive facilities, including a community building, parking lot, tennis courts, and other improvements. The work appears to have been completed by 1963 and the appearance of the park today is largely the same as it was at that time.

The period of significance for Reseda Park begins in 1929, when bonds were first approved for the construction of the park, and ends in 1963, when its second major phase of development was complete.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Recreational Facilities, 1932-1978
Property type:	Institutional - Recreation
Property sub type:	Municipal Recreational Facility
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a municipal recreation facility, established to provide recreational services to the growing population of the west Valley. Containing 41 acres and straddling the Los Angeles River, Reseda Park was dedicated on July 4, 1931 and expanded in the early 1960s to better serve the growing community.

Name: Sepulveda Basin Recreation Area

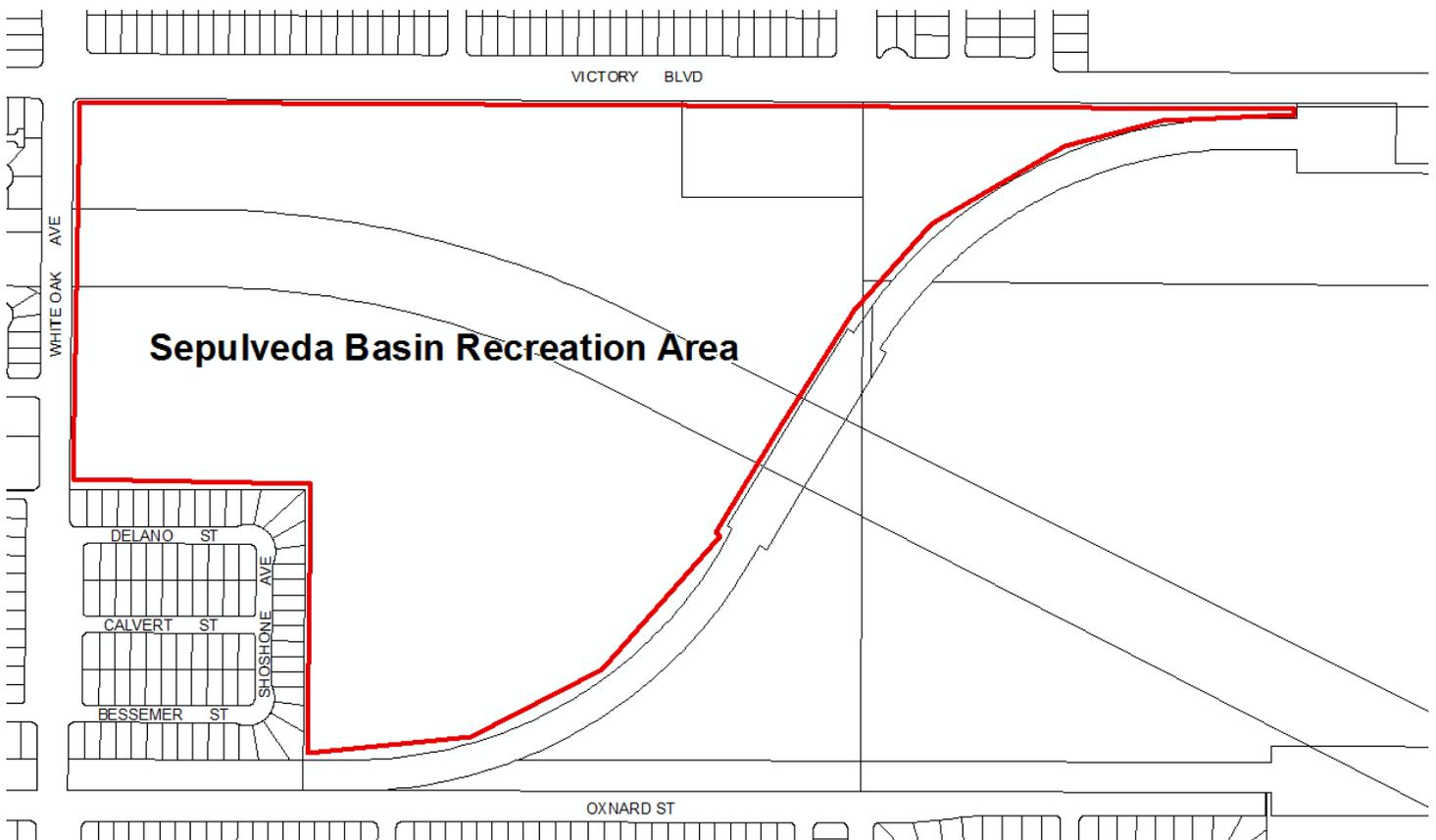


Description:

The Sepulveda Basin Recreation Area is a large (three square mile) municipal park containing numerous recreational facilities as well as large expanses of native vegetation. The majority of the recreation area lies within the Encino-Tarzana Community Plan Area (CPA); the portion recorded within the Reseda-West Van Nuys area is only the northwest corner of the much larger property.

Significance:

The Sepulveda Basin Recreation Area is significant as one of the largest municipal recreation centers in Los Angeles, with a period of significance of 1951-1984. For a thorough description of its significance, refer to the survey findings of the Encino-Tarzana Community Plan Area (CPA).



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Recreational Facilities, 1932-1978
Property type:	Institutional - Recreation
Property sub type:	Municipal Recreational Facility
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a large-scale municipal recreational facility (second largest in Los Angeles), constructed to meet the needs of the San Fernando Valley’s expansive growth in the mid-20th century while maintaining a strong sense of open, naturally vegetative landscape. Most of the Sepulveda Basin Recreation Area is in the Encino-Tarzana Community Plan Area (CPA); the portion recorded within the Reseda-West Van Nuys area is only the northwest corner of the much larger property.

