

SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report Encino-Tarzana Community Plan Area



Prepared for:

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



Prepared by:



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Project Overview

This Historic Resources Survey Report (Survey Report) has been completed on behalf of the City of Los Angeles Department of City Planning's Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the Encino-Tarzana Community Plan Area (CPA). This project was undertaken from March 2012 to October 2012 by Architectural Resources Group, Inc. (ARG).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes and property types; and complete lists of recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (Master Report), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. In addition, a Survey Results Map has been prepared, which graphically illustrates the boundaries of the Survey Area and the location and type of all resources identified during the field surveys. The Master Report, Survey Report, Appendices and Results Map are available online at www.surveyla.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources and for local designation as Los Angeles Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).

- Digital photographs are taken of all evaluated resources.
- Field surveys do not include:
 - Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
 - Community Redevelopment Agency of Los Angeles (CRA/LA) surveys conducted within the last five years.
 - Potential HPOZ areas which have been surveyed within the last five years and are in the process of being designated.

SurveyLA Resource Types

SurveyLA identifies individual resources, non-parcel resources, historic districts, district contributors and non-contributors, and planning districts. Each of these is described below. Appendices A, B, and C of this Survey Report are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples may include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Historic districts may include single or multiple parcels depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, objects, sites and other features located within historic districts (such as residences, schools, and parks). Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area and making it ineligible as a Historic District. The Planning District

determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning concepts, such as height, massing, setbacks, and street trees, which may be considered in the local planning process.

Project Team

The Encino-Tarzana CPA survey team included the following personnel from ARG: Charles E. Chase, Principal; Katie Horak, Senior Associate and Architectural Historian and Preservation Planner; Allison M. Lyons, Architectural Historian and Preservation Planner; and Katie Wollan, Architectural Historian. Additional assistance was provided by interns Jessica Blemker-Ferree, Mary Ringhoff, and Amanda Yoder. Katie Horak served as project manager.

Concurrent with ARG's survey of the Encino-Tarzana CPA, the three additional south San Fernando Valley Community Plan Areas of North Hollywood-Valley Village, Canoga Park-Winnetka-Woodland Hills-West Hills, and Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass were also surveyed by a team including ARG and the firm of Historic Resources Group (HRG). HRG conducted the survey of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA. Personnel from HRG also participated in some aspects of this project. HRG staff included Kari Fowler, Senior Preservation Planner, and Christine Lazzaretto, Principal and Senior Architectural Historian.

The project team also included Kevin Roderick, journalist, editor, and author of *The San Fernando Valley: America's Suburb*. Kevin provided valuable expertise and input regarding the San Fernando Valley and its significant resources throughout all phases of the project.

Survey Area

Description of Survey Area

The identified Survey Area corresponds with the boundary for the Encino-Tarzana Community Plan Area. The CPA is located in the south San Fernando Valley, just north of the Santa Monica Mountains. The Survey Area has a roughly rectangular shape. The northern boundary follows Oxnard Street, which also serves as the Los Angeles Metro Orange Line Busway, and Victory Boulevard around the northern edge of the Sepulveda Basin. The eastern boundary follows Interstate 405 San Diego Freeway (the 405 Freeway) through the Sepulveda Pass. Along the ridge of the Santa Monica Mountains, the southern boundary of the Survey Area is Mulholland Drive, portions of which are unpaved. The western boundary begins at Mulholland Drive and Corbin Canyon Trail, following the trail south into the Valley as it becomes Corbin Avenue north of Rosita Street. The western boundary follows Corbin Avenue, jogging west to Oakdale Avenue between Redwing Street and Wells Drive, and then returning to Corbin Avenue at its

intersection with the Orange Line Busway along Oxnard Street at the CPA's northwest corner. The Encino-Tarzana CPA is bordered by the Reseda-West Van Nuys CPA to the north, the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA to the east, the Brentwood-Pacific Palisades CPA to the south, and the Canoga Park- Winnetka-Woodland Hills-West Hills CPA to the west.

The Survey Area includes two distinct communities:

- **Encino** comprises roughly the eastern half of the Survey Area, south of the Sepulveda Basin and generally east of Lindley Avenue, Grimes Place and Alonzo Avenue. Encino has two topographically distinct areas: the flats, north of Ventura Boulevard, and the hilly areas to the south of the boulevard, which incline as they begin their ascent into the Santa Monica Mountains. Some of the neighborhoods in the southeast sections of Encino, adjacent to the Sepulveda Pass through the Santa Monica Mountains, have historically identified as part of the Sherman Oaks neighborhood.
- **Tarzana** comprises the western section of the Survey Area and is located generally to the west of Lindley Avenue. Similar to Encino, Tarzana is also characterized by two topographically distinct areas: the flats to the north of Ventura Boulevard and the hills to the south.

