



OFFICE OF HISTORIC RESOURCES

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SURVEYLA COMPLETES HISTORIC RESOURCES SURVEYS OF THREE HARBOR COMMUNITY PLAN AREAS

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site at www.preservation.lacity.org/survey/reports

The Office of Historic Resources will be releasing the complete survey reports for the City's Harbor communities — the San Pedro, Wilmington-Harbor City, and Harbor Gateway Community Plan Areas — in the next few weeks. This article is the third in a series of features on some of the interesting "finds" from SurveyLA.

San Pedro

Centre St. Victorian Cottages, a collection of three Victorian vernacular homes at 1302, 1310, and 1619 S. Centre St., all built in 1905, that are rare, intact examples of residential de-



San Pedro's Atchinson House, a Queen Anne/Carpenter Gothic home

velopment pre-dating San Pedro's 1909 consolidation with the City of Los Angeles.

Storybook Homes, at 1167 and 1175 W. 10th St., two excellent and rare examples of Storybook/Tudor Revival residential architecture, both constructed in 1925

Smith House, at 337 W. 16th St., a Queen Anne house built in 1890, believed to be the oldest extant house in San Pedro

Atchinson House, at 1192 W. 17th St., a 1907 Queen Anne home with Carpenter Gothic influences, built by Captain Mitchell "Mike" Duffy, who owned and operated the
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HOLLYWOOD SIGN GETS A FACELIFT FOR 90TH BIRTHDAY CELEBRATION

The Hollywood Sign — perhaps Los Angeles' most internationally iconic Historic-Cultural Monument — underwent its most significant refurbishment in more than 35 years during late 2012, in time for the sign's 90th birthday this year.

Despite a new coat of paint that had been applied in 2006, the sign's paint had been peeling and fading, and, underneath, the sign's 45-foot high letters were beginning to rust significantly. The nine-week rehabilitation project painted and repaired each of the letters, thanks to the work of the Hollywood Sign Trust and a donation of paint and labor from Sherwin-Williams Paint.

The Hollywood sign was originally erected in 1923 as a real estate billboard reading "Hollywoodland" advertising the new subdivision below it. By 1949, the sign had fallen into disrepair and the Hollywood Chamber of Commerce contracted to repair and rebuild the letters, removing the letters "LAND" in the process so that the sign would become a symbol of the entire Hollywood community and the entertainment industry.

By the time the sign was designated as Historic-Cultural Monument #111 in 1973, the wooden letters had again begun to deteriorate and crumble. In

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first harbor ferry service in San Pedro



Odd Fellows Temple #348, at 1002 S. Gaffey St., an excellent example of 1920s institutional development in San Pedro, originally constructed for the Odd Fellows of San Pedro.

Norwegian Methodist Episcopal Church, at 238 N. Mesa, a Gothic Revival church constructed in 1902, an early building associated with the Norwegian community that historically resided in San Pedro.



Dalmatian-American Club of San Pedro, at 1639 S. Palos Verdes St., a social club associated with the Croatian community, founded in 1926; the club's Art Deco building was constructed in 1935.

Garden Basket No. 2, at 1231 S. Pacific Ave., constructed in 1935, a rare example of a 1930s neighborhood market associated with the Japanese American community that historically resided in San Pedro. An additional Garden Basket market was identified at 2201 S. Pacific Avenue but was found to be ineligible for historic designation due to substantial alterations.



Temple Beth-El, at 1437 W. 7th St., an excellent example of mid-century modern style architecture applied to a religious/institutional building, dating from 1956.

Harbor Savings and Loan, at 2470 S. Western Ave., an unusual example of a mid-century branch bank design in a circular plan with expansive floor-to-ceiling windows.



Peck Avenue Public Stairways, including those at 27th Street/Peck and 29th Street/Pack (pictured), were developed in the 1920s and 1930s to provide pedestrian access from hillside residential neighborhoods to streetcar and bus lines.

