

### Districts

#### Name: Panorama City Historic District

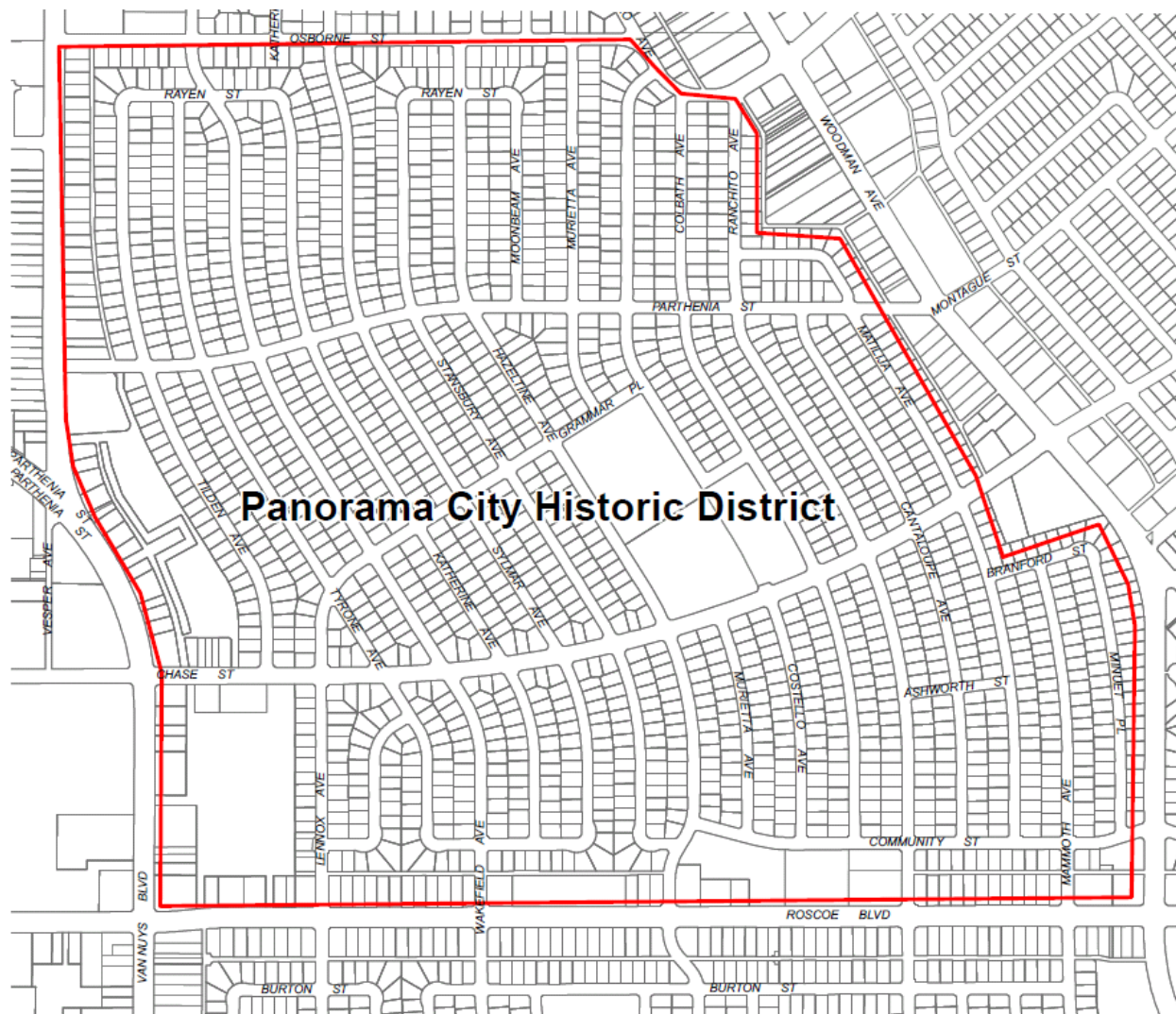


#### Description:

The Panorama City Historic District comprises approximately 54 city blocks in an area that is generally bounded by Osborne Street on the north, Roscoe Boulevard on the south, Van Nuys Boulevard on the west, and Woodman Avenue on the east. Included within the district boundaries are nearly 1,700 single-family residences designed in the Minimal Traditional style, a school, and a recreation center. The district boundaries correspond with the original boundaries of the Panorama City tract, a mass-produced subdivision that was planned by noted architects Wurdeman and Becket and developed by Kaiser Community Homes. Most buildings within the district were constructed between 1947 and 1952.

#### Significance:

Panorama City was evaluated in 2002 by Historic Resources Group as part of the Section 106 review process. Upon evaluation, the district was determined to be eligible for listing in the National Register under Criterion A, as an excellent example of modern community planning in the San Fernando Valley during the postwar era. While the individual property flagged for Section 106 review is included in California's Historical Resources Inventory, the district as a whole was not listed in the inventory at the time of the survey; thus, the district was re-recorded as part of SurveyLA. The surveyors concur with the previous findings.

**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:	3S;3CS;5S3
Reason:	District was previously determined eligible for listing on the National Register in 2002 through the Section 106 review process, and is listed on the California Register. However, the district as a whole was not included on the State Historical Resources Inventory at the time of the survey and was thus re-recorded for SurveyLA. Surveyors concur with previous findings.

#### Name: Bishop Alemany High School



#### Description:

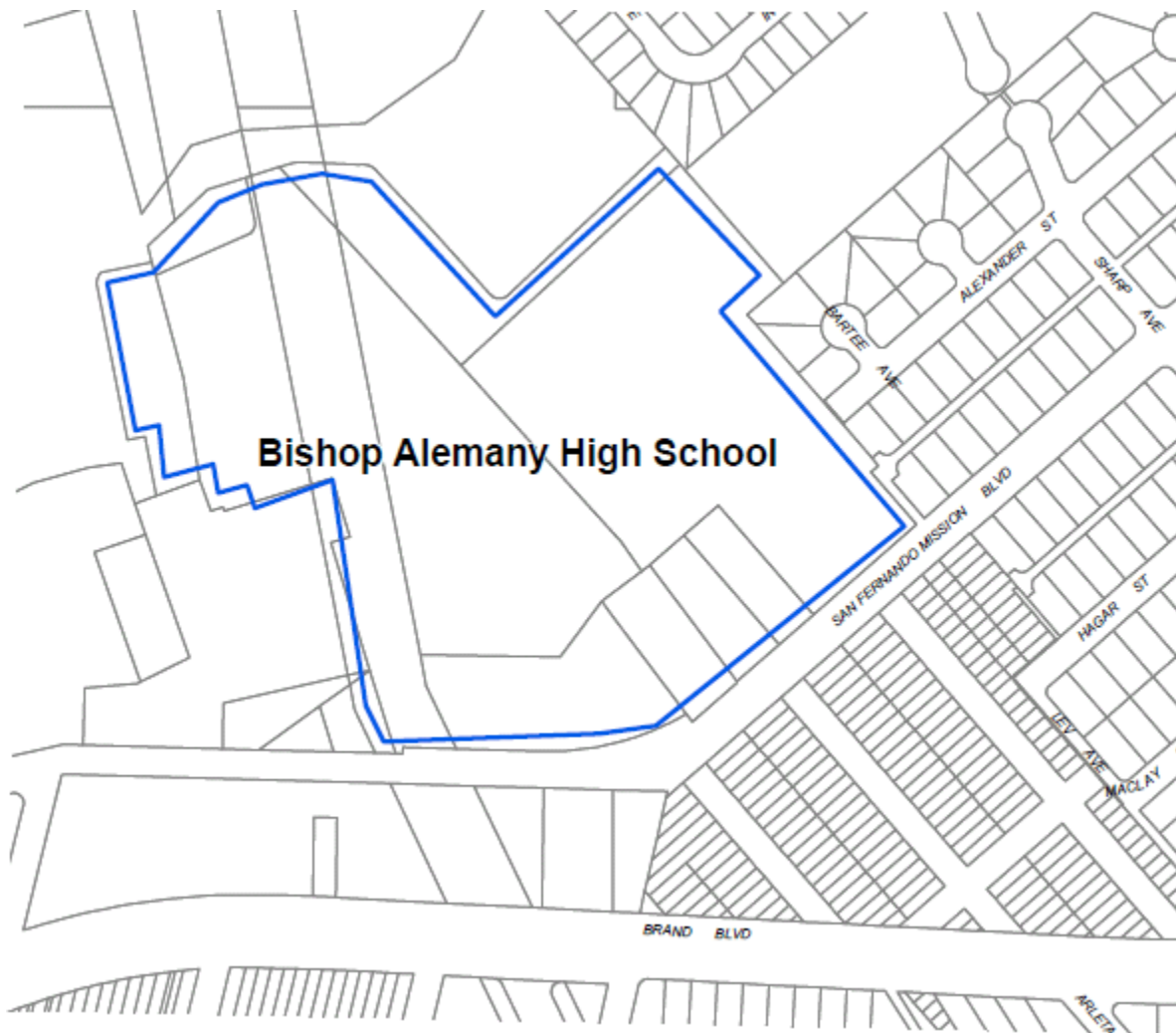
Bishop Alemany High School is located at 11111 Alemany Drive in the area of Mission Hills in the North San Fernando Valley. The school is bordered by San Fernando Mission Road to the south and is sited directly east of the Mission San Fernando Rey de España, on the grounds of the mission. The primary entrance to the campus is located off of Rinaldi Street, and a long, narrow road that traverses vegetable fields leads to the campus. The campus is largely composed of one and two-story buildings designed in the Spanish Colonial Revival style.

#### Significance:

Bishop Alemany High School may be significant for its campus planning and possible association with the Mission San Fernando. However, surveyors were not able to enter the private campus in order to make a determination of significance and analyze integrity.

Alemany High School originally opened as Saint Ferdinand High School, a parish school for girls. The school was established in 1947, adjacent to the San Fernando Mission. In 1956, James Francis Cardinal McIntyre changed the name of the school to Bishop Alemany High School and made it co-instructional (with non-integrated boys and girls sections). The school then moved north of Rinaldi Street to a new campus across from the mission. At this time, there were 456 students enrolled.