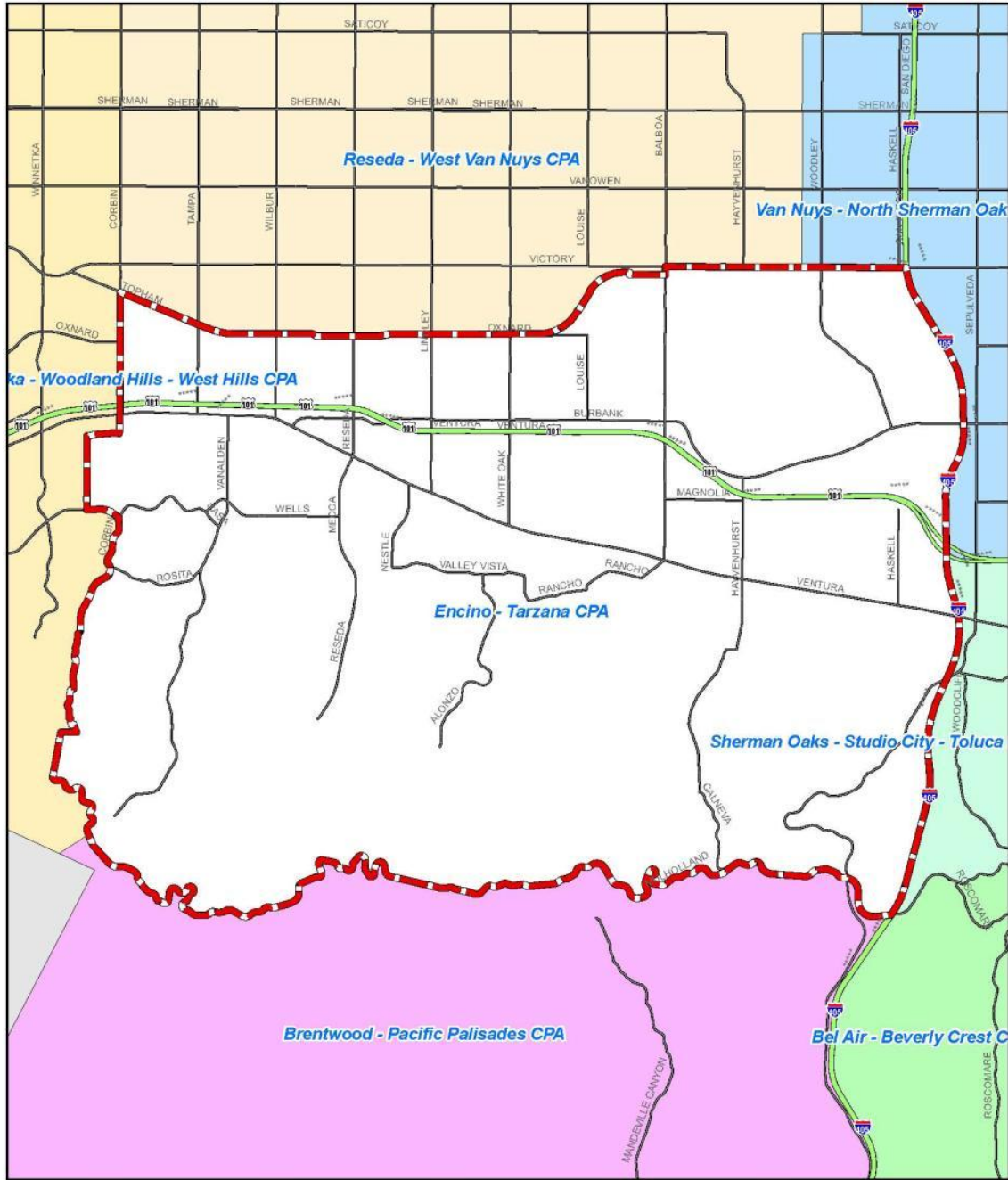
The Survey Area also includes the **Sepulveda Basin**, which is a flood control basin and public recreation area created in the 1940s and located in the northeast section of the CPA. U.S. Route 101 Ventura Freeway (the 101 Freeway) separates the basin from Encino to the south.

The Encino-Tarzana CPA comprises 20,895 parcels. Of these, roughly 19,089 were surveyed by the SurveyLA team. As mentioned above, properties not surveyed include buildings constructed after 1980 and resources designated under local, state and/or federal programs.¹

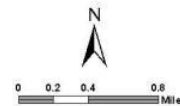
As mentioned above, the Survey Area as a whole contains two distinct topographies: the flats north of Ventura Boulevard and the hills to the south. The flat, northern sections of the Survey Area have an orthogonal urban grid of arterial streets and boulevards with irregular, secondary streets in between, often terminating in cul-de-sacs. The areas south of Ventura Boulevard are irregular in terms of street pattern and topography; they are also lushly populated with native Valley and Live Oak trees as they ascend into the Santa Monica Mountains. The streets in the hills do not follow an orthogonal grid pattern; instead they curve as they conform to the natural topography of the hills. The Survey Area is bounded by the Santa Monica Mountain range to the south. The channelized Los Angeles River, 101 and 405 Freeways (completed 1960 and 1961, respectively), and many of the major vehicular arteries that continue across much of the south San Fernando Valley traverse the Survey Area south of Mulholland Drive.

¹ For a list of designated resources within the Encino-Tarzana CPA, please refer to the *Designated Resources* map on page 13 of this report or online at www.surveyla.org.