Name: Shady Grove Trailer Park



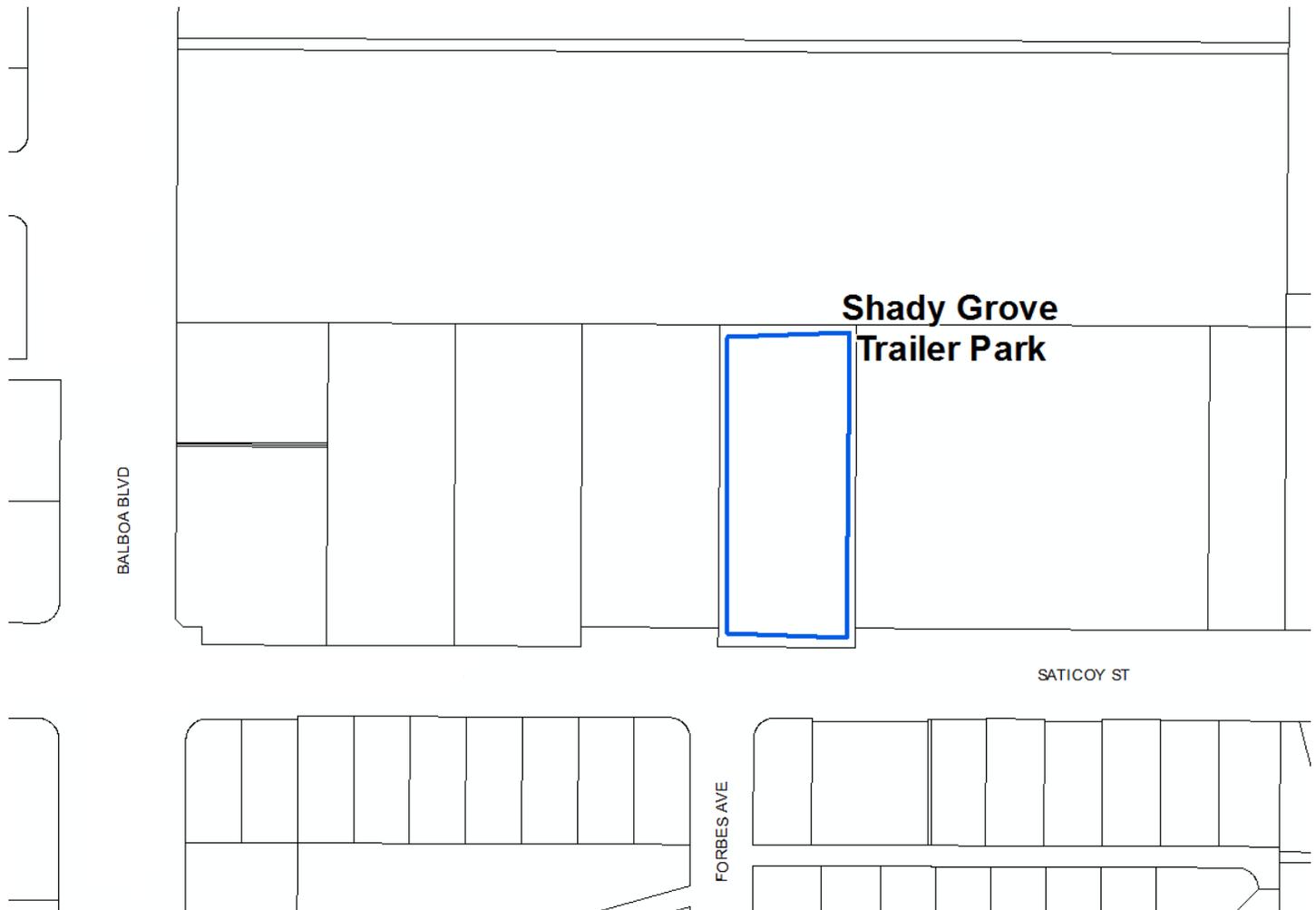
Description:

Shady Grove Trailer Park is a mobile home park located at 16811 Saticoy Street in the Van Nuys area of the San Fernando Valley. The mobile home park occupies a rectangular parcel bounded by commercial properties along Saticoy Street.

Developed in 1941, the property is composed of approximately 45 single- and double-wide mobile homes and two permanent buildings (one is a house converted into an office for the mobile home park, and the other is its garage, possibly converted into living space). There is one road through the center of the property, accessed via Saticoy Street. A low concrete block wall surrounds much of the property. Most of the mobile homes are set back from the street and cannot be seen from the public right-of-way. Due to restricted access and visibility, an assessment of alterations and integrity could not be made.

Significance:

Shady Grove Trailer Park appears to be a rare example of an intact early 1940s mobile home park in Van Nuys. However, due to limited access and visibility, additional analysis is required before a determination of eligibility can be made.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Unusual example of an early 1940s mobile home park in Van Nuys. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: South Reseda Junior High School (Sherman Oaks Center for Enriched Studies)

Description:

The South Reseda Junior High School campus, now the Sherman Oaks Center for Enriched Studies, is located at 18605 Erwin Street in the Reseda area of the San Fernando Valley. The campus is sited on a flat rectangular parcel of about 21 acres bounded by Victory Boulevard, Erwin Street, Yolanda Avenue and Reseda Boulevard. The school was established in 1955 by the Los Angeles Unified School District.