In 1994, the Northridge Earthquake caused severe damage and destruction to Alemany, so much that the school relocated back to the south side of Rinaldi Street (the athletic fields remained on the north side of the street). For one year, the school shared the Queen of Angels Seminary campus, which opened in 1954 adjacent to the San Fernando Mission (presumably where the original school was located). In 1995, the Queen of Angels Seminary closed, and Bishop Alemany High School took over the campus permanently. The campus is owned by the Archdiocese.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Campus Planning and Design, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	Campus - High School
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	May be significant for its campus planning and association with the Mission San Fernando, which is nearby. However, the campus is private, and surveyors were not able to enter in order to make a determination of significance and analyze integrity.

#### Name: Brand Park



#### Description:

Brand Park is a municipal recreation facility located at 15174 San Fernando Mission Boulevard in Mission Hills, immediately south of the San Fernando Mission. The park occupies a large, flat, and irregular-shaped parcel that is bounded by San Fernando Mission Boulevard on the north, Brand Boulevard on the south, Columbus Avenue on the west, and Lev Avenue on the east. The 19-acre facility is bisected by Noble Avenue into two distinctive sections of roughly equal size. The park opened in 1921.

The eastern and western halves of the park are designed to accommodate active and passive recreation, respectively. The section east of Noble Avenue includes two baseball diamonds, a paved surface parking lot, and grass fields that are planted with various species of mature canopy trees. The section west of Noble Avenue includes Memory Garden, a formal landscape that dates to the early 1920s; a rose garden; a fountain, soap works, and tallow pits that are remnants of the original San Fernando Mission; picnic facilities; and a single-story, multi-purpose community building and courtyard that were constructed in 2010. This section of the park is planted with abundant mature canopy trees. The axis of Memory Garden is aligned with the entrance to the San Fernando Mission.

#### Significance:

Brand Park is an excellent example of an early municipal park in Mission Hills. The property is also significant for its association with the first effort to restore the San Fernando Mission in the early 1920s. The period of significance has been identified as 1920-1960, the period during which the park was initially developed and built out to its current configuration.

The park is named for Leslie Brand, a developer associated with the early growth of Glendale who also owned property adjacent to the San Fernando Mission. Brand donated a portion of his land to the City of Los Angeles for use as a park in 1920. The City thereafter improved the land with a formally-designed landscape and incorporated historical elements from the original mission gardens. The park, which was dedicated in 1921, represented one of the earliest efforts to restore the mission and its environs, which had fallen into a state of disrepair by the turn of the 20th century. A large-scale effort to restore the mission buildings was undertaken shortly after the park was dedicated. Beginning in the 1920s, the park and mission functioned as popular tourist destinations and drew scores of visitors, who would make daytime excursions from Los Angeles on the recently-completed Red Car line that ran between Hollywood and San Fernando.

The facilities in the east half of the park, east of Noble Avenue, were added circa 1960. This section of Brand Park includes surface parking, baseball diamonds, and vast lawns with shade trees. The expansion of the park in the post-World War II era represents the need for recreational facilities in the north San Fernando Valley during the period of postwar growth and the utilization of former mission land to fulfill this need.



**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 Parks, 1904-1931
Property type:	Institutional - Recreation
Property sub type:	Municipal Park
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as an early park for recreation and leisure in the area. Associated with a larger effort to restore the Mission San Fernando that began in the 1920s.

**Context 2:**

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:	The expansion of Brand Park in the post-World War II era represents the need for recreational facilities in the north San Fernando Valley during the period of postwar growth and the utilization of former mission land to fulfill this need.

#### Name: Eden Memorial Park Cemetery



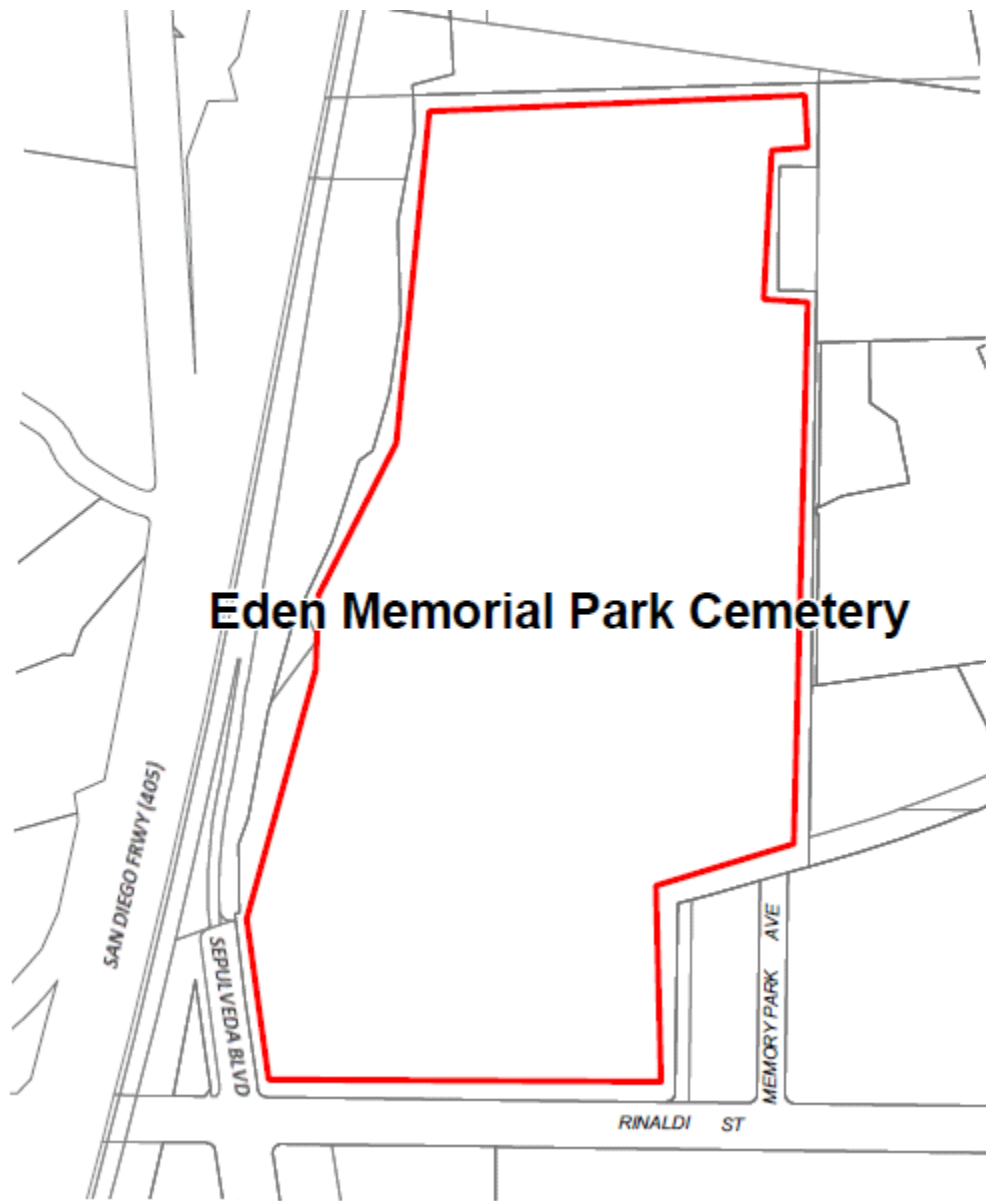
#### Description:

Eden Memorial Park is a cemetery that is located at the northeast corner of Sepulveda Boulevard and Rinaldi Street in the northernmost section of Mission Hills. Located on a large, irregular-shaped hillside parcel, the property sits adjacent to single-family residences and Interstate 405, and is sited directly north of the San Fernando Mission Cemetery. Eden Memorial Park opened in 1954.

The 72-acre property is comprised primarily of manicured lawns that are planted with abundant shrubs and mature evergreen trees. Symmetrical rows of engraved stone bevel markers are set within the lawns. Three single-story buildings are located on the property and embody elements of American Colonial Revival architecture: a chapel and a mortuary are located at the southwest corner of the property, and an administration building is located at the southeast corner. Both the chapel and the administration building were single family residences that were remodeled and incorporated into the cemetery when it was developed in the early 1950s. Two mausoleum buildings are located near the center of the cemetery. A network of curvilinear streets traverses the property. The cemetery is accessed from the west and south by gated driveways that open onto Sepulveda Boulevard and Rinaldi Street, respectively.

#### Significance:

Eden Memorial Park is significant as an institution that is associated with the rise of the Jewish community in the North San Fernando Valley during the post-World War II era. The cemetery, which opened in 1954, was commissioned by the United Synagogue of America to serve its 32 affiliated congregations in Southern California, several of which were located in the Mission Hills area. The cemetery stood out as one of the earliest and largest institutions in the vicinity to address the needs of the area's growing Jewish population. Since the cemetery has incrementally expanded between 1954 and the present, the period of significance has been left open-ended. Additional research is needed in order to determine the property's period of significance.

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Burial and Memory, 1877-1980
Sub theme:	No SubTheme
Property type:	Landscape
Property sub type:	Cemetery
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Memorial park significant for its association with the Jewish community of the San Fernando Valley. Since the memorial park experienced incremental expansion between the 1950s and the present, the period of significance has been left open ended and may require additional research.



#### Name: Francisco Sepulveda Middle School



#### Description:

Francisco Sepulveda Middle School, originally Francisco Sepulveda Junior High School, is located at 15330 Plummer Street in North Hills. The campus occupies a large parcel that is roughly rectangular in shape and is bounded by Plummer Street to the north, Tupper Street to the south, Sepulveda Boulevard to the west, and Columbus Avenue to the east. Construction began in 1956 and was completed by 1960.