Survey Area Map



**Encino - Tarzana
Survey Area**

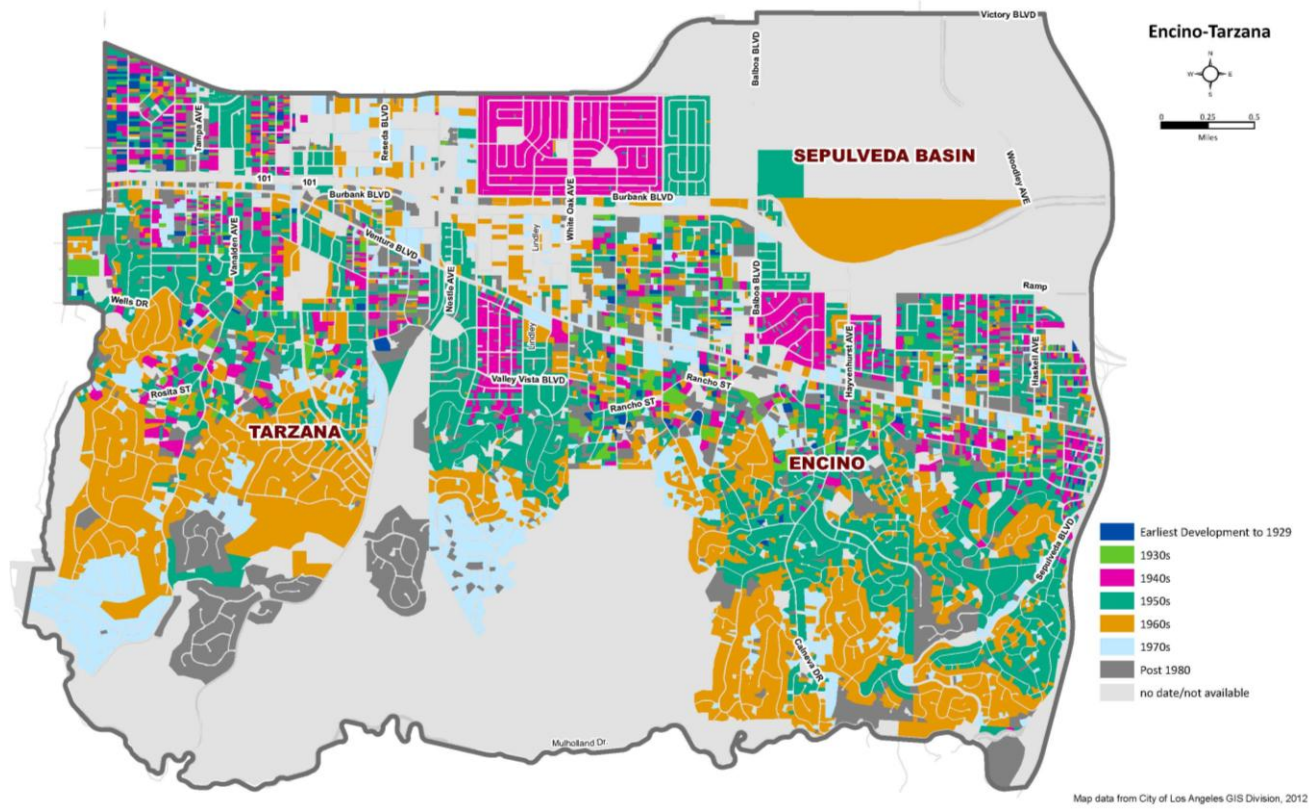


Representative of the widespread residential development in much of the San Fernando Valley during the years immediately following World War II, the Survey Area is predominantly characterized by single-family neighborhoods dating to this era. Scattered residences and estates from the 1920s and '30s coexist among vast tracts of Ranch-style houses. Residential development in the flats adjacent to and north of Ventura Boulevard typically consists of subdivisions of modest single-family residences on regularly sized lots. As residential development climbs south into the hills, lots are more spacious, more irregular, and houses are generally larger. Multi-family development, which consists primarily of 1960s and '70s courtyard apartment buildings, is concentrated in the area north of Ventura, west of White Oak Avenue and east of Wilbur Avenue.

Commercial development dates largely to the 1940s, '50s and '60s, corresponding with the period of widespread residential growth of the area. Commercial property types are almost exclusively located on Ventura and Burbank Boulevards. A small commercial cluster extends south on Sherman Oaks Avenue into the Sherman Oaks Circle neighborhood. A number of religious institutions and public and private schools are located throughout the Survey Area.

In addition to its residential, commercial and institutional resources, the Survey Area has vast acreage dedicated to public and private recreation. Two large private country clubs, El Caballero and Braemar, are located in the Encino and Tarzana hills, taking advantage of the natural variations of the hilly terrain. The Sepulveda Basin Recreation Area is the second largest municipal park in Los Angeles (second in size to Griffith Park) and features a wide range of recreational offerings, including golf courses, archery ranges, a navigable stretch of the Los Angeles River, walking trails and nature reserves. Smaller parks include Encino Park, a municipal park on Ventura Boulevard, and Los Encinos State Historic Park, which includes remnants of the Rancho El Encino.

The major east-west arteries within the Survey Area are (from north to south): Victory Boulevard, Oxnard Street, Burbank Boulevard, Ventura Boulevard and Wells Street. The major north-south arteries within the Survey Area are (from west to east): Corbin Avenue, Tampa Avenue, Vanalden Avenue, Wilbur Avenue, Reseda Boulevard, Lindley Avenue, White Oak Avenue, Balboa Avenue, Hayvenhurst Avenue and Haskell Avenue. Two freeways are located within the survey area: the 101 Freeway, which runs across the northern portion of the Survey Area, and the 405 Freeway, which creates the eastern boundary of the Survey Area. The freeways are above grade and create numerous overpasses and onramps with a physical and visual impact on adjacent neighborhoods.



Development History

Although the San Fernando Valley is often thought of in terms of widespread, post-World War II suburban expansion, the south San Fernando Valley (where Encino and Tarzana are located) has a rich development history that spans the previous two centuries. The majority of the Survey Area was once part of the San Fernando Mission lands. While there are no resources remaining from the Mission era within the Survey Area, the Spanish explorers and friars established El Camino Real, the path connecting the missions, generally along the route now occupied by Ventura Boulevard. This road in its many incarnations has operated as a major thoroughfare since the late eighteenth century and continues to serve as the dominant commercial artery of the south San Fernando Valley.

In the mid-nineteenth century, the area was part of the large Rancho El Encino (sometimes called the Rancho Los Encinos), a 4,500 acre landholding situated between the Los Angeles River and the Santa Monica Mountains. The name *Encino*, which persists today, was derived from the Spanish word for *oak* in reference to the native Valley Oak and Coastal Live Oak trees that thrived in the area. A cluster of buildings from Rancho El Encino, including the Vicente de la Osa adobe (built 1849) and the Garnier building and blacksmith shop (built circa 1870), are

situated around a natural spring near the intersection of Ventura Boulevard and Balboa Avenue in what is now Los Encinos State Historic Park.²

By the turn of the twentieth century, the Survey Area remained sparsely populated and predominantly agricultural, with an abundance of fruit and walnut orchards, grazing lands and wheat fields. The first major developmental changes began in the 1910s in anticipation of the construction of the Owens Valley aqueduct in 1913, bringing water to Los Angeles via the San Fernando Valley, and the annexation of the area into the city of Los Angeles in 1915. Anticipating the eventual real estate boom of the San Fernando Valley, landowners began to plat and prepare for residential settlement and commercial development. The Los Angeles Suburban Homes Company, headed by *Los Angeles Times* publisher Harrison Gray Otis, purchased large tracts of land throughout the Survey Area and other newly annexed sections of the Valley. Before dividing the land, the partners of the company chose acreage for themselves. Otis later sold his acreage to *Tarzan* author Edgar Rice Burroughs in 1919. Burroughs created the community of Tarzana out of his property.³