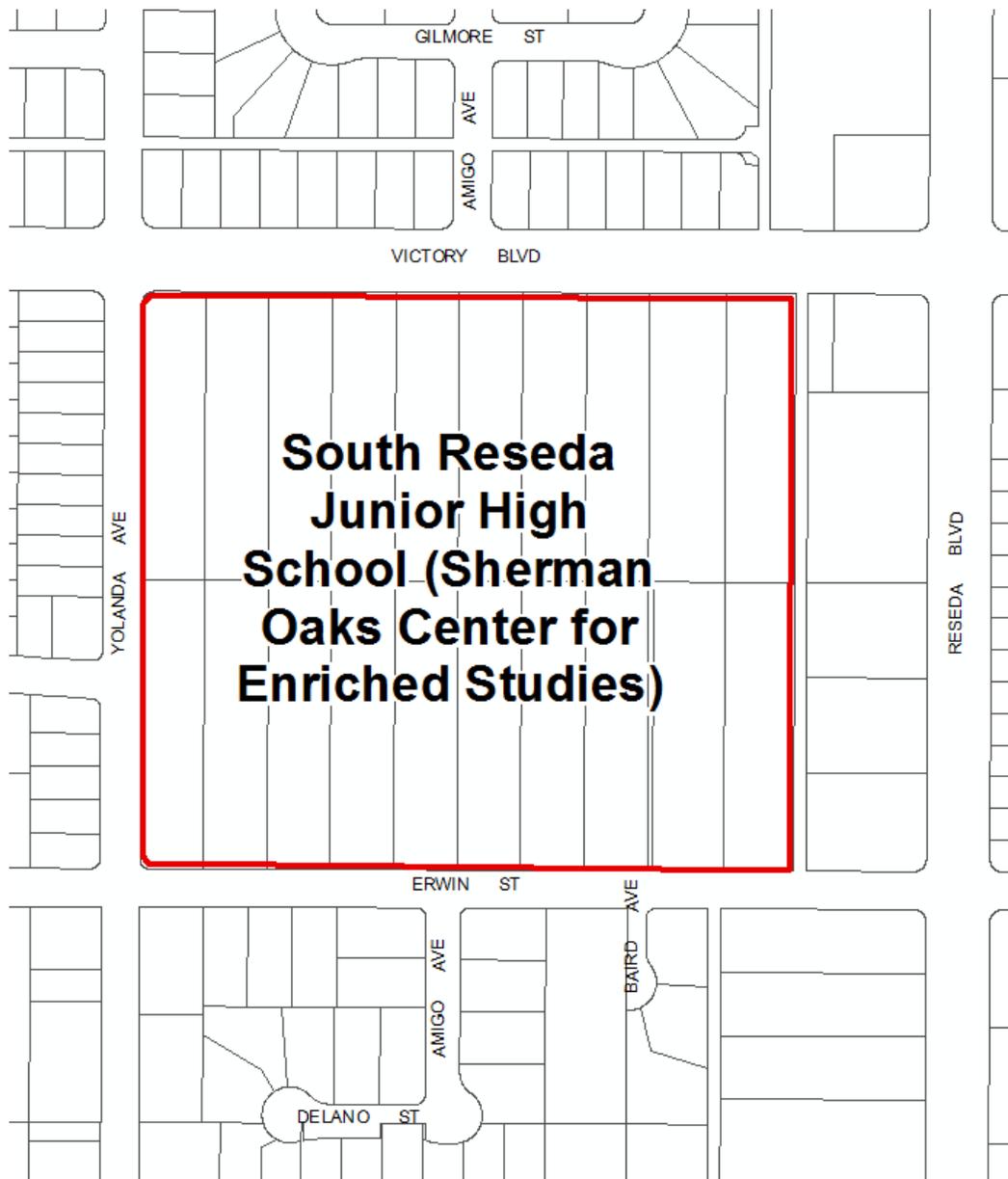
The campus contains roughly 36 buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). Of these, an estimated 29 buildings are original to the campus. The remaining buildings include temporary modular classroom buildings near the east edge of the school. Original buildings include (mostly) one-story classroom wings, an administration building, an auditorium and a gymnasium. Recreational facilities are located at the north end of the campus. Buildings were designed in the International style and feature flat roofs, stucco and brick cladding, large grouped windows, exterior covered walkways and exterior classroom access. The campus retains a combination finger and cluster plan and emphasizes indoor-outdoor spaces. Most outdoor spaces are either paved or turf playing fields. Mature trees are located in small paved courtyards between buildings. Alterations to the campus include the addition of six or seven small classroom buildings clustered at the east edge of the property, as well as temporary modulars as noted above.

Significance:

The South Reseda Junior High School campus is an excellent example of a post-World War II Los Angeles Unified School District campus. It reflects LAUSD school-planning and design principles of the postwar era and the increase in school campuses to accommodate postwar growth in the San Fernando Valley. The period of significance is 1955, corresponding with the year the school opened.

Los Angeles' rapidly growing postwar population prompted the construction of new public school facilities. Voters passed three school bond measures in 1946, 1952 and 1955, to fund the construction of new schools, improvements to existing campuses and purchase of land for future construction. The construction of South Reseda Junior High School was likely funded under the 1952 bond measure and cost just under \$2 million. The school was intended to serve 850 students.

Postwar schools constructed in Los Angeles followed contemporary concepts in "building for learning," which emphasized natural light, fresh air and the use of color. The South Reseda Junior High School campus represents these design concepts with its primarily single-story buildings, access to outdoor spaces from every classroom, exterior covered corridors and extensive outdoor space dedicated to recreation. The campus' original design is largely intact and continues to illustrate major postwar design and planning concepts of the LAUSD.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District middle school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: St. Bridget of Sweden Catholic Church and School



Description:

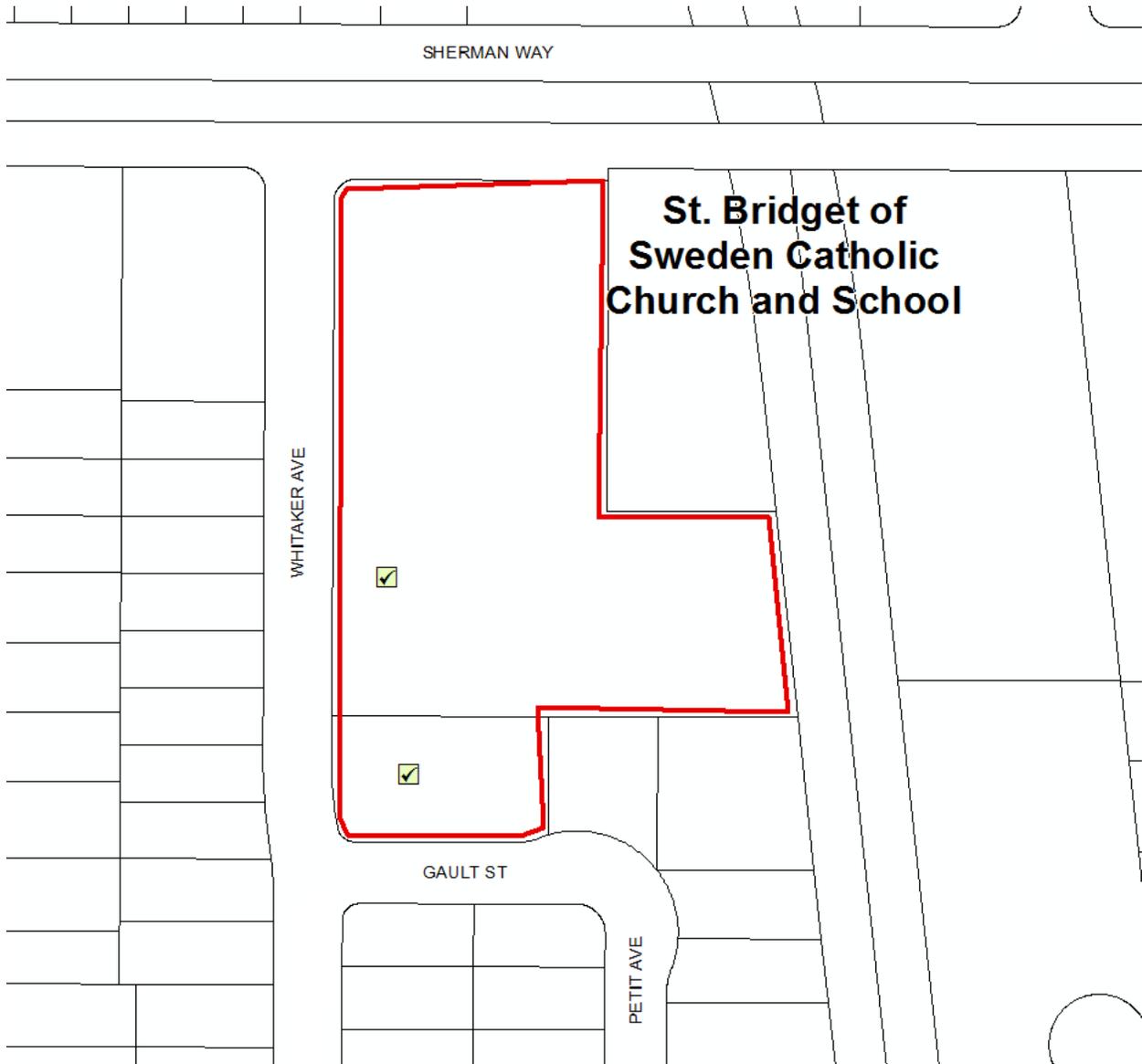
St. Bridget of Sweden Catholic Church and School is located at 7120 Whitaker Avenue in the Van Nuys area of the San Fernando Valley. The parish and K-8 school are located on a 4.8-acre parcel bounded by Sherman Way, Gault Street, Whitaker Avenue, and the Bull Creek channel. Included within the boundary are the sanctuary and school buildings, both designed in the Mid-Century Modern style. A detached office building and convent are on separate parcels and have been excluded from the district. They have been substantially altered and/or are of a different architectural style.