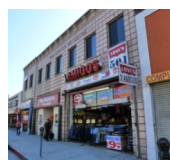
Paseo del Mar Palm Trees, an excellent example of a 1920s civic improvement in San Pedro, a cohesive collection of mature street trees sited on a bluff in a prominent location.



San Pedro Parks; The survey identified four parks (Peck Park, Leland Park, Alma Park [pictured], and Rena Park) developed in the 1920s and 1930s on lands donated by early city pioneer and developer George Huntington Peck, Jr. These parks were developed to promote San Pedro as a livable "city of homes" and include mature trees and decorative plantings, pedestrian pathways and foot bridges, as well as bandstands and amphitheaters.

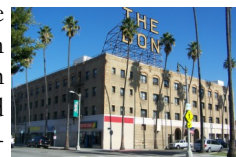
Wilmington-Harbor City

Granada Theater, at 632 N. Avalon Blvd., an excellent example of a neighborhood theater with Renaissance Revival architectural influences and a prominent marquee.



Medigovich Building, at 817 N. Avalon Blvd., a distinguished mixed-use building from the 1920s on a former streetcar line, notable for its use of terra cotta on the façade of a small-scale building.

The Don Hotel, at 906 N. Avalon, the most prestigious hotel in Wilmington during the pre-war period, constructed in 1929 to cater to tourists going to and from Catalina Island, with a classic rooftop sign oriented to catch the attention of motorists traveling north.



712 E. O St., a small Victorian Vernacular hipped cottage from the period prior to Wilmington's consolidation with the City of Los Angeles, which appears to be one of the oldest residences in the area, constructed in 1890.

Cary Residence, 903 N. Marine Ave., a single-family Folk Victorian home, constructed in 1905, associated with Frederick S. Cary, a banker, developer and politician who was an early supporter of consolidation with the City of Los Angeles because he realized that Wilmington would not be able to develop the harbor on its own.



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SURVEYLA COMPLETES HISTORIC RESOURCES SURVEYS OF HARBOR COMMUNITY PLAN AREAS

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International Longshore and Warehouse Union – Pacific Maritime Association (ILWU-PWA) Training Center, located at 639 N. Fries Ave. and constructed in 1963, reflects the important role of labor unions and the port in the history of Wilmington.



ated reservoir was removed and the site and building are now used for industrial purposes.

Los Angeles Harbor College Astronomy Building and Planetarium, at 1111 S. Figueroa Pl., built in 1963, a unique example of Mid-Century Modern architecture as applied to an education building.



Olympic Ice Arena, 23770 S. Western Avenue, constructed in 1962, a Mid-Century Modern ice skating rink that played a significant role in the recreational life of Harbor communities.

Harbor Gateway

Harbor Gateway is the long, narrow “shoestring strip” community connecting South Los Angeles to the Harbor communities and surrounded by the separately incorporated cities of Torrance and Gardena; despite its limited geographic scope, it nevertheless contains a collection of interesting historic resources.

Arturo’s Fine Mexican Food, 25720 S. Western Ave., an excellent, exceptionally intact example of Mid-Century Modern architecture applied to a restaurant, with original signage, lighting and landscaping; Arturo’s has also served as a community gathering place in Harbor City since 1960.



16003 S. Ainsworth St., an excellent, intact example of a Craftsman residence from 1912, representing the earliest pattern of development in the area.

519 W. 121st St., another excellent example of a Craftsman style residence with high quality of design.



18255 S. Vermont Ave., a 1925 Mission Revival structure that is an extremely rare example of a building designed to house a pipe organ.



Ken Malloy Harbor Regional Park, located in Harbor City between Pacific Coast Highway, Anaheim Street, Figueroa Street and Vermont Ave., is a 230-acre park created between 1953 and 1971, including a freshwater marshland and lake, with plans prepared by the distinguished landscape architecture firm Cornell, Bridgers and Troller.