The south San Fernando Valley felt the effects of the boom of the 1920s, which had a tremendous impact on the development of Los Angeles as a whole. The 1920s saw major road improvements in the Valley, including work on the Cahuenga Pass and, later, the Sepulveda Tunnel, which provided vehicular access between the San Fernando Valley and West Los Angeles. This coincided with the paving of Ventura Boulevard and the establishment of Mulholland Drive. Improved vehicular access spurred residential development in the southeast San Fernando Valley. Sherman Oaks Circle, which is located at the far eastern edge of the Survey Area, was subdivided in the 1920s. Though it was not entirely built out until the postwar era, the platting of Sherman Oaks Circle near the Sepulveda Tunnel and adjacent to Ventura Boulevard is indicative of the impact of these improvements on the development of the area.

Despite a surge of residential development in the eastern communities of the San Fernando Valley in the 1920s, Encino and Tarzana remained somewhat rural due to their relatively remote location. As such, these areas became attractive to potential homeowners seeking large properties and a quiet, rustic lifestyle while remaining within Los Angeles city limits. Melody Acres, a 1920s subdivision in Tarzana north of Ventura Boulevard, featured large lots with rows of citrus trees and equestrian zoning. The former Amestoy family ranch in Encino was also subdivided for residential development and called Encino Acres. This subdivision, which was located north of Ventura Boulevard between Balboa and White Oak Avenues, featured lots that ranged in size between two and 20 acres. Properties were used for country estates, hobby ranching, and farming, including the cultivation of lemons, oranges and walnuts. The residences and some ancillary buildings from these properties remain in the center of blocks that were later carved up into smaller lots, forming a distinctive pattern of parcels in the Encino Acres subdivision.

² Roderick, 197-198.

³ John Taliaferro, *Tarzan Forever* (New York: Simon and Schuster, 1999), 152-156.

The rural and open character of Encino and Tarzana in the 1920s and 1930s also attracted the entertainment industry to the area. Film studios had begun to take advantage of the vast, undeveloped land in the San Fernando Valley starting in the 1910s in places such as Studio City and the city of Burbank. The RKO Studio Ranch came to Encino in 1929. In operation until 1953, the backlot covered approximately 100 acres and contained a variety of film sets. *It's a Wonderful Life*, filmed in 1946, was one of the most popular films made on the RKO Studio Ranch.⁴ In 1955, the Marwill Corporation and architect Martin Stern designed a large subdivision of single-family homes called Encino Village on the former RKO property.

The adjacency to film studios and availability of land enticed a number of film stars to build large estates in Encino and Tarzana; Clark Gable and Carole Lombard, John Wayne and Al Jolson built large estates in the hills south of Ventura Boulevard. The area would continue to attract members of the entertainment community throughout the twentieth century.⁵

After floods ravaged the south San Fernando Valley in 1938, the city began channelizing the Los Angeles River and set aside the Sepulveda Basin in the northeast of the Survey Area as a flood control area. The Army Corps of Engineers designed the Sepulveda Dam, completed in 1941. A small golf course opened in the basin in 1941, but the area remained in the control of the Army for next decade. The flood control infrastructure greatly reduced the risk of catastrophic flooding in the San Fernando Valley and made the area more desirable for wide-spread residential development and federally-insured home loans.

The demand for housing following World War II was central to the development of Encino and Tarzana. In the five years between 1945 and 1950, the population of the San Fernando Valley doubled to just over 400,000. Anticipating postwar growth, the City initially planned for the development of the Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. Two planning documents—a 1943 Master Plan and a 1944 Zoning Plan—called for the retention of agricultural zones around self-contained urban communities with designated industrial and commercial areas to supplement the agricultural economy and supply employment for present and future residents.⁶ However, due to the area's exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions and the plans were never fully realized.

The postwar boom brought tremendous change to the character of the Encino and Tarzana communities. Large residential subdivisions cropped up on both sides of Ventura Boulevard and, as the demand grew, land value skyrocketed. Fragmented urban development encroached

⁴ Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2002), 90.

⁵ Dick Van Dyke, Liberace, the Jackson family (including Michael Jackson), and Smokey Robinson are among the numerous entertainers who owned residential property in Encino.

⁶ Sies, Mary Corbin and Christopher Silver. *Planning the Twentieth-Century American City* (Baltimore: Johns Hopkins UP, 1996) 258.

on orchards and ranches. As a result, farmers could no longer make enough profit to cover rising property taxes and most were forced to downsize or sell. The opening of the 101 and 405 Freeways in the early 1960s further bolstered suburban growth, connecting the Survey Area to many of the downtown and Westside business districts in Los Angeles and relieving congestion on city streets. Single family residential development continued south into the hills of the Santa Monica Mountains during the late 1950s through the 1970s. As the engineering technology became available, significant architects, including Ray Kappe, Richard Dorman, Richard Neutra, Dion Neutra, Daniel Saxon Palmer and Edward Fickett designed residences that took advantage of the views from the steep lots of the Encino and Tarzana hills. Upscale subdivisions, including Royal Woods, Royal Oaks, and Castle in the Woods, define the residential character of the Encino Hills in the southeastern portion of the Survey Area and contain a notable concentration of architect-designed, Mid-Century Modern residences.

To meet the needs of the growing population of Encino and Tarzana in the postwar era, new institutional buildings and recreational facilities were built throughout the area. Bond issues in 1946, 1952, and 1955 addressed the need for expanding school facilities, an infusion of resources that resulted in the construction and expansion of numerous schools in the San Fernando Valley. Money went to construction, improvements to existing facilities, and the purchase of land for future construction. In 1951, the city obtained a lease for the Sepulveda Flood Control Basin from the Army and converted the area into a municipal recreation center, featuring areas for golf, tennis, archery, biking, baseball and hiking. A number of private recreational institutions developed in conjunction with postwar suburbanization, including the El Caballero and Braemar Country Clubs and the Lake Encino Racquet Club.