The church and school feature brick and stucco cladding, unadorned wall surfaces, horizontal orientation and grouped metal windows. The shed-roofed school has a rectangular tower located just north of its recessed, slightly elevated entryway. The church has a low-pitched, front-facing gable roof and a tower with a pyramidal roof. Low-lying concrete steps lead to its recessed entrance.

Significance:

St. Bridget of Sweden Catholic Church and School is an excellent example of a Mid-Century Modern style ecclesiastical campus in west Van Nuys. Both buildings retain the essential character-defining features of the style. St. Bridget of Sweden was established in 1955 by the division of St. Elisabeth's Parish in Van Nuys and Saint Catherine of Sienna Parish in Reseda. They held services in a "guest house" that already occupied the property the congregation had acquired to build their new church. In December of 1956, the church was complete, and the school opened the following year.

The period of significance for St. Bridget of Sweden Catholic Church and School is from 1956 to 1957, representing its period of construction as a Mid-Century Modern-style religious campus.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Mid-Century Modern institutional architecture applied to a 1950s church and school. Contributors retain all essential character-defining features of the style.

Contributors/Non-Contributors:



Primary Address: 16710 W SHERMAN WAY
Other Address: 7120 N WHITAKER AVE
Type: Contributor
Year built: 1958
Property type/sub type: Institutional-Religious/Spiritual; Religious School
Architectural style: Modern, Mid-Century



Primary Address: 7100 N WHITAKER AVE
Type: Contributor
Year built: 1956
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Modern, Mid-Century

Name: Stagg Street Elementary School**Description:**

Stagg Street Elementary School is a public school located at 7839 Amestoy Avenue in the Van Nuys area of the San Fernando Valley. The elementary school is sited on a roughly eight-acre parcel, bounded by Arminta Street, Stagg Street, Ostrom Avenue, and Amestoy Avenue. The school was established by the Los Angeles Unified School District in 1957.

The campus contains approximately 12 buildings (those on the interior are not visible from the public right-of-way and numbers are visually estimated from aerial photographs). Of these, an estimated ten buildings are original to the campus and the rest are small temporary modular structures.

The original buildings include one-story classroom buildings, an administration building and an auditorium. Buildings were designed in the International style with flat and low-pitched roofs, smooth stucco cladding with Roman brick details, clerestory windows, covered exterior walkways and exterior classroom access. The campus retains an indoor-outdoor finger plan, and most outdoor spaces are paved for recreational purposes. Mature trees are located in the main entrance courtyard and between buildings. Alterations include the addition of a rectangular turf area and a couple of temporary classroom buildings, which were added to the campus at an unknown date.

Significance:

Stagg Street Elementary School is an excellent example of a post-World War II Los Angeles Unified School District campus. It exhibits LAUSD school-planning and design principles of the postwar period and the increase of educational facilities to accommodate postwar growth in the San Fernando Valley.

Los Angeles' rapidly growing postwar population required new public school facilities. Angelenos passed three school bond measures in 1946, 1952 and 1955, to fund construction of new facilities, make improvements to existing campuses and purchase land for future construction. The construction of Stagg Street Elementary School was likely funded by the 1952 bond measure.

The new schools followed modern ideas in "building for learning," which emphasized the importance of fresh air, natural light and the use of color. Stagg Street School is exemplary of these design concepts with its single-story buildings with access to outdoor space from every classroom, its exterior covered walkways, and its abundant outdoor space dedicated to recreation. The period of significance is 1957, corresponding with the year the school opened.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District elementary school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.