Los Angeles Water Works Pump House, at 1022 N. Eubank Ave., constructed in 1910, an excellent, intact example of an early pump house associated with the Los Angeles Water Works; the associ-



Alondra Palm Trees (Alondra Blvd. between Menlo and Ainsworth), mature Mexican Fan Palms dating from 1905.



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What Is SurveyLA?

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

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

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur through 2013. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.



HOLLYWOOD SIGN GETS A FACELIFT

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A rear view of the newly refurbished Hollywood sign

sign's wooden letters were replaced with new metal letters.

Today's members of the Cultural Heritage Commission visited the Hollywood sign in early December to inspect the recently completed work with Chris Baumgart, Chairman of the Hollywood Sign Trust.



Cultural Heritage Commissioners visit the Hollywood sign. From left to right: Oz Scott, Gail Kennard, Roella Louie and Richard Barron.

1978, with approval of the City's Cultural Heritage Board, the

MICHELLE LEVY APPOINTED TO LEAD HPOZ PROGRAM

Michelle Levy has been appointed by the Department of City Planning as the new supervisor of the OHR's Historic Preservation Overlay Zone (HPOZ) unit. She replaces Shana Bonstin, who recently received a promotion to Senior City Planner overseeing the Plan Implementation's Division's work on Neighborhood Projects.

Michelle joins the Office of Historic Resources after spending two years in the Policy Planning Division where she recently managed the adoption of the USC Specific Plan, a major expansion of the USC campus, along with a Development Agreement. The USC Specific Plan represents approximately \$1 billion in new investment for South Los Angeles, and helps ensure the preservation of significant historic buildings on the USC campus.

Prior to working on the USC development, Michelle worked in Community Planning and managed the adoption of Citywide Design Guidelines for residential, commercial and industrial projects, developed a new zoning tool to implement Community Plans, staffed the West Los Angeles New Community Plan, and staffed the Carthay Circle HPOZ and San Vicente Scenic Corridor Design Review Board.

Michelle brings over 10 years of design and planning experience to the HPOZ unit. She holds a Bachelor's degree in Architecture from UC Berkeley and a Master's degree in Urban Planning from Columbia University. Prior to joining the Planning Department, Michelle worked for architecture firms in the Bay Area and Southern California. She has made it her personal goal to restore historical features of her 1906 home.



Michelle Levy

In addition, Lameese Elqura, who has been a talented and dedicated staff member in the HPOZ Unit for the past two years, will be taking on new responsibilities in the department's Transit-Oriented Development (TOD) Planning unit. As of February 11, Lameese's position will be filled by Shannon Ryan, who is currently the Communications Coordinator for the Los Angeles Conservancy. Shannon has a Master's Degree in Urban and Regional Planning from UCLA, and previously served as an intern in the Department of City Planning and the Office of Historic Resources, where she assisted with HPOZ outreach and the work of SurveyLA, the Los Angeles Historic Resources Survey Project.

VINEGAR HILL HPOZ EXPANSION MOVES FORWARD

The smallest Historic Preservation Overlay Zone (HPOZ) in Los Angeles, the Vinegar Hill HPOZ in San Pedro, is poised for a significant expansion in the coming months.



The Vinegar Hill neighborhood was built on the bluffs above the San Pedro Harbor, with periods of construction during the Southern California real estate booms of the 1880s, early 1900s, and 1920s. It retains a concentration of homes with the architectural styles of this period, including Folk Victorian, Queen Anne, Craftsman, and the period revival styles.

The neighborhood also has a rich cultural history, originally housing immigrants with sea-faring backgrounds from Scandinavia, Holland, Portugal, Italy, China, Japan and Mexico. According to local legend, Vinegar Hill might have acquired its name because many residents engaged in sour wine-making activities in



their homes. In later decades, as maritime industry at the port became more established, the Vinegar Hill neighborhood reflected the development of a maritime-related labor force in Los Angeles.