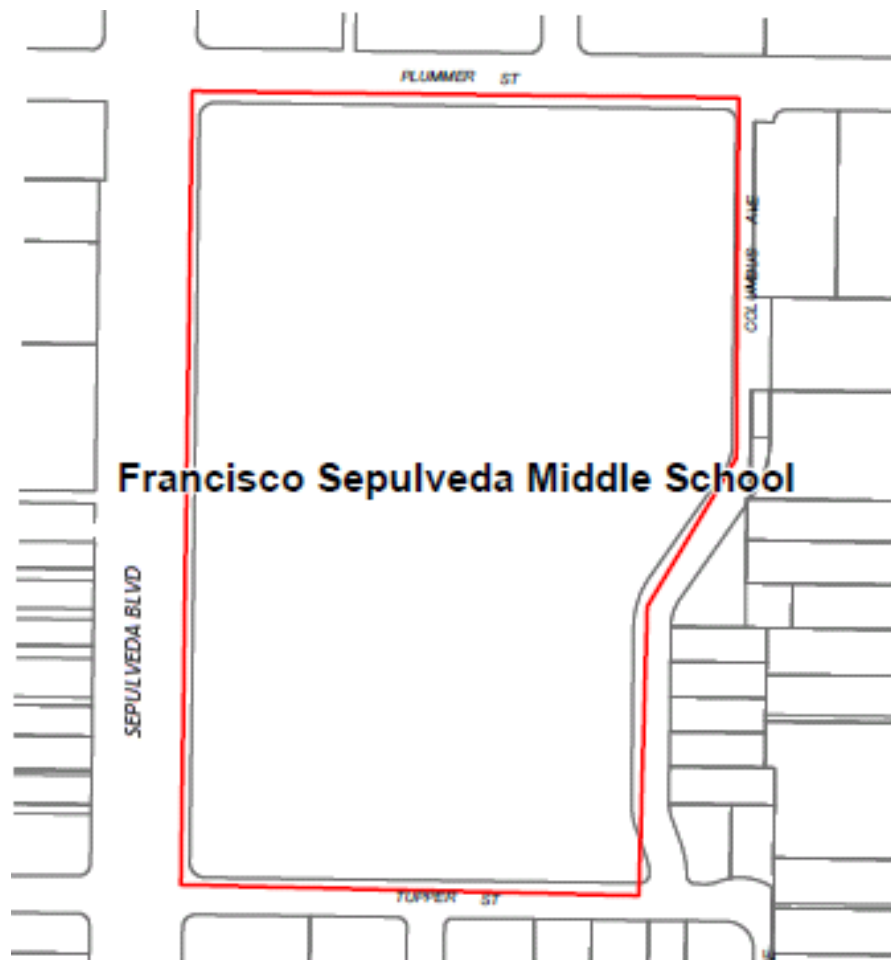
The 22-acre campus comprises approximately 20 permanent one and two-story buildings, most of which are connected by covered walkways and are configured around landscaped courtyards and patios. The property is divided roughly in half: the northern half includes classrooms and administration buildings, and the southern half includes paved recreational courts and landscaped open spaces. A gymnasium is prominently sited at the center of the campus, and what appears to be a large multipurpose auditorium building faces Sepulveda Boulevard on the west side of the campus. Approximately 20 modular buildings are located in the center of the campus, between the permanent buildings and the recreational and open spaces. A surface parking lot wraps around the northern and western edges of the campus. A variety of landscape features, including mature trees, shrubbery, and grass, surround the buildings.

The buildings were designed by noted architect Arthur Froelich in the International style, a common choice in LAUSD postwar campus design. The one and two-story buildings are capped by flat roofs, are clad in smooth stucco, and feature minimal ornament and horizontal bands of operable windows. The main campus entry has an extended flat roof overhang supported by simple metal posts.

#### Significance:

Francisco Sepulveda Middle School is an excellent example of a post-World War II Los Angeles Unified School District middle school, reflecting LAUSD campus planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1956 to 1960, the period in which the campus was constructed.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, Los Angeles voters passed three municipal bond measures – in 1946, 1952, and 1955 – in support of the city's schools. Bond money helped finance new construction, improvements to existing facilities, and the acquisition of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 38 new Valley campuses (26 elementary schools, six middle schools, and two high schools) were funded by the measure, including Francisco Sepulveda Middle School. The new schools followed contemporary ideas in "design for learning," which placed emphasis on fresh air, natural light, and the use of color. Francisco Sepulveda Middle School embodies these design concepts with its single and two-story buildings designed in a simple, International style; large expanses of operable windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

**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. Designed by notable Los Angeles architect Arthur Froelich.

#### Name: Galpin Square



#### Description:

Galpin Square is an automobile dealership located at 15505 Roscoe Boulevard in North Hills, at the northwest corner of Roscoe Boulevard and Langdon Avenue. The property occupies a flat, rectangular parcel that is moderate in size and is located along a major commercial corridor. It sits adjacent to other automobile-oriented properties associated with Galpin Motors. The dealership was constructed in 1966.

The five-acre property consists of three buildings: an automobile showroom and sales center that is oriented to the south and faces Roscoe Boulevard; a restaurant (the Horseless Carriage) that is attached to the east elevation of the showroom and sales center and is also oriented to the south; and a service center and maintenance facility that is located behind the showroom and accessed by Langdon Avenue. All of the buildings are single-story, although both the showroom and service center feature double-height interior spaces. A large surface parking lot that is used to display automobiles is located at the rear of the property, directly north of the service center. The showroom, restaurant, and service center are all surrounded by paved surface parking lots.

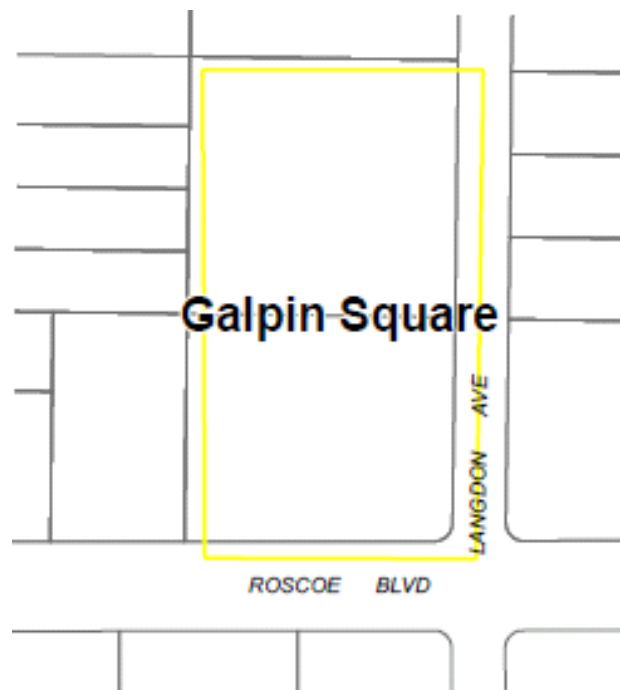
The buildings were designed in the Mid-Century Modern style by noted architect Richard Dorman. The showroom and adjacent restaurant are exemplary of Mid-Century Modern architecture and feature horizontal massing; flat roofs with wide, overhanging eaves; smooth stucco cladding; metal-framed floor-to-ceiling plate glass windows; and simple, unadorned wall surfaces. The service center assumes a more utilitarian appearance, although a canopy attached to its east elevation exhibits an aesthetic that is similar to the showroom and restaurant.

#### Significance:

Galpin Square is an excellent example of Mid-Century Modern architecture applied to an automobile dealership, and is significant as a work of noted Los Angeles architect Richard Dorman. The property is also significant for its association with the proliferation of automobiles and automobile-oriented development in the area. The period of significance has been identified as 1966, which corresponds with the property's date of construction.

Responding to the rapid growth of the San Fernando Valley in the post-World War II era, longtime local Ford dealer Frank S. Galpin opened a new dealership called Galpin Square in 1966. Galpin strategically located his new automobile dealership along one of the area's busiest vehicular thoroughfares, on a parcel adjacent to an exit for the recently-completed Interstate 405 freeway. The dealership, which cost \$1 million to construct, originally included a 15-car showroom, a sales office, an automobile accessory store, 60 service stalls, and surface parking for 650 cars.

Galpin sought to revolutionize the car sales industry by instituting a "department store approach to mass merchandising of automobiles and related services." Toward this end, he incorporated a full-service restaurant, an insurance office, a barber shop, and children's play areas into the dealership complex. This mass-market approach to automobile sales played a key role in the dealership's success and was replicated in automobile dealerships across the nation.

**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:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Mid-Century Modern automobile dealership, designed by noted Los Angeles architect Richard Dorman. Less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register at this time.

**Context 2:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Car Showroom
Criteria:	A/C; 1/3; 1/3
Status code:	3CS;5S3
Reason:	Significant example of a Mid-Century auto showroom in the San Fernando Valley, conveying the distinctive features of the property type. Galpin was reportedly the first to use a "department store" approach to auto dealerships, including a restaurant, barbershop, and accessories shop in the complex -- an approach that would be replicated across the nation. Less than 50 years old and not of exceptional importance; therefore not eligible for listing on the National Register at this time.

**Context 3:**

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:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant as a long-term location of a business important to the commercial identity of North Hills. Less than 50 years old and not of exceptional importance; therefore, not eligible for listing in the National Register at this time. The period of significance has been left open ended because Galpin continues to operate from its original location to this day.

#### Name: Good Knight Inn



#### Description:

The Good Knight Inn is a motel that occupies adjacent parcels at 9247 and 9253 Sepulveda Boulevard in North Hills, at the southwest corner of Sepulveda Boulevard and Tupper Street. The rectangular-shaped parcel includes a total of five buildings: four single-story bungalows on the north side of the property, and a two-story motel building on the south. The bungalows and motel were constructed in 1945 and 1958, respectively. A large surface parking lot comprises much of the property and provides convenient automobile access from the street. Two freestanding pole signs that face Sepulveda Boulevard make the property visible to passing motorists.

The bungalows are vernacular in style and feature simple, rectangular plans; hipped or side-gabled roofs; unadorned exterior walls clad in smooth stucco; and aluminum-framed sliding windows. The primary façade of the motel building is designed to resemble a castle and features a stone-clad tower, a crenellated parapet wall, and decorative half-timbering. Some original materials, including windows and cladding, have been replaced on all five of the buildings, although as a whole the property retains its essential form and character as a motel.