A long history of racially restrictive housing and ownership practices meant that most of the Valley remained “a thoroughly white domain” even through the post-World War II boom. Author Kevin Roderick observed that restrictive covenants had factored into patterns of town building and settlement going back to the Valley’s earliest history.⁷ With the exceptions of Pacoima and San Fernando in the northern Valley, which were relatively ethnically diverse from the early twentieth century, members of ethnic minorities who resided in the San Fernando Valley were generally confined to segregated areas. Beginning in 1922, any property sold in Tarzana had a restriction within the deed stating “that said premises or any part thereof shall not be leased, sold, or conveyed to or occupied by any person not of the Caucasian race.”⁸ Deed restrictions like these were common throughout the greater San Fernando Valley and were not effectively eliminated until well into the 1970s.⁹

Despite the prevalence of restrictive housing practices, many of the young families flocking to the Survey Area in the postwar period were Jewish. The Jewish population was more easily able

⁷ Roderick, 139-140.

⁸ Catherine Jurca, *White Diaspora: The Suburb and the Twentieth Century American Novel* (Princeton: Princeton University Press, 2001), 42.

⁹ Sides, 104, 193.

to obtain housing in middle-class suburban neighborhoods than other “non-white” racial groups and in the decade following World War II the Jewish population of the San Fernando Valley doubled.¹⁰ This influx led to the doubling or tripling in size of existing Valley congregations and the opening of new congregations, including Valley Beth Shalom on Ventura Boulevard in Encino.¹¹ Many of the Jewish residents of the Survey Area resisted the discrimination and isolation of Jewish communities in other parts of Los Angeles and sought to assimilate into the suburban American lifestyle. In 1956, Jewish businessman Bernard Shapiro purchased El Caballero Country Club in Tarzana and made it one of the first country clubs in Los Angeles to allow both Christian and Jewish members.¹²

Designated Resources

The following map depicts designated resources within the Encino-Tarzana CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ).

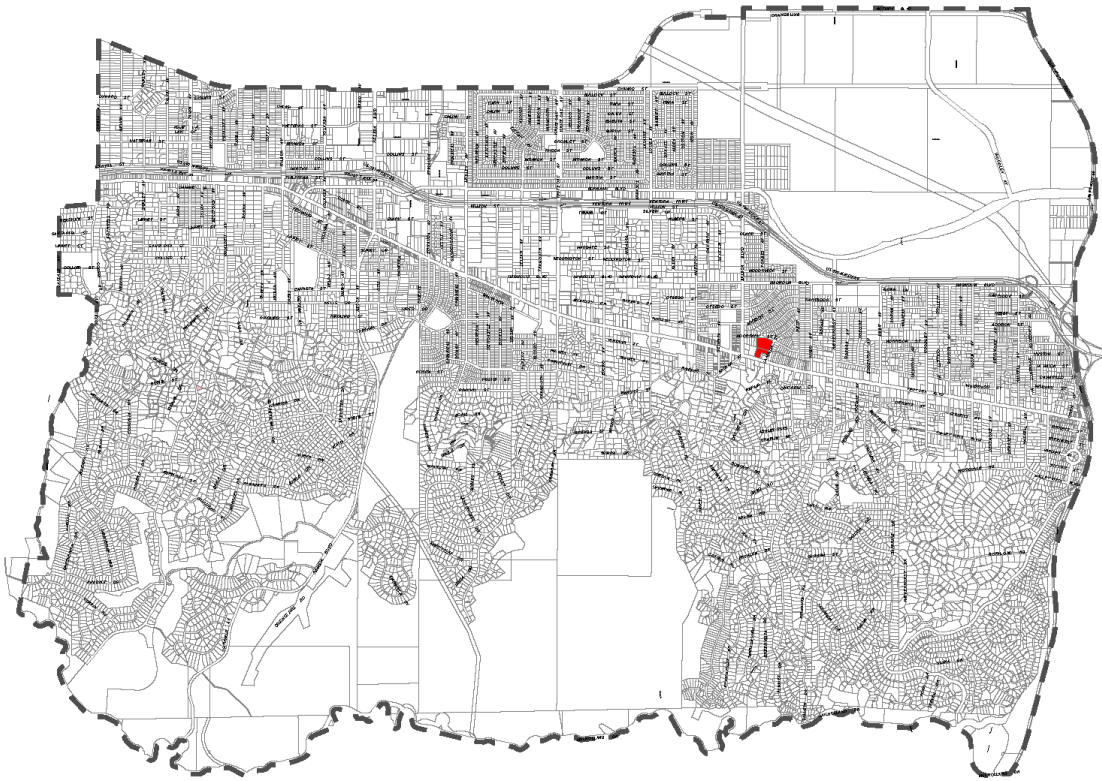
¹⁰ George J. Sanchez, *Beyond Alliances: The Jewish Role in Reshaping the Racial Landscape of Southern California* (West Lafayette: Purdue University Press, 2012), 43.

¹¹ Lawrence Jorgenson, *The San Fernando Valley: Past and Present* (Los Angeles: Pacific Rim Research, 1982), 191-192.

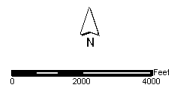
¹² Harris, Scott. "A Rich Man with a Social Conscience." *Los Angeles Times*, 18 Apr. 1998.

Encino - Tarzana Community Plan Area

Designated Resources



- PreLoad Data**
- City Historic-Cultural Monument (HCM)
 - Listed in the National Register, Listed in the California Register (Status Code 1)
 - Formally determined eligible for listing in the National Register, Listed in the California Register (Status Code 2)
 - City Historic Preservation Overlay Zone (HPOZ)



Community Plan Area Survey Methodology

The survey of the Encino-Tarzana CPA was conducted using the methodology established by the OHR for SurveyLA which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).¹³ Concurrent with the survey of the Encino-Tarzana CPA, three additional community plan areas were also being surveyed, all located in the south San Fernando Valley.