Name: Tampa Country Estates Residential Planning District**Description:**

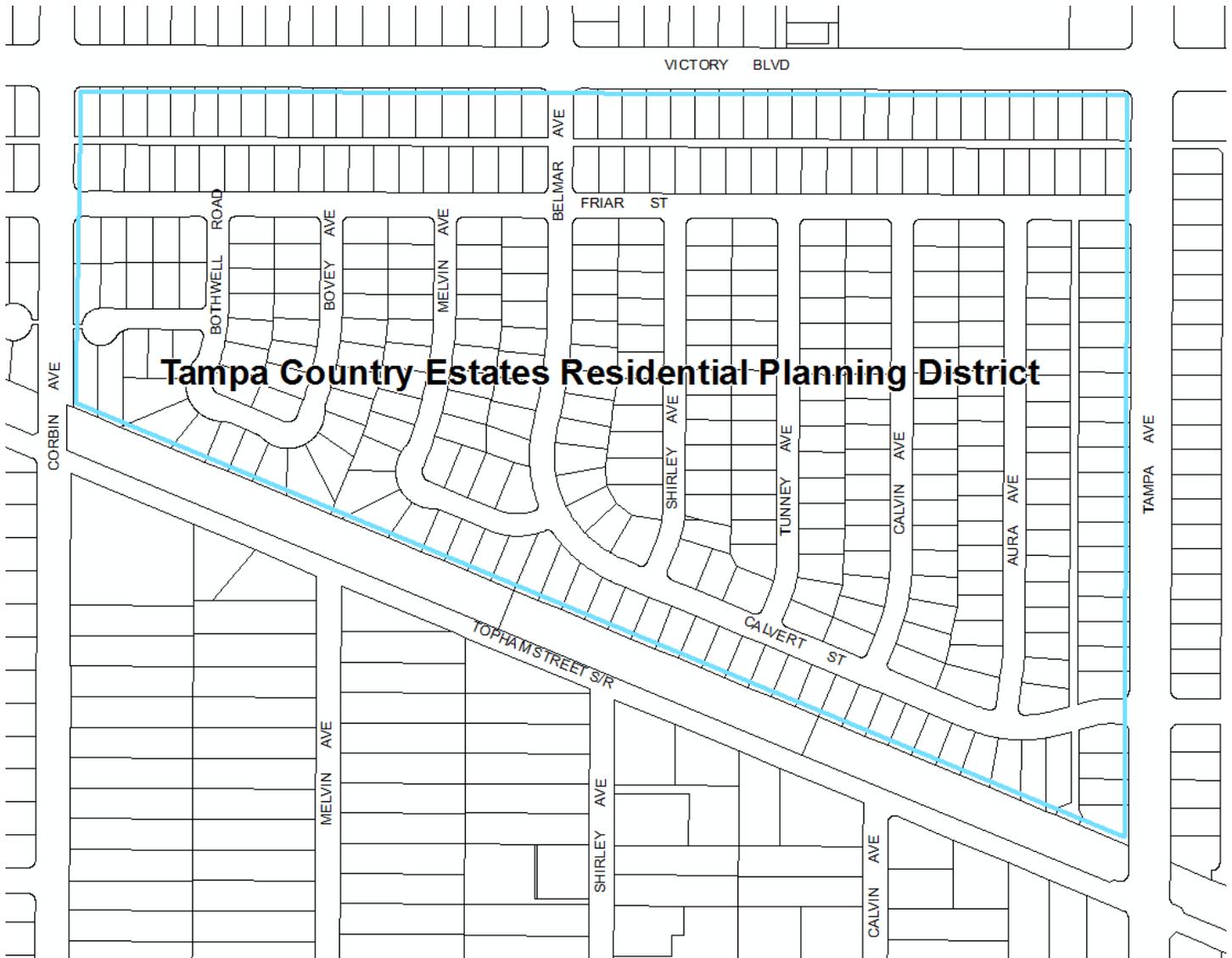
Tampa Country Estates is a single-family residential planning district in the Reseda area of the San Fernando Valley. It is bounded by Victory Boulevard, Topham Street, Corbin Avenue, and Tampa Avenue and its topography is relatively flat. With the exception of Friar Street, which runs east-west through the north end of the neighborhood, the streets are curved and cul-de-sacs are present. The residential district primarily contains one-story, single-family houses with uniform setbacks, front lawns (some of which are sloped), driveways with curb cuts, and garages (both detached and attached). Historically developed as two adjacent tracts, the neighborhood features mature deciduous street trees, such as magnolias, as well as concrete sidewalks and original street signs.

The dominant period of development for the district is 1955 to 1956, and most residences are constructed in the Traditional Ranch or Mid-Century Modern style. Common building alterations include window and door replacements, new cladding, window openings altered and garage door replacements. A few houses within the district have been totally altered.

Significance:

The Tampa Country Estates Residential Planning District is significant as a post-World War II housing development in the Reseda area of the San Fernando Valley. Composed primarily of one-story residences along curved, tree-lined streets, the district is characterized by its uniform scale and automobile-oriented development. Both tracts were owned by the Hirsh-Edmunds Building Company along with a few smaller builders and developers. The tracts were subdivided in 1955. Advertisements for the neighborhood highlighted its proximity to shopping centers, schools and recreation, and residences featured automatic dishwashers, forced-air heating and lots large enough for swimming pools.

Despite Tampa Country Estates' significance, the subdivision does not retain sufficient integrity to meet eligibility criteria as a historic district. The majority of the residences have undergone some degree of alteration, and a few are completely remodeled. The cumulative effect of these alterations is an overall lack of integrity and cohesion for the district as a whole. However, the neighborhood retains its original planning features, scale and distinctive sense of place. For these reasons, the district may warrant special consideration for local planning purposes.



Tampa Country Estates Residential Planning District

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Planned Community
Criteria:	A/1/1
Status code:	6LQ
Reason:	Tampa Country Estates is a single-family residential development of modest Traditional Ranch and Mid-Century Modern houses developed by the Hirsh-Edmunds Building Co. in 1955-1956. While the residential subdivision retains its original planning features, scale, and a distinctive sense of place, the majority of buildings within its boundaries have been altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.

Name: Valencia Trailer Grove



Description:

Valencia Trailer Grove is a mobile home park located at 7800 Balboa Boulevard, in the Van Nuys area of the San Fernando Valley. The mobile home park occupies a roughly T-shaped parcel near the corner of Balboa Boulevard and Stagg Street.

Developed in 1955, the property contains approximately 63 single- and double-wide mobile homes and one permanent building. There is a central road that runs the length of the property with shorter streets that extend outward from it. The property is accessed via a single road off Balboa Boulevard. A concrete block wall surrounds the property and restricts visibility and access from the public right-of-way. Due to restricted access and visibility, an assessment of alterations and integrity could not be made.

Significance:

Valencia Trailer Grove appears to be a representative example of a 1950s mobile home park in Van Nuys. However, due to limited access and visibility, additional analysis is required before a determination of eligibility can be made.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Good example of a 1950s mobile home park in Van Nuys. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Van Nuys Airport**Description:**