#### Significance:

The Good Knight Inn is an excellent and rare example of an intact 1940s and 1950s motel in North Hills along Sepulveda Boulevard, which functioned as a primary north-south vehicular thoroughfare in the San Fernando Valley prior to the construction of Interstate 405. The property stands out as one of only a few remaining motels on Sepulveda Boulevard that were constructed within this period of development and retain sufficient integrity.



**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Motels, 1925-1970
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Motel
Criteria:	A/1/1&C/3/3
Status code:	5S3
Reason:	Significant as an early motor inn on Sepulveda Boulevard, which used to have many examples of the property type when it was a major state highway prior to the construction of Interstate 405. One of very few intact examples that remain. Due to material alterations, the property may not retain sufficient integrity for National Register or California Register eligibility.

#### Name: KGIL Studio and Broadcasting Facility



#### Description:

The KGIL Studio and Broadcasting Facility is located at 14808 Lassen Street in North Hills. The facility is located on a large, flat parcel that is trapezoidal in shape and bounded by Lassen Street on the north, Willis Avenue on the east, and Kinzie Street on the south. Its western boundary abuts the rear property lines of single-family homes that face Kester Avenue. A single-story building, which was built in 1947 as a utilitarian radio transmitter building and was remodeled and expanded in 1964 to house studio and office space, abuts the northern edge of the property. The building is a modest example of the Mid-Century Modern style. Adjacent to the building are four radio towers. A paved driveway provides access to a surface parking lot that is located at the rear of the building. Most of the property consists of vacant land. A chain link fence spans the perimeter of the property and restricts access and visibility.

#### Significance:

The KGIL Broadcasting Facility is an excellent and rare example of a radio broadcasting facility in North Hills. The period of significance begins in 1947, when the KGIL facility was constructed and broadcasting began, and ends in 1992, when KGIL was sold and went off the air.

In 1946, the San Fernando Valley Broadcasting Company was founded with the intent of creating a new radio station to serve the Valley's rapidly-growing population. In 1947, the radio station officially went on the air and used the call letters KGIL to honor of the company's first president and general manager, J. Gilbert "Gil" Paltridge. KGIL's operations were divided between two properties located at opposite ends of the Valley: its studio and offices were located on Van Nuys Boulevard in Sherman Oaks, and a transmitter building and radio towers were located at a 10-acre parcel on Lassen Street in North Hills. In KGIL's early years of operation, a portion of the station's air time was dedicated to agricultural news, a reflection of the San Fernando Valley's pre-World War II agricultural roots.

Due to the need for expanding programming associated with the Valley's tremendous postwar growth, KGIL relocated its studio and offices from its original site in Sherman Oaks to a larger facility in Pacoima in 1958; its transmitter and radio towers, however, remained in the same North Hills location. In 1964, after being sold to the Buckley Broadcasting Company, KGIL's studio and offices were again relocated, this time to the transmitter and radio tower facility in North Hills. This resulted in the consolidation of the station's operations. At the North Hills site, the radio towers remained intact and the existing transmitter building was expanded to accommodate studio and office space.

Under new ownership, KGIL touted its longstanding ties to the community and was heavily marketed as "the" radio station of the San Fernando Valley. In addition to broadcasting a more contemporary music selection, which was aimed at the growing number of young adults who comprised a greater proportion of the Valley's postwar population, the new owners ensured that KGIL's traffic, weather, and news reports focused specifically on conditions in the Valley, which were often quite different than conditions in other parts of Los Angeles. While KGIL experienced a number of formatting and programming changes in subsequent years, the station remained on the air until it was sold and operations ceased in 1992.

**Context 1:**

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Radio Broadcasting Industry, 1922-1945
Property type:	Industrial
Property sub type:	Radio Station/Broadcasting Facility
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a radio broadcasting facility in North Hills. One of the only intact examples of the property type in the San Fernando Valley.

#### Name: Mission Acres Methodist Episcopal Church



#### Description:

Mission Acres Methodist Episcopal Church, now the United Methodist Church of Sepulveda, is located at 15435 Rayen Street in North Hills, at the northeast corner of Rayen Street and Langdon Avenue. The church campus occupies a corner parcel located in a neighborhood that is primarily composed of multifamily residences. Although the property is larger today than it was initially, the boundary has been drawn only to include the two historic church buildings: one constructed in 1936 and the other in 1947. Additional postwar buildings and a surface parking lot were added to the north and east of the church buildings sometime in the 1960s. Concrete block walls and wrought iron fences span the perimeter of the property. Mature canopy trees surround the buildings and are planted throughout the church campus.

The church originally consisted of a single sanctuary building, which is located at the corner of Rayen Street and Langdon Avenue and was constructed in 1936 in the Art Deco style. Rectangular in plan, the building features a flat roof, smooth stucco cladding, wood sash windows with divided lights, and zigzag ornamentation. In 1947, the church expanded to include a new sanctuary building, which is located immediately east of the original church building. Designed by architect Harry Pierce in a restrained Moderne style, this building is rectangular in plan and features flat and low-pitched gabled roofs, smooth stucco cladding, steel frame casement windows, and geometric motifs. The campus was further expanded in the 1950s to include classrooms and parish hall space.

#### Significance:

Mission Acres Methodist Episcopal Church is significant as one of the earliest extant religious properties in North Hills, reflecting early patterns of settlement in the area. The period of significance has been identified as 1936-1947, which encompasses the church's initial period of development.

The church was among the first religious institutions to be constructed within the community then known as Mission Acres, an agricultural settlement that consisted primarily of chicken ranches and fruit and vegetable farms prior to World War II. Mission Acres was renamed Sepulveda in the 1940s, and was again renamed North Hills in the 1990s. Originally occupying a single building, the church incrementally expanded in the post-World War II era to accommodate a growing congregation. The congregation grew as suburban development proliferated in the North San Fernando Valley.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Constructed between 1936 and 1947, the church is significant as one of the earliest religious properties extant in the area (and much of the San Fernando Valley as a whole).

#### Name: Mission Mobile Manor



#### Description:

Mission Mobile Manor is a mobile home park in Mission Hills. This concentration of modular residences occupies a single parcel that is triangular in shape and is bounded by Brand Boulevard to the north and west and Columbus Avenue to the east. The southern property line abuts a church and a public park that houses the Romulo Pico Adobe (HCM # 7).

Constructed in 1962, the property comprises 95 single-wide and double-wide mobile homes and one permanent building designed in the Mid-Century Modern style that appears to house a clubhouse and shared facilities. A swimming pool is located adjacent to the permanent building. Streets within the mobile home park follow an irregular pattern that conforms to the parcel's triangular shape. The property is accessed by a single driveway that opens onto Brand Boulevard. A concrete block wall spans the perimeter of the property and restricts visibility and access from the public right-of-way. Due to restricted access and visibility, an assessment of significance and integrity could not be made.

#### Significance:

Mission Mobile Manor may have potential significance as an intact example of a postwar mobile home park; however, the majority of residences and property features could not be seen from the public right-of-way and therefore could not be evaluated.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Appears to be an intact example of a 1960s mobile home park in Mission Hills. However, the property is not fully visible from the street and could therefore not be evaluated.

#### Name: Mission San Fernando Cemetery



#### Description:

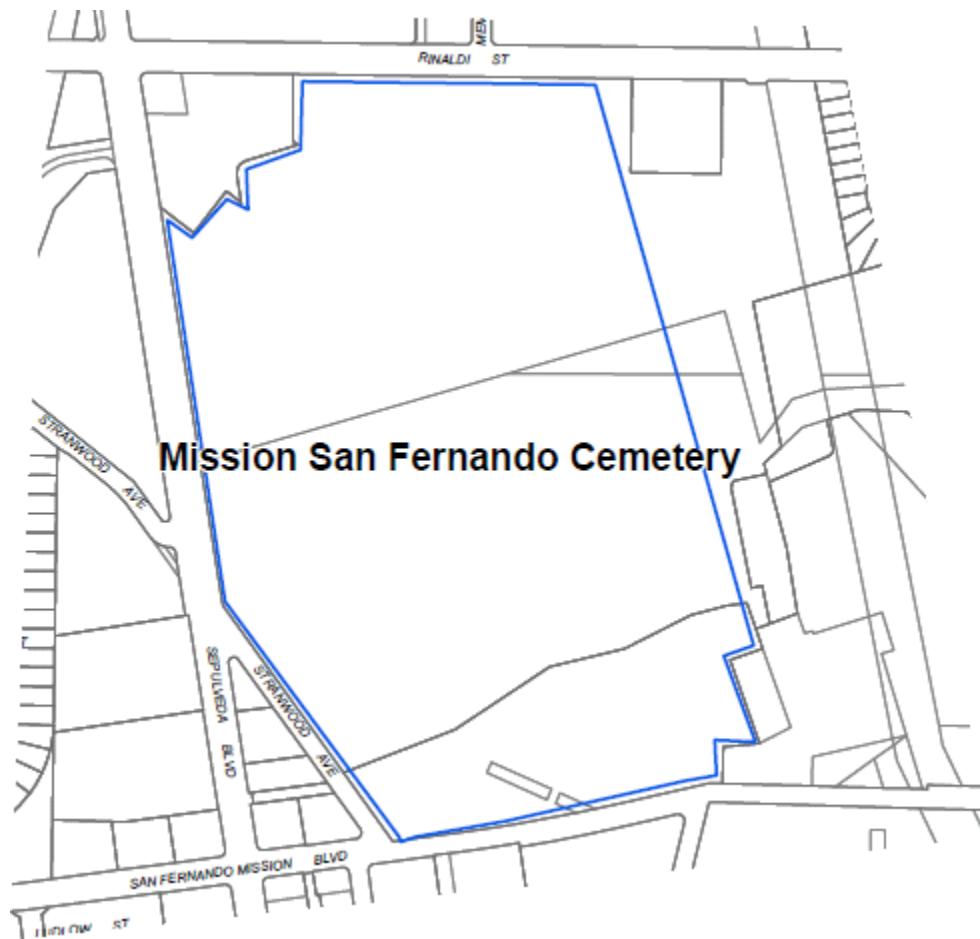
The Mission San Fernando Cemetery is located at 1160 Stranwood Avenue, in the community of Mission Hills. The cemetery consists of 86 acres of relatively flat land (30 acres undeveloped) and is bordered by Rinaldi Street to the north, San Fernando Mission Road to the south, and Sepulveda Boulevard and Stranwood Avenue to the west. The cemetery is located immediately west of the Mission San Fernando grounds. The original cemetery, comprising approximately one quarter of the site, sits on the southern edge of the property. This section of the cemetery is enclosed by a fence lined with trees, which hinders access and visibility from the public right-of-way.