The field work was conducted in two phases: *reconnaissance* and *documentation*. The reconnaissance phase was conducted by the project managers and key staff of all four CPA surveys, all of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. The reconnaissance team for the Encino-Tarzana CPA included Katie Horak, Katie Wollan and Allison Lyons of Architectural Resources Group, and Kari Fowler and Christine Lazzaretto of Historic Resources Group. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. During this initial reconnaissance phase, surveyors reviewed pre-loaded data submitted by community members to MyHistoricLA, identified concentrations of resources that might later be recorded as eligible historic districts and planning districts, and developed lists of pre-field research tasks that would help inform the field survey.¹⁴ By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results across CPAs. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

During the reconnaissance phase, ARG created Geographic Information Systems (GIS) maps of each neighborhood; these maps were printed for use in the field. A blank map showing only street names, address numbers, and parcel lines was used by surveyors in the field for notes and comments about resources identified during the reconnaissance phase. Another map featured parcels shaded by decade of building construction, which helped to illustrate chronological development patterns and concentrations of resources.

Once the reconnaissance phase was completed, the documentation phase began. During this phase, field work was conducted by teams of two. Properties that were identified during the previous phase, along with those that had significant associative qualities identified in pre-

¹³ For more information about the SurveyLA methodology, see the ***SurveyLA Field Results Master Report***.

¹⁴ For this Survey Area, the FiGSS contained a large amount of pre-loaded data contributed to the City by the community through MyHistoricLA. Much of this information noted residences as "kit houses," "typical housing," or as having an association with persons who worked in the entertainment industry. All of this information was reviewed and considered; however, only those properties which appeared to be eligible for listing were documented.

loaded data in FiGSS, were recorded and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned.

Surveyed properties include residential, commercial, institutional, and industrial resources and important landscape features. All field work was conducted from the public right-of-way. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed in order to complete an evaluation, additional research was conducted. Sources included building permits, historical newspapers and periodicals, Sanborn maps, and city directories. This research utilized the collections of the Los Angeles Public Library; Online Archive of California; University of Southern California (USC); University of California, Los Angeles (UCLA); and California State University, Northridge (CSUN); and the Library of Congress archives. This research helped with the identification of historic tract names and boundaries, names of tract subdividers, dates of subdivision, and original building uses and footprints.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The Encino-Tarzana CPA predominantly comprises single-family neighborhoods. Although a variety of other property types exist, the patterns of development in this area, primarily post-war suburbanization, were conducive to widespread single-family residential development.

Residential Properties

Reflective of the single-family development that characterizes the Survey Area, nearly all residential properties identified by the survey are single-family residences representing various periods of development and architectural styles.

A small number of intact single-family houses, primarily dating from the 1920s and early '30s, were recorded as representing the area's earliest period of residential development when Encino was largely rural and characterized by large agricultural properties or estates. Several residential properties from this era were identified for their association with important people, including figures from the entertainment industry.

A number of residential properties were identified for their architectural merit. These properties typically date from the 1930s through the 1960s, with a small number of later examples. Residences display the prevalent styles of the period, including American Colonial Revival, Tudor Revival, Mid-Century Modern, Custom Contemporary Ranch, Custom Traditional Ranch, Late Modern, and Late Hollywood Regency.

In addition to individual single-family residences, the survey identified ten residential historic districts and two residential planning districts. Residential districts were evaluated as significant examples of post-World War II suburbanization and/or as cohesive collections of residential architecture.

Commercial Properties

The survey identified numerous significant examples of commercial properties dating to the 1940s through the 1970s. Commercial resources in the Survey Area are primarily located along Ventura Boulevard and include intact branch banks, Google carwashes, and corporate office buildings exemplary of their respective architectural styles. One property was identified as a

long-time neighborhood business that has remained in continuous operation since it was first established in the 1940s.

The survey also identified a number of intact neon rooftop signs, angled towards traffic traveling either direction on Ventura Boulevard and advertising their associated businesses.

Institutional Properties

The survey identified a small number of post-World War II LAUSD school campuses, which represent the widespread expansion of school facilities in the San Fernando Valley and prevailing trends in public school campus design and planning. A number of religious properties were identified, either for their architectural merit for an association with an important ethnic community.

Isolated examples of municipal service and public utility buildings were identified, including a post-World War II fire station and Department of Water and Power buildings. Two private country clubs and two municipal parks and recreation areas were recorded. Several World War II-era air raid sirens were also identified.

Other Properties

Additional property types identified by the survey include a dam (the Sepulveda Dam), a vehicular tunnel (Sepulveda Tunnel), a Nike Missile launch site and a stand of Live Oak trees that date to the early periods of development of the Survey Area.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Encino-Tarzana CPA. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a complete list of all individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ, please refer to Appendix A.

Appendix B contains a complete list of all non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ, please refer to Appendix C.

Residential Development and Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Single-Family Residential Development, 1880-1930

Sub-Theme: Early Multi-Family Residential Development, 1880-1930

Although Encino and Tarzana are typically thought of in terms of post-World War II suburbanization, the area had a small wave of residential development in the 1920s and '30s. People settling in the Survey Area during this period sought a rustic, rural environment while still living in proximity to the bustling city. These properties ranged from modest single-family houses and duplexes to large estates comprising multiple acres.



Address: 17085 W. Rancho St.

Date: 1912



Address: 5915 N. Topeka Dr.

Date: 1926



Address: 5834 N. Calvin Ave.

Date: 1920

Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Rooftop Signs, 1906-1980

Commercial signs are found to be eligible for local designation if they are excellent, intact examples of their type and bear the iconic design features of their representative eras. Signs identified in the Survey Area were constructed when the use of neon was prevalent and continue to attract the attention of passing motorists to long-time retail establishments. Some signs are lasting remnants of businesses that no longer exist; the Corbin Bowl sign (top right) continues to rise high above Ventura Boulevard even though the bowling alley has been demolished.



Address: 18007 W. Ventura Blvd.