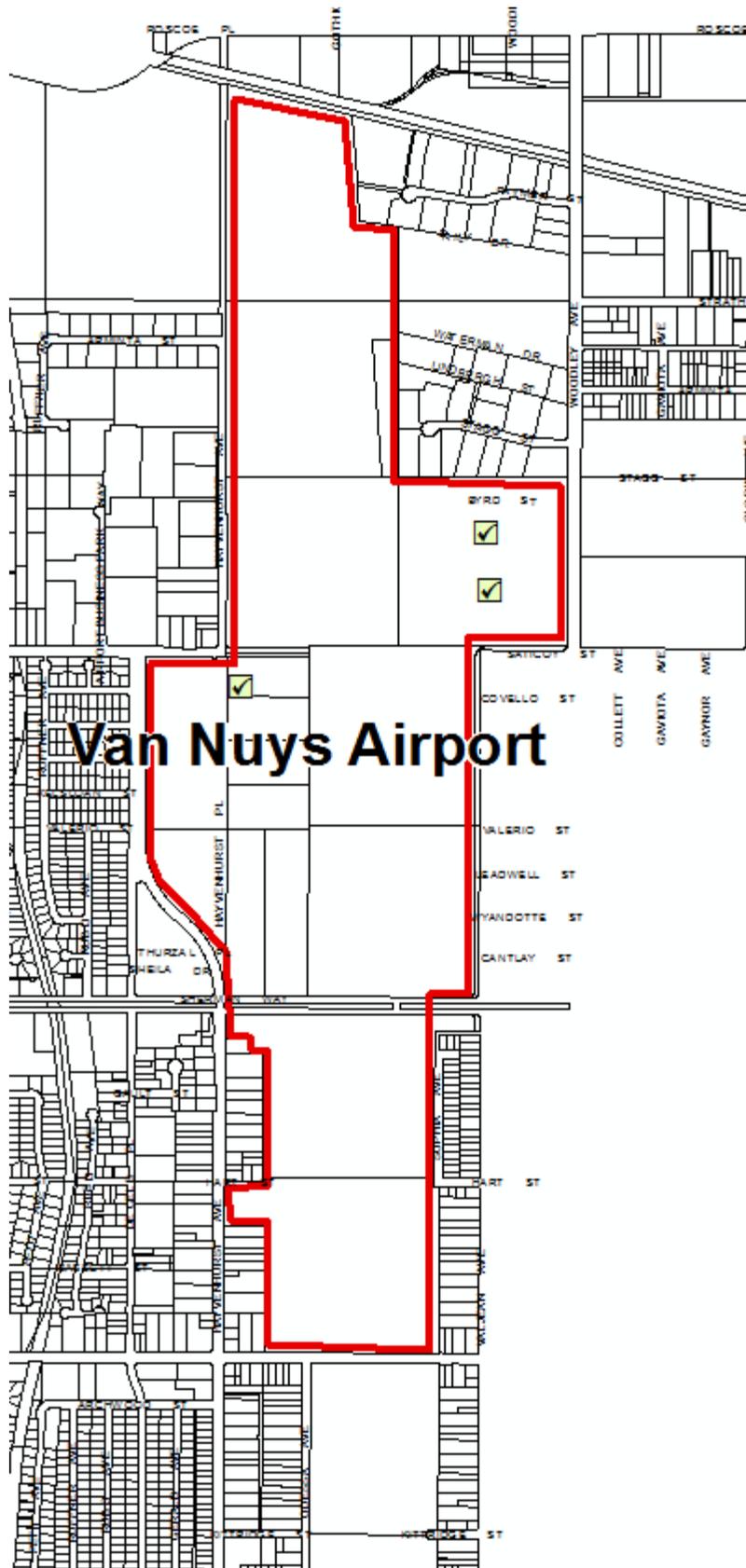
The Van Nuys Airport is a 725-acre property in west Van Nuys, bounded by Vanowen Street, Hayvenhurst Avenue, a Union Pacific Railroad line, Sophia Avenue, Valjean Avenue, Woodley Avenue, and parcel lines west of Woodley. It contains hangars, control towers, a small museum, two paved runways, and other airport facilities, most of which are not fully visible from the public right-of-way and could not be identified or evaluated in detail. Among the visible buildings and structures, which are noted as district contributors, are two large hangars constructed by the Lockheed Corporation in 1943 and a control tower built in 1968. Additional research would be necessary to determine the full extent of contributors to the district.

Significance:

The Van Nuys Airport is significant as the longtime location of aviation facilities in the San Fernando Valley, in continuous operation since 1928 and highly influential in the development of aviation in California. The airport was established by a small corporation in 1928 as the Metropolitan Airport. It served numerous local aviators during the 1920s and 1930s, and was the base for record-setting flights including endurance records and the women's speed record, set by aviatrix Pancho Barnes in 1930. During the early years, the airport was about 80 acres in size and consisted of a 3,000-foot runway with minimal facilities like small hangars for biplanes. It grew throughout the 1930s, as Hollywood discovered it as a filming location and aviation slowly expanded beyond the realm of the daredevil, doubling its original size by 1941.

The airport changed dramatically with the entrance of the U.S. into World War II in 1941. The U.S. Army took over the property, along with another 163 adjacent acres, and transformed it into the Van Nuys Army Air Field. The property continued to develop during the war, and came to include two massive hangars housing the U.S. Navy-Lockheed Aircraft Corp's aircraft modification facility (1943). This plant manufactured and repaired B-24 Liberator bombers and modified other aircraft for combat use. In 1949, the City of Los Angeles purchased the airport from the War Assets Administration for a token \$1, agreeing to retain its use as the base for the California Air National Guard; the now-400 acre property was renamed the San Fernando Valley Airport.

The postwar period saw additional growth for the airport, including the extension of a runway to accommodate jet fighters; Sherman Way was routed into a tunnel under the runway at this time. In 1957, the property was renamed Van Nuys Airport. It continued to see private and military uses for the next 30 years, with military use lessening over time and industrial aviation and aerospace operations expanding their footprints on and near the property. The Van Nuys Golf Course was constructed on airport property in 1968, and the new control tower still used today was built at the same time. Today the Van Nuys Airport is part of the Los Angeles World Airports system, which includes LAX and Ontario. It is one of the world's busiest non-commercial airports, seeing hundreds of takeoffs and landings per day.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as the location of the Van Nuys Airport, which played a major role in the history of aviation in Southern California. The airport was established in 1928 and has been in continuous operation ever since. As the property is not fully accessible from the public right-of-way, additional research is necessary to determine the number of contributing and non-contributing elements of the district.

Contributors/Non-Contributors:



- Primary Address: 7646 N HAYVENHURST AVE
- Other Address:
- 7140 N HAYVENHURST AVE
 - 7600 N HAYVENHURST AVE
 - 7614 N HAYVENHURST AVE
 - 7620 N HAYVENHURST AVE
 - 7700 N HAYVENHURST AVE
 - 7716 N HAYVENHURST AVE
 - 7730 N HAYVENHURST AVE
 - 7758 N HAYVENHURST AVE
 - 7240 N HAYVENHURST PL
 - 7330 N HAYVENHURST PL
 - 7340 N HAYVENHURST PL
 - 7430 N HAYVENHURST PL
 - 7440 N HAYVENHURST PL
 - 7552 N HAYVENHURST PL
 - 16101 W SATICOY ST
 - 16125 W SATICOY ST
 - 16201 W SATICOY ST
 - 16205 W SATICOY ST
 - 16221 W SATICOY ST
 - 16221 1/2 W SATICOY ST
 - 16241 W SATICOY ST
 - 16301 W SATICOY ST
 - 16323 W SATICOY ST
 - 16349 W SATICOY ST
 - 16401 W SATICOY ST
 - 16423 W SATICOY ST
 - 16441 W SATICOY ST
 - 16461 W SATICOY ST
 - 16411 W SHERMAN WAY
 - 16419 W SHERMAN WAY
 - 16435 W SHERMAN WAY
 - 16461 W SHERMAN WAY
 - 7649 N WOODLEY AVE
 - 7701 N WOODLEY AVE
 - 7705 N WOODLEY AVE
 - 7707 N WOODLEY AVE
 - 7707 1/2 N WOODLEY AVE
 - 7709 N WOODLEY AVE
 - 7717 N WOODLEY AVE
 - 7735 N WOODLEY AVE
 - 7737 N WOODLEY AVE