#### Significance:

The Mission San Fernando Cemetery is significant for its association with the Mission San Fernando Rey de España and the early settlement of Los Angeles in the Spanish Colonial era. The cemetery also appears to be significant as an example of an early memorial park; however, the original section of the cemetery is not accessible to the public and therefore could not be evaluated.

The Mission San Fernando Rey de España was founded on September 8, 1797, as the 17th of 21 missions founded in California by Spanish missionaries of the Franciscan order. The first burial was recorded at the cemetery three years after the mission was founded. Cemeteries have long played a crucial part in Catholic religion, and were thus integral to life at the missions. Early Spanish settlers as well as converted local natives of the Tongva tribe who lived and worked at the mission were buried here. The last Native American who was associated with the mission's early period, named Rojerio Rocha, died in 1904 at the age of 112. The San Fernando Mission Cemetery's period of significance as it relates to the mission and early settlement in Los Angeles spans from 1800, with the first recorded burial, to 1835 with the secularization of all California missions by the Mexican government.

The Mission San Fernando Cemetery may also be significant as one of the earliest memorial parks in the San Fernando Valley (the oldest non-sectarian cemetery is the San Fernando Pioneer Memorial Cemetery, developed in 1892). In 1952, the cemetery was expanded to its current size in order to accommodate growth and expansion. Additionally, the cemetery is the burial site of pop-culture icons Ritchie Valens and Bob Hope, as well as several other locally-prominent individuals.

**Context 1:**

Context:	Spanish Colonial and Mexican Era Settlement of Los Angeles, 1781-1849
Sub context:	No Sub-context
Theme:	Important Events in Early Settlement of L.A., 1781-1849
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	Appears to be a memorial park significant for its association with the Mission San Fernando. The southern quadrant appears to be associated with the original mission complex, but is not accessible to the public and is not visible from the public right-of-way. More research is needed to determine an appropriate boundary and period of significance.

#### Name: Monterey Mobile Manor



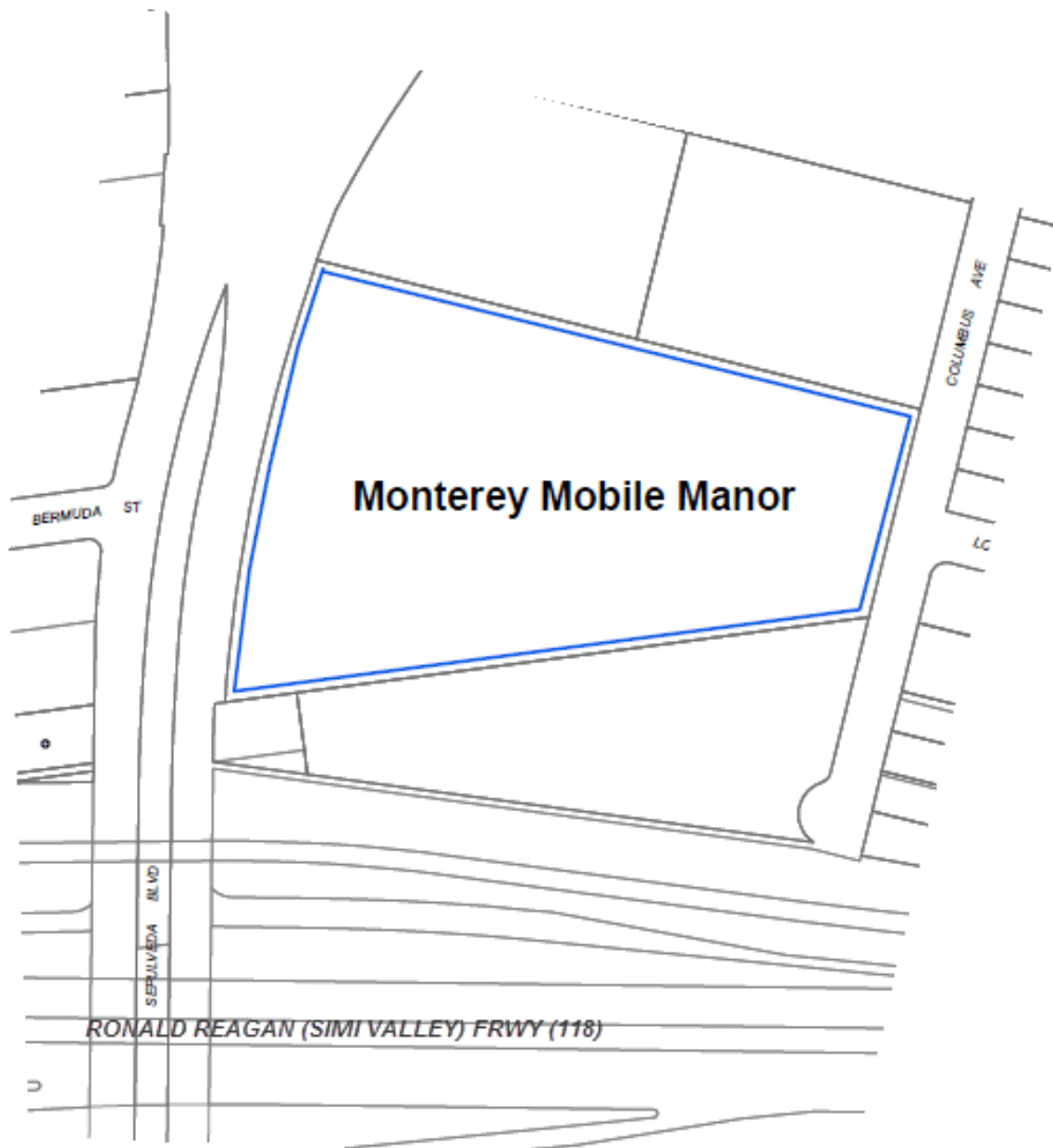
#### Description:

Monterey Mobile Manor is a mobile home park in Mission Hills. This concentration of modular residences occupies a single parcel that is trapezoidal in shape and is bounded by Sepulveda Boulevard to the west and Columbus Avenue to the east. The northern property line abuts a church and a public park that houses the Romulo Pico Adobe (HCM # 7), and the southern property line abuts another mobile home park.

Constructed in 1965, the property comprises 71 single-wide and double-wide mobile homes. In addition, the property includes one permanent building that features an elongated, L-shaped plan, is capped by a cross-gabled roof, and is clad in brick. The building appears to house a clubhouse, shared recreational facilities, and a swimming pool. Streets within the mobile home park follow an irregular pattern that conforms to the parcel's trapezoidal shape. The property is accessed from the west by a single driveway on Sepulveda Boulevard. A concrete block wall spans the perimeter of the property, which restricts visibility and access from the public right-of-way. Due to restricted access and visibility, an assessment of significance and integrity could not be made.

#### Significance:

Monterey Mobile Manor may have potential significance as an intact example of a postwar mobile home park; however, the majority of residences and property features could not be seen from the public right-of-way and therefore could not be evaluated.

**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Appears to be an intact example of a 1960s mobile home park in Mission Hills. However, the property is not fully visible from the street and could therefore not be evaluated.

#### Name: Pacoima Spreading Grounds



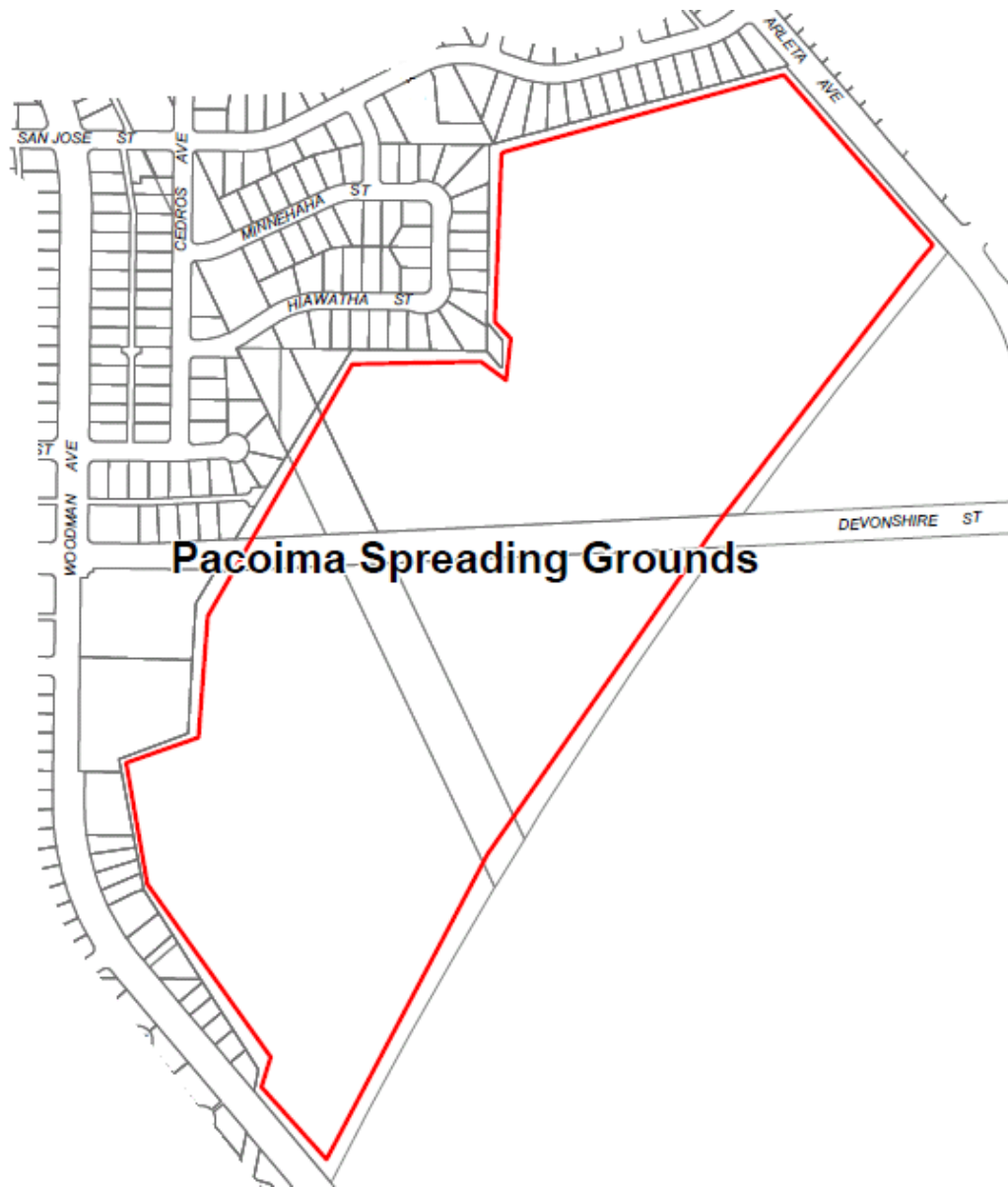
#### Description:

The Pacoima Spreading Grounds are located on the border of the areas of Arleta and Mission Hills in the San Fernando Valley. The facility is bordered by Filmore Street to the south, Woodman Avenue to the west and Arleta Avenue to the east. Devonshire Street runs roughly along the middle of the spreading grounds. The grounds are composed of 169 acres of predominantly flat, open land.

#### Significance:

The Pacoima Spreading Grounds are significant as a rare and early groundwater retention facility in the North San Fernando Valley. Opened in 1933 by the Los Angeles County Flood Control District, the facility is associated with early agricultural and residential development in the Valley, providing a source of groundwater as well as flood control for the area. The period of significance for the spreading grounds is 1932 - 1933, the period during which the grounds were developed.



**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:	Other
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as an early groundwater retention facility in the north San Fernando Valley; associated with flood control efforts and early agricultural and residential development in the area. A rare example of a 1930s flood management and water retention facility in the area. The southeast half of the spreading grounds are located in the Arleta-Pacoima CPA.

#### Name: Plummer Elementary School



#### Description:

Plummer Elementary School is located at 9340 Noble Avenue in North Hills. The campus comprises a rectangular parcel bounded by Tupper Street on the south, Noble Avenue on the west, and Lemona Avenue on the east. Its northern boundary abuts a multifamily residential development. The campus was constructed in 1952.

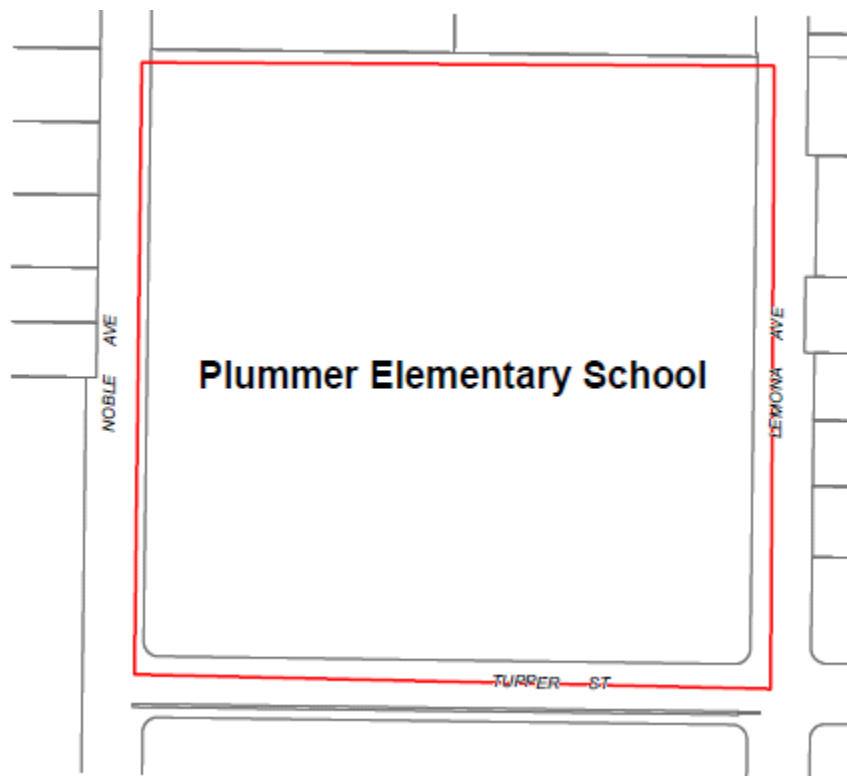
The ten-acre campus is located in a residential neighborhood consisting of both single-family and multi-family residences. The campus comprises approximately 15 permanent one-story buildings along its northern and western perimeters, most of which are connected by covered walkways and are oriented around landscaped courtyards and patios. An administration building and an auditorium with a double-height interior space are located on the west side of the campus, adjacent to its primary entrance on Noble Avenue. Approximately fifteen temporary modular structures are located on the eastern portion of the campus. Paved recreational courts and a surface parking lot comprise the southern half of the property. Mature trees and shrubbery line the perimeter of the property and the courtyards throughout the campus. The campus is delineated by a chain link perimeter fence.

The buildings were designed in the International style by E. R. C. Billerbeck, an architect employed by LAUSD to design a number of postwar campuses. The single-story buildings are capped by flat roofs, clad in smooth stucco, and feature minimal façade ornament. Classrooms and the administration building feature horizontal bands of wood double-hung sash windows with divided lights. The auditorium is clad in a combination of smooth stucco and red brick.

#### Significance:

Plummer Elementary School is an excellent example of a post-World War II Los Angeles Unified School District elementary school, reflecting LAUSD campus planning and design concepts of the postwar period and the increase of facilities to accommodate postwar growth in the San Fernando Valley. The period of significance has been identified as 1952, which is the year of the campus's construction.

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, Los Angeles voters passed three municipal bond measures – in 1946, 1952, and 1955 – for the city's schools. Bond money helped finance new construction, improvements to existing facilities, and purchase of land for future construction. These bond measures facilitated the construction of new LAUSD facilities in the San Fernando Valley, including the construction of Plummer Elementary School. The new schools followed contemporary ideas in "design for learning," which placed emphasis on fresh air, natural light, and the use of color. Plummer Elementary School embodies these design concepts with its single-story buildings designed in a simple, International style; large expanses of operable windows on classroom buildings; access to outdoor space from every classroom; exterior corridors for circulation; and copious outdoor space dedicated to recreation.

**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. Designed by notable Los Angeles architect E.R.C. Billerbeck.

#### Name: Sepulveda Motel

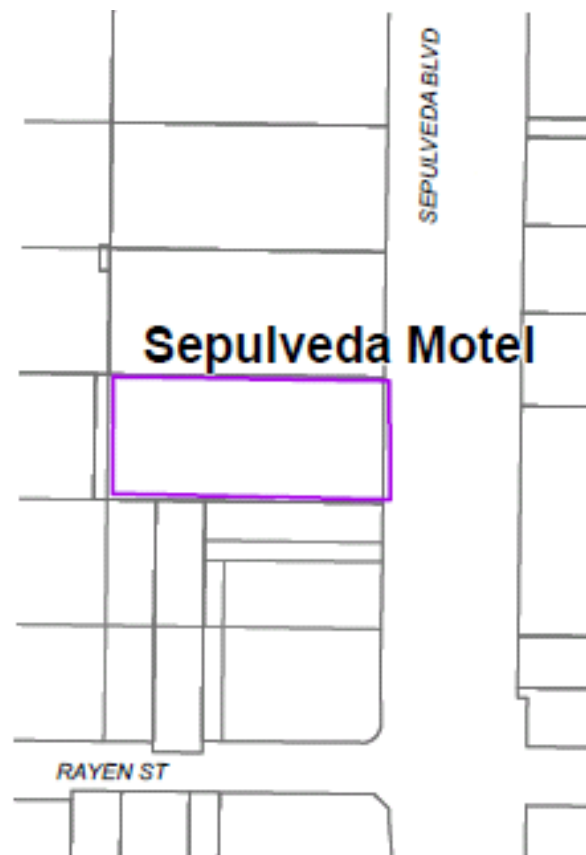


#### Description:

The Sepulveda Motel is located at 8931 Sepulveda Boulevard in North Hills. The rectangular-shaped parcel contains two single-story buildings that were constructed in 1947: a rectangular building at the northeast corner of the property, and an elongated L-shaped building that wraps around the southern and western edges of the property. Both buildings feature flat roofs and textured stucco cladding. A modestly-landscaped parking area comprises the central portion of the property and provides convenient automobile access from the street. A freestanding pole sign facing Sepulveda Boulevard makes the property visible to passing motorists. The motel was designed in a modest Spanish Colonial Revival style. Although some material alterations have been made to the buildings, including the replacement of some original wood-frame windows and the installation of metal security doors and awnings, the property retains its essential form and character as a motel.

#### Significance:

The Sepulveda Motel is an excellent and rare example of an intact 1940s motor inn in North Hills along Sepulveda Boulevard, which functioned as a primary north-south vehicular thoroughfare in the San Fernando Valley prior to the construction of Interstate 405. The property stands out as one of only a few remaining motels on Sepulveda Boulevard that were constructed within this period of development and retain sufficient integrity.

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Motels, 1925-1970
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Motel
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Significant as an early motor inn on Sepulveda Boulevard, which used to have many examples of the property type when it was a major state highway prior to the construction of Interstate 405. One of very few intact examples. Due to material alterations, the motel may not retain significant integrity for National Register eligibility.

#### Name: Sepulveda Veterans Administration Hospital



#### Description:

The Sepulveda Veterans Administration Hospital, now called the Sepulveda Ambulatory Care Center, is a medical facility owned and operated by the Veterans Administration. Located at 15300 Plummer Street in North Hills, the facility occupies a large, rectangular parcel that sits atop a gently-sloping knoll and is surrounded by single-family residential subdivisions. The property is bounded by Lassen Street on the north, Plummer Street on the south, Woodley Avenue on the west, and Haskell Avenue on the east. Construction was completed in 1955.