Name: Time to Buy Liquor Rooftop Sign

Date: 1957



Address: 19616 W. Ventura Blvd.

Name: Corbin Bowl Rooftop Sign

Date: 1958

Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

Sub-Theme: The Car and Car Services, 1910-1960

Sub-Theme: Programmatic/Mimetic, 1918-1950

Commercial development in the Survey Area is primarily concentrated along or near Ventura and Burbank Boulevards. Two resources were recorded under this Context/Theme in the CPA; both are located on Ventura Boulevard. The carwash at 17438 Ventura Boulevard (below, left) exhibits prominent signage and decorative details typical of the Googie style as applied to this property type. The Fleetwood Center (at right) exemplifies Mimetic architecture, which is a type of architecture that mimics an identifiable object: in this case, a Cadillac Fleetwood grille. Generally, only resources constructed prior to 1980 are evaluated for SurveyLA. However, because this building is a late and rare example within a design tradition of known significance, it was recorded as eligible for local designation.



Address: 17438 W. Ventura Blvd.

Name: Car Wash

Date: 1966



Address: 19613 W. Ventura Blvd.

Name: Fleetwood Center

Date: 1987

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

Responding to the incredible need for new public school facilities in the rapidly growing city in the post-World War II era, voters passed three bond measures in the 1940s and '50s for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. A 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 34 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure.

The Encino-Tarzana CPA was the location of expansive residential development in the postwar era and a notable collection of public school facilities were constructed and expanded to accommodate this growing population. These campuses are reflective of LAUSD school planning and design concepts of the period, following contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. The campuses were designed or modified for outdoor learning and mobility with outdoor "classrooms," recreation areas, and inventive site plans that encourage outdoor circulation in exterior corridors.

Due to the relatively common nature of these resources, only those examples that are highly intact in terms of buildings, site plan, and landscape were recorded as eligible. Two LAUSD campuses (including one elementary and one middle school) were found eligible in the Survey Area.



Address: 19722 Collier St.

Name: Collier Street School

Date: 1960



Address: 18720 Linnet St.

Name: Gaspar de Portola Middle School

Date: 1960

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

Population growth made it necessary to extend government services further into the suburbs to accommodate the growing population. In order to meet the demands for public recreation areas, the City set aside land for park use. Two resources were evaluated under this Context/Theme in the Encino-Tarzana CPA. Encino Park (top, left) was established soon after the annexation of the San Fernando Valley and was originally used as a rest area for travelers on Ventura Boulevard. The Sepulveda Basin Recreation Area was developed by the City in cooperation with the US Army Corps of Engineers on land designated for flood control. Over 2,000 acres in size, the park provides a combination of open space and active recreation facilities including golf courses, baseball fields, and an archery range.



Address: 16953 Ventura Blvd.

Name: Encino Park

Period of Significance: 1922-1941



Address: Balboa Blvd. and Burbank Blvd.

Name: Sepulveda Basin Recreation Area

Period of Significance: 1951-1984



Address: 16821 Burbank Blvd.

Name: Sepulveda Basin Recreation Area

Period of Significance: 1951-1984



Address: Balboa Blvd. near Woodley Ave.

Name: Sepulveda Basin Recreation Area

Period of Significance: 1951-1984

Public and Private Institutional Development, 1850-1980

Sub-Context: Military Institutions and Activities, 1850-1980

Theme: Air Raid Sirens and Civil Defense, 1939-1960

This Context/Theme is used to evaluate extant examples of air raid sirens. Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods and have generally remained untouched since then. Three eligible air raid sirens were found within the Encino-Tarzana CPA, two of which are excellent examples of the Federal Model 500T “rotating” type (top left and right) and one “flattened birdhouse” type (bottom left).



Address: North of 5428 Reseda Blvd., on Clark St.

Name: Air Raid Siren #123

Date: ca. 1940



Address: Northwest corner of Balboa Blvd. and Addison St.

Name: Air Raid Siren #124

Date: ca. 1940



Address: Southwest corner of Ventura Blvd. and Gloria Ave.

Name: Air Raid Siren #201

Date: ca. 1940

Architecture and Engineering, 1850-1980

Theme: The Ranch House, 1930-1975

Sub-Theme: Contemporary Custom Ranch House, 1930-1975

While Ranch-style houses make up a large portion of the postwar Encino-Tarzana housing stock, resources evaluated under this Context/Theme are excellent examples of the Contemporary Ranch style. Identified examples are predominantly north of Ventura Boulevard between White Oak Avenue and Balboa Boulevard. The characteristics of Custom Contemporary Ranches, such as long, rambling forms, floor to ceiling windows, minimal ornamentation and lush landscaping, are seen in these examples.



Address: 5227 N. Andasol Ave.

Architect: Donald G. Park

Date: 1968



Address: 5274 N. Genesta Ave.

Architect: Fumio Yamamoto

Date: 1965

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Ranch House Neighborhoods, 1938-1975

Subdivisions of single-family houses sprang up throughout the San Fernando Valley as the population doubled from 1950 to 1960 and a housing shortage plagued the city. With the expansion of the local freeway system connecting the San Fernando Valley to the rest of Los Angeles, the area soon became populated with vast neighborhoods of houses displaying the popular styles of the day: variations on the Ranch style. Identified historic districts are composed primarily of single-family, one-story houses in a wide variety of Ranch styles, including Traditional, Cinderella, Minimal, Regency, and Contemporary Ranch, set back on wide lots to accommodate rambling floor plans and attached garages. The neighborhoods display a unified appearance and typically feature curvilinear blocks, driveways, and mature trees.



District: Hayvenhurst Drive Residential Historic District

Address: 4197 N. Hayvenhurst Dr.

Date: 1956



District: Redwing-Henshaw Residential Historic District

Address: 19709 W. Henshaw St.

Date: 1956



District: Encino Woods Residential Historic District

Address: 5041 N. Noeline Ave.

Date: 1951



District: Chardon Circle Residential Historic District

Address: 18124 W. Chardon Cir.