7739 N WOODLEY AVE

Type: Contributor
 Year built: 1943
 Property type/sub type: Infrastructure-Transportation-Air; Airport
 Architectural style: Industrial, Utilitarian



Primary Address: 7646 N HAYVENHURST AVE

Other Address: 7140 N HAYVENHURST AVE
 7600 N HAYVENHURST AVE
 7614 N HAYVENHURST AVE
 7620 N HAYVENHURST AVE
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 7707 1/2 N WOODLEY AVE
 7709 N WOODLEY AVE
 7717 N WOODLEY AVE
 7735 N WOODLEY AVE
 7737 N WOODLEY AVE
 7739 N WOODLEY AVE

Type: Contributor
 Year built: 1943
 Property type/sub type: Infrastructure-Transportation-Air; Airport
 Architectural style: Industrial, Utilitarian



Primary Address: 7646 N HAYVENHURST AVE

Other Address: 7140 N HAYVENHURST AVE
7600 N HAYVENHURST AVE
7614 N HAYVENHURST AVE
7620 N HAYVENHURST AVE
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7240 N HAYVENHURST PL
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16221 1/2 W SATICOY ST
16241 W SATICOY ST
16301 W SATICOY ST
16323 W SATICOY ST
16349 W SATICOY ST
16401 W SATICOY ST
16423 W SATICOY ST
16441 W SATICOY ST
16461 W SATICOY ST
16411 W SHERMAN WAY
16419 W SHERMAN WAY
16435 W SHERMAN WAY
16461 W SHERMAN WAY
7649 N WOODLEY AVE
7701 N WOODLEY AVE
7705 N WOODLEY AVE
7707 N WOODLEY AVE
7707 1/2 N WOODLEY AVE
7709 N WOODLEY AVE
7717 N WOODLEY AVE
7735 N WOODLEY AVE
7737 N WOODLEY AVE
7739 N WOODLEY AVE

Type: Contributor
Year built: 1968
Property type/sub type: Infrastructure-Transportation-Air; Airport
Architectural style: Vernacular

Name: Van Nuys Golf Course

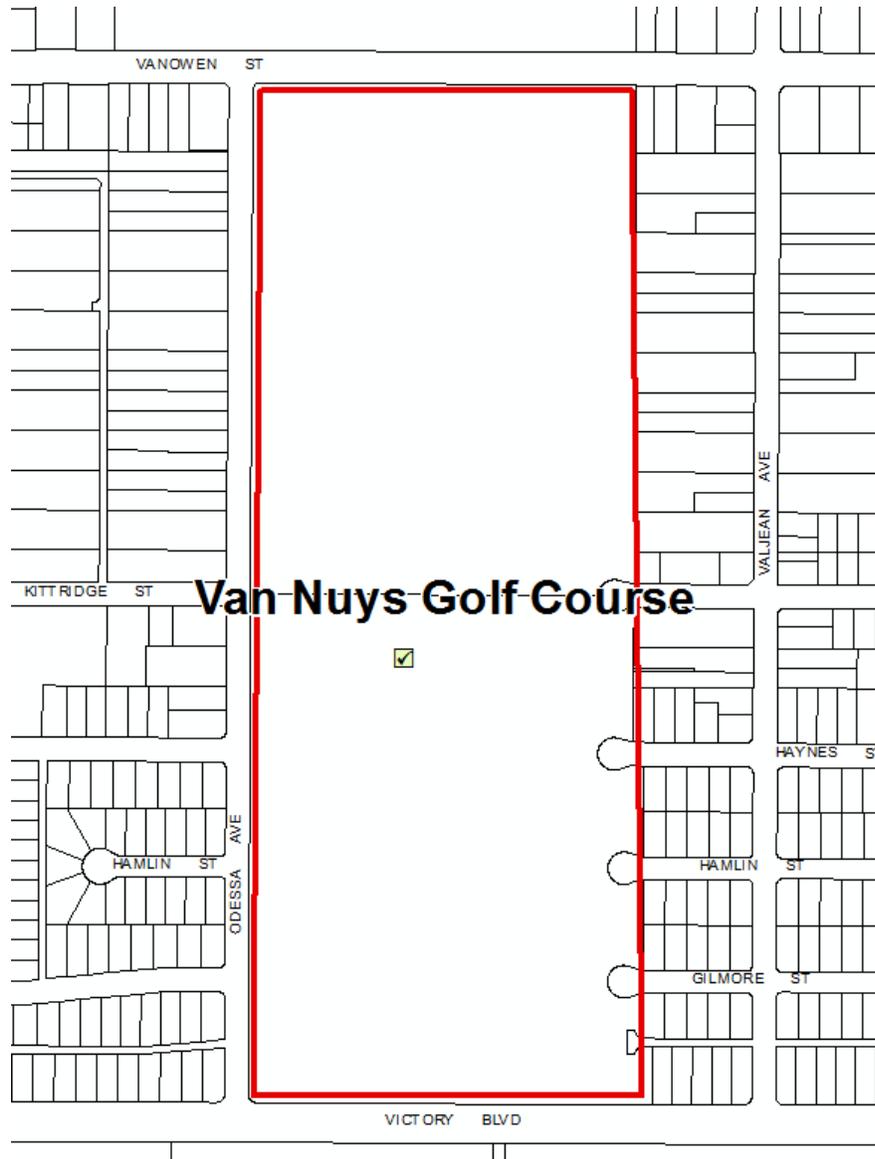


Description:

The Van Nuys Golf Course is a 27-hole, 60-acre golf course located at 6550 Odessa Avenue in the Van Nuys area of the San Fernando Valley. Construction on the course began in 1965, and it opened in 1968; William Paquette was the general contractor. The course is sited on two parcels bounded by Vanowen Street, Victory Boulevard, Odessa Avenue, and residential neighborhoods along Valjean Avenue. The property is located on land owned by the Van Nuys Airport, which is immediately north of the golf course. At the center of the course is a Mid-Century Modern-style building that houses a retail store and a restaurant and cocktail lounge. The building is one story in height; it features a low-pitched roof with overhanging eaves, large grouped fixed windows, and stucco cladding with brick details. Just west of the building is a large asphalt-paved parking lot; at the north end of the parking lot is the driving range. Expansive turf dotted with various deciduous and evergreen trees comprises the course.