The 160-acre property includes a variety of institutional buildings that appear to be associated with different periods of development. Located near the center of the property are approximately 20 one- and two-story buildings that feature horizontal massing, flat roofs, red brick cladding, and double-hung wood sash windows. These buildings date to the hospital's construction in the early 1950s. On the southern portion of the property is a contemporary multi-story building. A number of smaller, single-story auxiliary buildings are interspersed throughout the campus. Eleven single-family residences are located along the campus's north, west, and east perimeters, and do not appear to be associated with the medical facility. Surface parking lots surround many of the institutional buildings on the property, and a road spans the perimeter of the property and provides vehicular access between buildings. Both the southern and eastern sections of the property consist of open fields that are planted with grass and mature trees. The property is surrounded by a chain link perimeter fence.

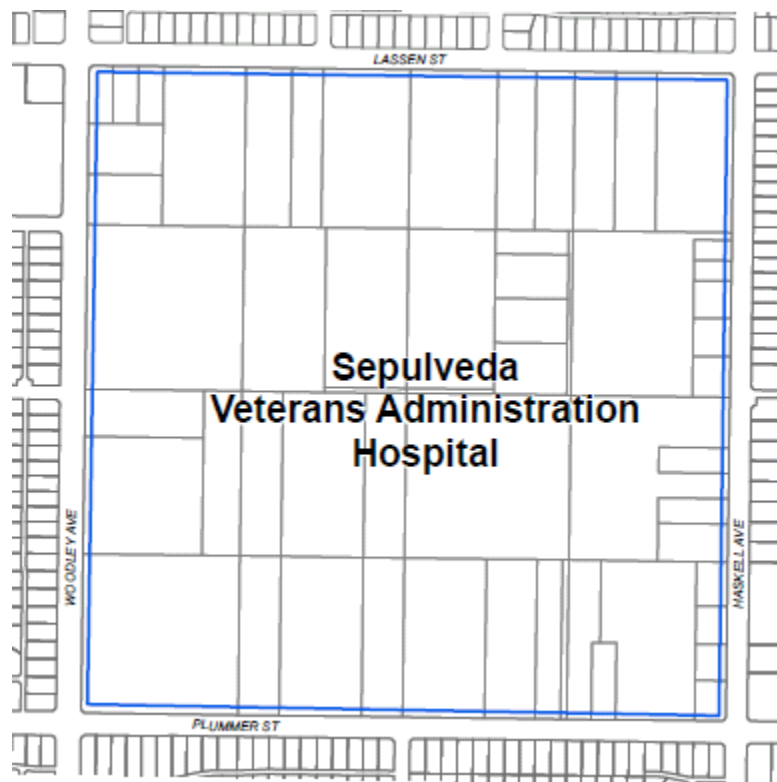
#### Significance:

The Sepulveda Veterans Administration Hospital may be significant as a public healthcare institution associated with the Veterans Administration that was constructed in response to the growing need for health-related services in the San Fernando Valley after World War II.

In 1952, the Veterans Administration (VA) announced plans to construct a new inpatient hospital facility for veterans in the rapidly-expanding community of North Hills, then known as Sepulveda. Completed in 1955, the hospital comprised 22 buildings and included 961 beds, most of which were used to treat neuropsychiatric patients. The focal point of the facility was a six-story hospital building that was located on the south end of the property and overlooked Plummer Street. Beginning in the 1960s, the VA began converting the neuropsychiatric wards into general inpatient units, and by 1970 almost all of the wards at the property had been converted to general use. The facility sustained damage during the 1994 Northridge earthquake. Due to irreparable structural damage, the main hospital building was demolished. In subsequent years, the VA constructed a new three-story medical building on the site of the former hospital building, oversaw the rehabilitation of other original buildings on the campus, and converted the facility from a full-service inpatient hospital to an outpatient clinic.

Since the property is neither fully visible nor accessible from the public right-of-way, it is unclear whether the property retains sufficient integrity. Therefore, additional analysis is required before a determination of eligibility can be made.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Public and Private Health and Medicine, 1850-1980
Theme:	Public Healthcare/Social Medicine, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Health/Medicine
Property sub type:	Hospital-Mental Health
Criteria:	A/1/1
Status code:	QQQ
Reason:	May be significant for its association with mental health care and the Veterans Administration; more research and analysis needed to confirm eligibility, district boundary, and period of significance.

#### Name: Storybook Village Residential Planning District



#### Description:

Storybook Village Residential Planning District is a postwar subdivision located in North Hills that is bounded by Plummer Street to the north, Tupper Street to the south, Debra Avenue to the west, and Swinton and Valjean avenues to the east. Irregular in shape, the district consists of 143 flat parcels that are roughly uniform in size. Streets within the district employ a hierarchical structure of grid, crescent, and cul de sacs. The district comprises one-story single-family residences designed in the Mid-Century Modern style, most of which feature attached two-car garages. A handful of residences feature carports in lieu of garages.

The district is characterized by a cohesive architectural cadence in which a limited number of residential floor plans are rotated and applied to the parcels, giving the appearance of individuality to the standardized houses and contributing to a unique sense of aesthetic cohesion within the district.

In addition to its buildings, the district is characterized by several discernible tract features including consistent lot sizes and setbacks, concrete sidewalks, and landscaped parkways. Rows of mature jacaranda trees line the parkways on Gothic and Sophia Avenues. Many parcels include one or more mature orange trees – a feature that was marketed as unique to the tract upon its development in 1956.

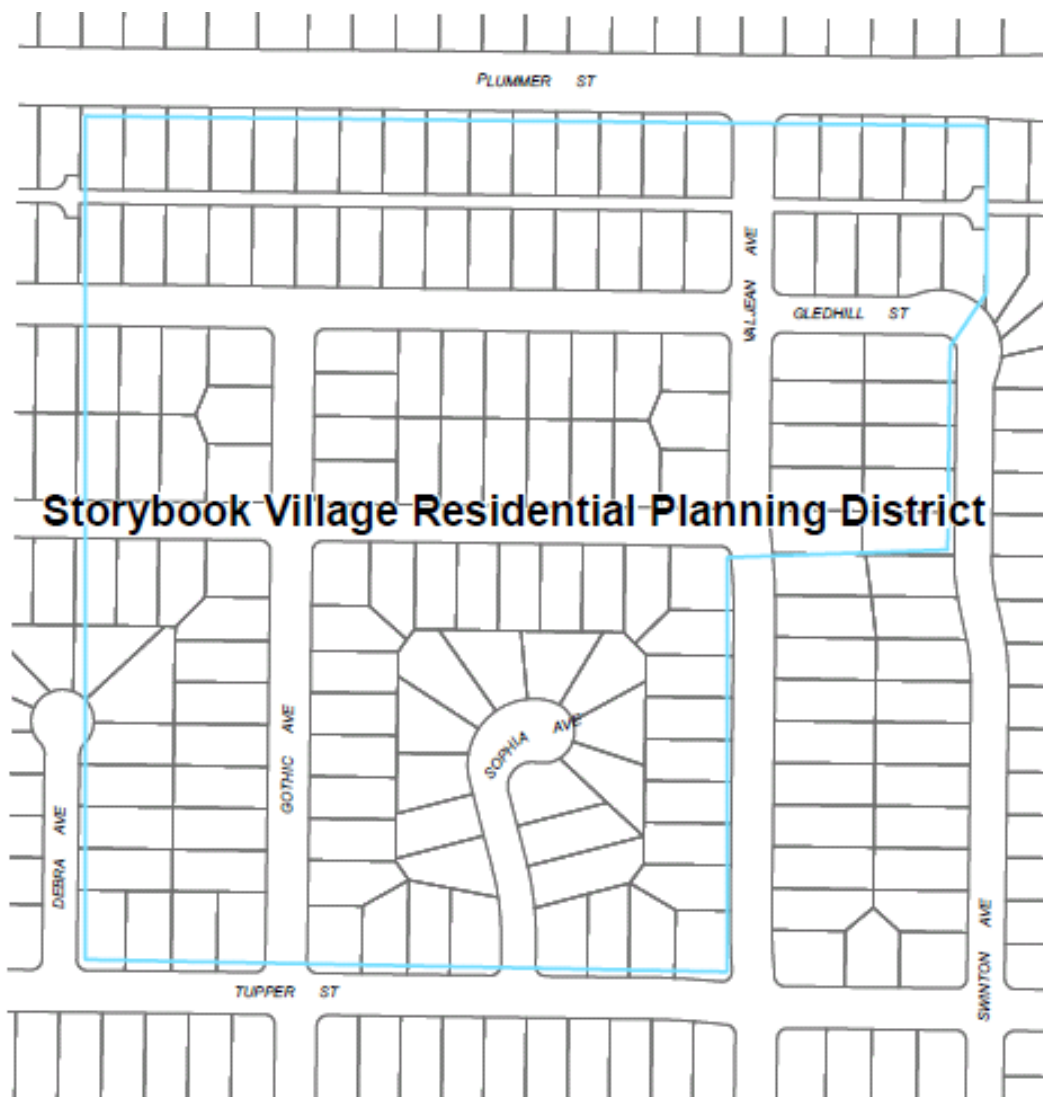
#### Significance:

Storybook Village Residential Planning District is an example of a post-World War II residential subdivision designed in the Mid-Century Modern style. The district is also significant as a residential subdivision designed by noted architects Palmer and Krisel. Homes within the subdivision originally exhibited character-defining features of Mid-Century Modern architecture including horizontal massing, simple geometric volumes, unornamented wall surfaces, and floor-to-ceiling windows.

Storybook Village was developed in 1956 by the Investment and Building Company, an enterprise that was associated with prolific developer Sanford D. Adler. Adler was involved with the subdivision of numerous postwar residential subdivisions in the San Fernando Valley. Homes within the subdivision were designed by architects Dan Saxon Palmer and William Krisel, notable Los Angeles architects associated with Mid-Century Modern residential architecture. The tract included 20 distinctive models of three and four-bedroom homes, each of which featured large living rooms with wood-burning fireplaces, open beam ceilings, sliding floor-to-ceiling windows, electric appliances, and mature orange trees. Moderately priced, the homes were marketed to and purchased by young middle-class families.