Date: 1970

Architecture and Engineering, 1850-1980

Sub-Context: LA Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

Property Type: Residential

Corresponding with the widespread post-World War II development in the Encino-Tarzana CPA, a number of significant Mid-Century Modern residences were recorded in the Survey Area. Residential examples are exclusively single-family houses and are most commonly found in the foothill neighborhoods of Encino. Many were designed by significant local architects including Raymond Kappe, Richard Neutra, Dion Neutra and Richard Dorman. The Escalon Drive Residential Historic District (top, right) features Mid-Century Modern tract houses designed by Daniel Saxon Palmer, formerly of the architectural team of Palmer and Krisel.



Address: 15541 W. Woodcrest Dr.
Name: Phineas Kappe Residence
Architect: Ray Kappe
Date: 1955



District: Escalon Drive Historic District
Description: Escalon Dr., between Empanada Pl. and Standish Dr.
Architect: Dan Saxon Palmer
Period of Significance: 1966



Address: 4422 N. Grimes Pl.
Architect: Richard Dorman
Date: 1958



Address: 18918 La Montana Pl.
Architect: Dion Neutra
Date: 1972

Architecture and Engineering, 1850-1980

Sub-Context: LA Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

Property Type: Commercial

In addition to residential examples of Mid-Century Modernism, a number of commercial examples were identified in the Survey Area. They can be found on or adjacent to the main commercial arteries of Burbank and Ventura Boulevards. Examples are typically low-rise office buildings between two and four stories in height; a few were designed by significant architects. The example at top right was designed by Ray Kappe, while the example at top left was designed by noted San Fernando Valley architects Lane & Schlick.



Address: 17100 W. Ventura Blvd.

Architect: Lane & Schlick

Date: 1953



Address: 18455 W. Burbank Blvd.

Architect: Ray Kappe

Date: 1963



Address: 18740 W. Ventura Blvd.

Architect: Unknown

Date: 1962

Architecture and Engineering, 1850-1980

Sub-Context: LA Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

Property Type: Institutional

The survey identified a number of institutional buildings, most commonly churches and synagogues, which are excellent examples of Mid-Century Modernism. When applied to religious property types, the style often adopts an expressive appearance with sweeping, A-frame roof forms and large expanses of stained glass.



Address: 4830 N. Genesta Ave.

Name: 38th Church of Christ, Scientist

Architect: Unknown

Date: 1962



Address: 4601 N. Firmament Ave.

Name: Saint Cyril of Jerusalem Catholic Church

Architect: J. George Szeptycki

Date: 1963



Address: 15739 Ventura Blvd.

Name: Valley Beth Shalom

Architect: Howard Lane

Date: 1964



Address: 5619 N. Lindley Ave.

Name: Saint Paul's United Methodist Church

Architect: Unknown

Date: 1966

Entertainment Industry, 1908-1980

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

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

Since the 1930s, many entertainers have made their home in the Survey Area, primarily in the Encino hills. Early residents included John Wayne, Al Jolson, Clark Gable and Carole Lombard; in later years, Liberace and the Jackson family purchased properties in the area. Resources evaluated under this Context/Theme are those associated with the productive life of historically significant persons in the entertainment industry. They are typically located on large lots and concealed by perimeter fencing and landscaping and are at times obscured from public view.



Address: 15413 W. Valley Vista Blvd.

Name: Liberace House

Date: 1953



Address: 4875 N. Louise Ave.

Name: Al Jolson Estate

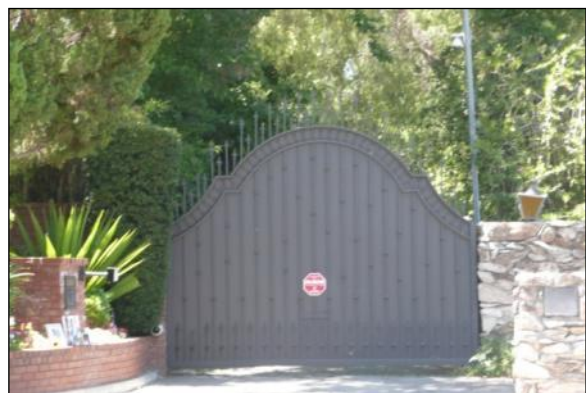
Date: 1935



Address: 4543 N. Tara Dr.

Name: Clark Gable-Carole Lombard House

Date: 1933



Address: 4641 N. Hayvenhurst Dr.

Name: Jackson Family/Michael Jackson House

Date: 1983

Industrial Development, 1850-1980

Theme: Agricultural Roots, 1850-1965

Sub-Theme: Cash Crops for Export, 1870-1945

Both Encino and Tarzana have a rich agricultural history, with much of the land used for livestock grazing and crop production (including lima beans, sugar beets, walnuts, and citrus) in the late nineteenth and early twentieth centuries. With the widespread residential development in the San Fernando Valley in the postwar years, nearly all agricultural land has been replaced with residential neighborhoods. In Tarzana, however, the 14-acre Bothwell Ranch has been in continuous operation since 1926. As the last remaining commercially-farmed citrus orchards in the south San Fernando Valley, it represents a significant remnant of the Valley's agricultural roots, once an integral element of the local economy.



Address: 5300 Oakdale Ave.

Name: Bothwell Ranch

Other Contexts, 1850-1980

Theme: Design/Construction, 1850-1980

Theme: Event or Series of Events, 1850-1980

Properties evaluated under the “Other” context are unusual properties that do not fall under prepared Context/Themes and may be re-evaluated at a later date under a more relevant context as they become available. Examples within the Encino-Tarzana CPA include: the Sepulveda Tunnel, a vehicular tunnel constructed in 1930 that was instrumental in improving automobile access between the San Fernando Valley and West Los Angeles; and the Nike Missile Site, a missile launch site associated with Cold War era civil defense.



Address: Sepulveda Blvd. under Mulholland Dr.

Name: Sepulveda Tunnel

Date: 1930



Address: Near southeast corner of Woodley Ave. and Victory Blvd.

Name: Nike Missile Site

Period of Significance: 1957-1974

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