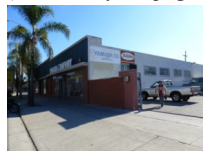
In conjunction with the City's consideration of the new San Pedro Community Plan, the Department of City Planning is processing a long-awaited expansion of the Vinegar Hill HPOZ, to encompass an area generally bounded by W. 8th St., W. 12th St., Beacon St., and the rear property lines of Pacific Avenue, with an extension along Mesa Avenue south to 14th St. The new HPOZ would expand from 43 parcels to 339 total properties.



The HPOZ expansion was approved by the Cultural Heritage Commission in January, and will progress to the City Planning Commission in March, in preparation for final adoption by the City Council later this year.

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The Yamada Company, at 700 W. Gardena Blvd., a building significant as the location of one of the oldest remaining Japanese American businesses in the greater Gardena area; the company moved to this location from downtown Los Angeles in 1956.

Tepper Tire Service Station, at 762 W. Gardena Blvd., an extremely rare surviving example of a 1920s service station, which is likely one of the oldest examples of this property type that retains integrity.



Chacksfield Tract Residential Historic District, located



north of the Gardena Freeway (SR 91), south of W. 168th St., east of Vermont Ave., and west of the Harbor Freeway (I-110) and comprised of two tracts developed in 1956-57 by George E. Chacksfield Homes, Inc. and in 1961 by the Grand Land Company; the neighborhood retains a strong sense of time and place, and is characterized by Japanese-style gardens, reflecting the changing demographics of the area in the post-war era.

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STATE PRESERVATION CONFERENCE COMING TO SOUTHERN CALIFORNIA

The 38th annual California Preservation Foundation (CPF) conference, the large annual gathering of preservation leaders from around the state, will be coming back to Southern California this spring. With the theme "The True California Adventure: Preservation's Wild Ride," the conference will be held Wednesday, May 1 to Friday, May 3, headquartered in Anaheim at the Crowne Plaza Resort Hotel.



The California Preservation Foundation's Conference Logo

The conference offers Los Angeles preservationists an excellent, local opportunity to learn about the nuts and bolts and current trends in historic preservation. Exclusive conference tours and events will also showcase the historic sites of Orange County, from Old Towne Orange to Crystal Cove State, and from the Los Rios Historic District in San Juan Capistrano to Casa Romantica in San Clemente.

For more information, visit

www.californiapreservation.org/conference.html.

OHR INTERNS MAKE A DIFFERENCE

The Office of Historic Resources is benefiting from the work of four talented new interns this winter.

Dan Herrick is currently a Masters of Heritage Conservation candidate at the University of Southern California. He has a B.A. in History from the University of Calgary, Alberta, where he also later worked as a Library Assistant. He served as a Heritage Consultant for the City of Calgary during 2011, conducting evaluations of the city's historic resources and was a member of the Calgary Heritage Initiative.



Sandy Shannon is currently a Master of Heritage Conservation candidate in the USC School of Architecture. Sandy moved to Southern California last year from Austin, Texas, where she worked for the New Teacher Project, a national non-profit committed



Salli Hosseini (left) and Emily Williams

Salli Hosseini comes to the OHR after receiving a Master of Arts in Historic Preservation from the Savannah College of Art and Design in historic Savannah, Georgia. She previously studied architecture at Boston Architectural College and received a Bachelor of Urban Studies and Planning at California

State University, Northridge. She has worked as an architectural designer and project manager on residential rehabilitation projects, and has conducted a historic resources survey on Balboa Island, near Newport Beach.

to ending educational inequality, and was a volunteer for the Most Endangered Places Program of Preservation Texas. She is a graduate of the University of Illinois at Urbana-Champaign (UIUC) Sept 1999 - May 2003, with a Bachelor of Science in Psychology.

Emily Williams is currently a student in the Master of Urban and Regional Planning Program at Cal Poly Pomona. She previously graduated with a Bachelor of Arts in Humanities from San Francisco State University. She has worked as a Preservation Intern for Pasadena Heritage, as an editorial and research intern for Planetizen (a leading web site on urban planning), and as a planning and policy intern for the Los Angeles County Bicycle Coalition.