The district retains consistency of massing and scale, but most individual buildings have been materially altered. Common alterations include the replacement of original windows, entrance and garage doors, and wall cladding; the installation of metal security doors; and the addition of decorative elements to the sparsely-ornamented facades. In conjunction, these material alterations have compromised the integrity of the district. A preliminary assessment of the percentage of contributors/non-contributors indicates that Storybook Village does not appear to be eligible for historic district designation.

However, the district remains an important example of a postwar suburban residential tract designed in the Mid-Century Modern style by notable architects, and may thus merit special consideration in the planning process. A total of thirteen parcels within the district retain integrity and were identified as individually eligible for local designation.

**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:	District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	6LQ
Reason:	Good example of a subdivision of Mid-Century Modern houses designed by significant architects Palmer and Krisel; due to material alterations that have been made to many buildings, the neighborhood does not retain sufficient integrity for historic district designation, although it may merit special consideration in the planning process. Thirteen properties within the district remain intact and appear to be locally eligible for listing as individual resources.

#### Name: Taos West Apartments



#### Description:

The Taos West Apartments are located at 7924 Woodman Avenue in Panorama City. Sited on an L-shaped parcel, the 80-unit condominium complex is located in an area comprised of both single-family and multifamily residences. Although the property was initially constructed as apartments, it has since been converted to condominiums. It was constructed in 1971.

The property includes three parallel buildings that feature two stories of residential space and a “soft” ground story for tuck-under parking. The three buildings are rectangular in plan. Between the north building and middle building are a series of interconnected courtyards that span the length of the property and provide access to individual units. Between the middle building and south building is a poured concrete driveway that provides access to the tuck-under parking. A second concrete driveway flanks the northern perimeter of the property and provides access to additional tuck-under parking. Flanking the southern perimeter of the property is a second series of interconnected courtyards that provide access to units in the southernmost building. Mature trees partially obscure the complex’s primary façade from the public right-of-way.

Designed by notable actress Jane Russell, the complex embodies a vernacular style that incorporates elements of the architectural vocabulary of Taos Pueblo in New Mexico. Its primary facade features some elements common to Pueblo style architecture including textured stucco walls, parapet walls with irregular edges, projecting wooden vigas, and a hewn wooden lintel. Secondary elevations are more typical of 1970s-era apartment buildings and do not embody a particular architectural style.

#### Significance:

The Taos West Apartments are significant as a residential development that was designed and initially owned by Jane Russell, who was one of Hollywood's foremost motion picture stars in the 1940s and 1950s. Russell, who had been raised in the Panorama City area, designed the apartment complex in 1971. Russell worked in conjunction with her brother, Tom Russell, to construct the buildings on property that she had owned since the 1950s. Its design reflects Russell’s intrigue with the vernacular landscape of Taos Pueblo in New Mexico.

**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:	Multi-Family Residence
Criteria:	A/1/1
Status code:	5S3
Reason:	Significant as a residential development that was designed and initially owned by Jane Russell, a noted actress who grew up in the Panorama City area. The property appears to be of local importance only and may not meet significance thresholds for National Register or California Register eligibility.

#### Name: Van Nuys Gardens Street Trees



#### Description:

The Van Nuys Gardens Street Trees are extant tract features of Van Nuys Gardens, a mass-produced subdivision of single-family residences that was developed at the height of large-scale residential development in Panorama City. The mature trees occupy the landscaped parkways of streets within the subdivision, which is bounded by Roscoe Boulevard on the north; an irregular border formed by Stagg Street, Stroud Street, Cherrystone Avenue, and Clearfield Avenue on the south; Tilden Avenue and Stansbury Avenue on the west; and Woodman Avenue on the east. The trees date to the subdivision and development of Van Nuys Gardens, which took place between 1949 and 1950.

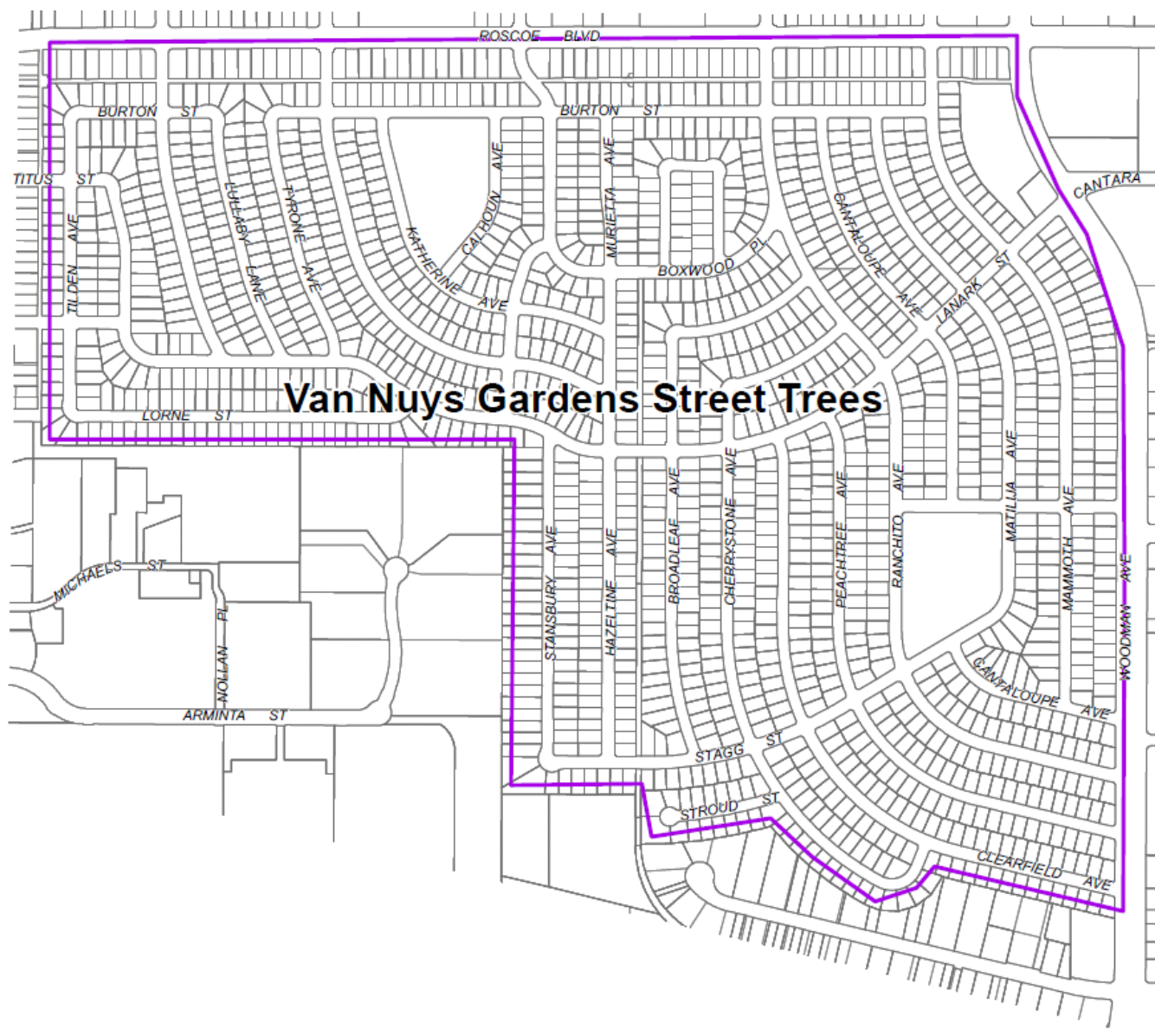
Most streets within the 145-acre tract are lined with one of three varieties of shade tree: Camphor (*Cinnamomum camphora*), American Sweetgum (*Liquidambar styraciflua*), or Southern Magnolia (*Magnolia grandiflora*). A small number of streets within the tract feature other tree species. Most, but not all of the streets within the tract are lined with shade trees.

#### Significance:

The Van Nuys Gardens Street Trees are an excellent example of intact tract features associated with Van Nuys Gardens, which was among the largest post-World War II residential subdivisions to be developed in Panorama City. The mature shade trees form canopies over the streets and contribute to a cohesive streetscape that distinguishes the subdivision from similar residential developments nearby. The period of significance has been identified as 1949-1950, which corresponds to the subdivision and development of the Van Nuys Gardens tract.

In 1949, developers Richard Diller, I.L. Kalsman, and Arthur Weber collectively formed the Van Nuys Gardens Company and announced plans to construct approximately 700 homes and new school facilities immediately south of the original Panorama City tract that was developed by Fritz Burns and Kaiser Community Homes. The new subdivision, named Van Nuys Gardens, occupied a 145-acre site adjacent to the General Motors assembly plant. Van Nuys Gardens was among the large-scale residential subdivisions that transformed the area from a rural homestead into a near-instant community after World War II. The street trees were marketed as a distinctive feature of the tract and were intended to appeal to potential homebuyers.

Although the subdivision retains consistency of massing, scale, and architectural vocabulary, the majority of individual buildings within the tract have been materially altered. Common alterations include replacement of wall cladding, replacement of original windows, replacement of original entry and garage doors, and the construction of perimeter fences and walls. The cumulative impact of these material alterations, both to individual buildings and to the district as a whole, has compromised the overall integrity of the subdivision. Therefore, the subdivision itself does not appear to be eligible for historic district designation.

**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:	Tract/subdivision feature
Property sub type:	Street tree(s)
Criteria:	A/1/1 & C/3/3
Status code:	5S3
Reason:	Significant concentration of street trees associated with postwar suburban development in Panorama City, specifically the Van Nuys Gardens subdivision. The trees appear to be of local importance only, and may not meet significance thresholds for National Register or California Register eligibility. Due to substantial material alterations that have been made to many buildings, the subdivision itself does not appear to meet significance thresholds for historic district eligibility.