Significance:

The Van Nuys Golf Course appears to be an excellent example of a post-World War II public golf course developed to serve the recreational needs of its surrounding neighborhoods in the San Fernando Valley. The period of development begins in 1965 with the construction of the golf course and ends in 1968 when the course opened. More analysis is needed to determine the significance of the golf course as a cultural landscape and to assess integrity.



Context 1:

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Private Recreational Facilities, 1880-1980
Sub theme:	Golf Courses, 1880-1980
Property type:	Landscape
Property sub type:	Golf Course
Criteria:	C/3/3
Status code:	QQQ
Reason:	Appears to be an excellent example of a post-World War II public golf course in West Van Nuys. Developed between 1965 and 1968, the Van Nuys Golf Course is located on land leased from the Van Nuys Airport. More analysis is needed to determine the significance of the golf course as a cultural landscape and to assess integrity.

Contributors/Non-Contributors:



Primary Address: 16230 W VANOWEN ST
Other Address: 6550 N ODESSA AVE
16231 W VICTORY BLVD
Type: Contributor
Year built: 1967
Property type/sub type: Commercial-Entertainment; Other
Architectural style: Modern, Mid-Century

Name: Woodley Avenue Trailer Park



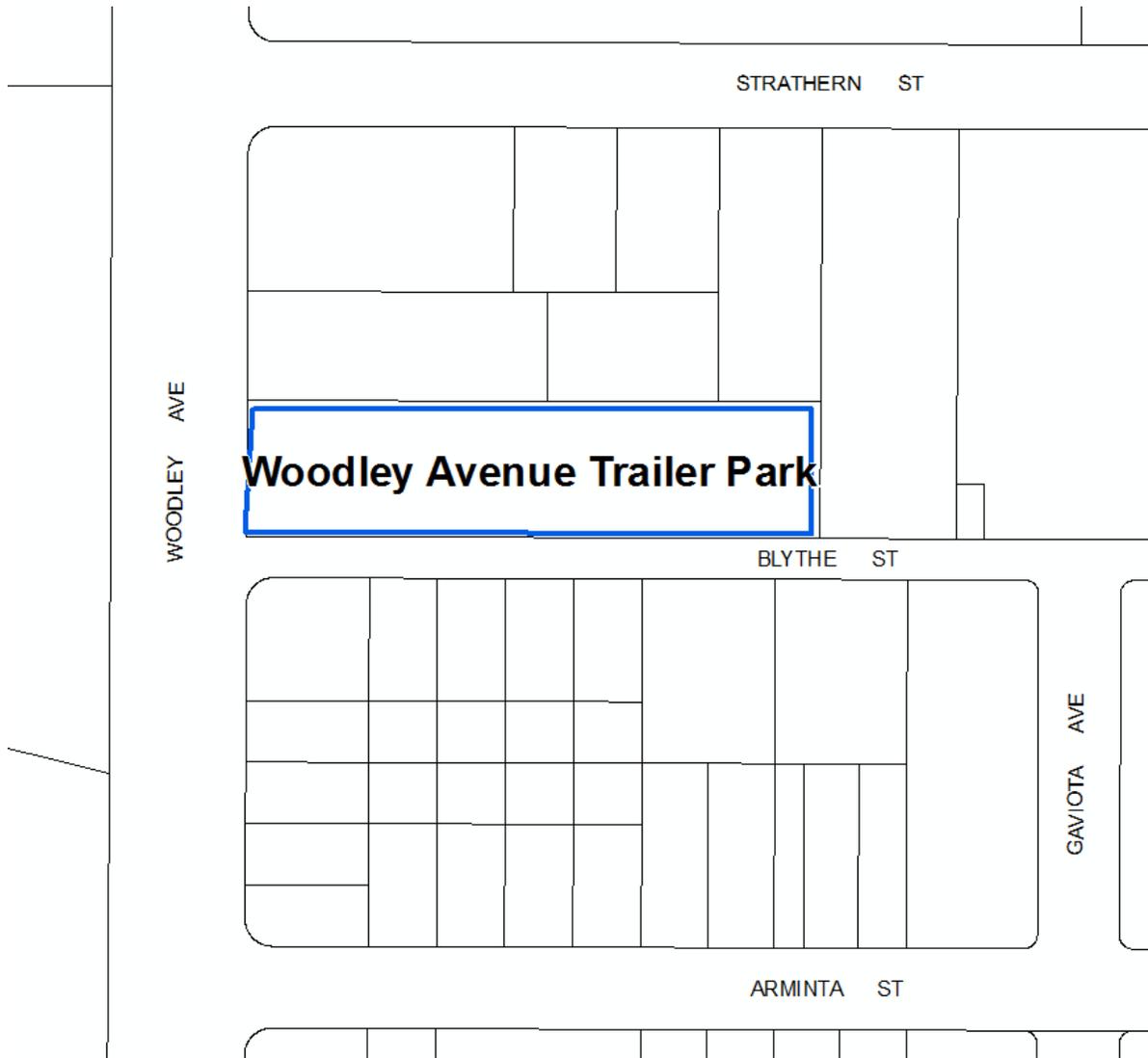
Description:

The Woodley Avenue Trailer Park is a mobile home park located at 7936 Woodley Avenue in the Van Nuys district of the San Fernando Valley. The mobile home park occupies a rectangular parcel bounded by industrial and commercial properties along Strathern Street, Blythe Street, and Woodley Avenue.

Developed in 1948, the property is composed of approximately 20 spaces. There is one road that runs through the center of the property, accessed via a single driveway off Woodley Avenue. A concrete block wall and chain link fence surround the property, blocking visibility of most of the residences from the public right-of-way. Due to restricted access and visibility, an assessment of alterations and integrity could not be made.

Significance:

The Woodley Avenue Trailer Park appears to be a representative example of an intact 1940s mobile home park in Van Nuys. However, due to limited access and visibility, additional analysis is required before a determination of eligibility can be made.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Good example of a 1940s mobile home park in Van Nuys. Mobile home and trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

