



OFFICE OF HISTORIC RESOURCES

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FROM MODEST DUPLEX TO LUXURY HIGH RISE: MULTI-FAMILY HOUSING IN LOS ANGELES

While Los Angeles has historically been referred to as a city of single-family homes, multi-family housing has played a significant role in the city's residential development over time and constitutes one of the largest groups of resources identified for SurveyLA, the citywide historic resources survey.

In December, the Office of Historic Resources released its new narrative for [the "Multi-Family Residential Development" theme](#) of Los Angeles' citywide historic context statement, which provides the framework for identifying and evaluating multi-family resources. The theme covers the period from the 1890s to 1970, and focuses on trends in city planning and zoning which accommodated housing for an increasing population of full and part time residents, visitors, and tourists. The narrative also covers the range and evolution of multi-family

building types that were popular during this period and how they reflect preferences, tastes, and architectural styles of the day. Today these residential types are becoming increasingly rare.



Storybook bungalow court known as the "Snow White Cottages," 2906 Griffith Park Blvd., Los Feliz, 1931-1932. Disney animators are said to have lived here in the 1930s while working on the first animated feature film.

Apartment houses were the earliest multi-family housing type in Los Angeles, ranging from modest duplexes, triplexes, and fourplexes to elegant mid- and high-rise apartment buildings. Due to their versatility, apartment houses are among the most common multi-family residential building types in Los Angeles, with examples constructed in nearly every part of the city and covering the full period of significance for the theme.

Bungalow courts represent a dominant multi-family

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PRESERVING HISTORIC WINDOWS: A RESOURCE GUIDE FOR PROPERTY OWNERS

The staff of the Office of Historic Resources often gets inquiries from property owners who want to replace their historic windows, hoping to achieve energy savings or reduce noise in their home. But the City's 35 Historic Preservation Overlay Zone (HPOZ) Preservation Plans have guidelines that recommend property owners repair, rather than replace, of historic windows.

Why is this? Is the office favoring aesthetics over environmental sustainability and personal comfort? A closer look at some of the facts surrounding historic windows provides insight into the basis for these guidelines, as well as some

workable, affordable options for property owners.

The Importance of Windows

Windows may seem like a minor architectural detail on many buildings, but they are actually one of the most important "character-defining features" of any historic structure. Windows typically comprise approximately one-quarter of a building's exterior and significantly shape the design, scale, rhythm, depth, and proportions that give a building its authenticity, relating it to its historic period of construction.

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HPOZ SPOTLIGHT: SOUTH CARTHAY HPOZ

In this issue we feature the South Carthay HPOZ. Though its 1930s construction makes it the last of the three Carthay HPOZs to be fully developed, it was adopted as an HPOZ in 1984, as only the second HPOZ in the city (after Angelino Heights, adopted in 1983). Bounded by Olympic, Pico, La Cienega and Crescent Heights Boulevards, the neighborhood still contained farmland (leased by Ralphs Markets!) until 1933.

The one-story Spanish Colonial Revival homes predominating the eastern portion of the district may seem familiar. That is because developer Spyros George Ponty, who built approximately one quarter of South Carthay's homes, also built homes in the same style in Westwood, Norwalk, Beverly Hills, and South Central Los Angeles. Though they may seem similar at first glance, a closer look reveals that each home is unique, as

Ponty consulted with each buyer to ensure individuality. Exterior details, like the stained glass windows, were adjusted to appear individually designed while sharing a common style, creating a harmonious atmosphere. Most of the Spanish Colonial Revival style homes can be seen on Alvira Street, and were constructed from 1932 to 1936. The two-story apartments lining Crescent Heights are also differentiated and were built several years later and at greater cost. The western end of the district features a mix of architectural styles.

The route presented in the map below starts at the iconic 1937 entertainment venue, The Mint. While you are here, visit the Carthay Circle HPOZ or beyond Crescent Heights visit the Carthay Square HPOZ.

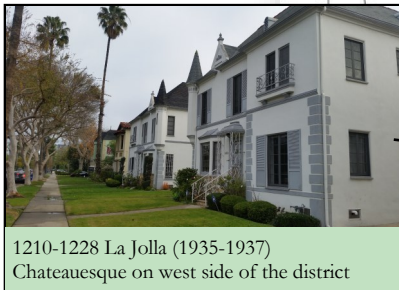
SOUTH CARTHAY HPOZ MAP & WALKING TOUR



1027 Alvira (1934) A Ponty-customized Spanish Colonial Revival style home



6500 Olympic (1935) Apartments line the HPOZ's north border



1210-1228 La Jolla (1935-1937) Chateausque on west side of the district



The Mint at 6010 Pico (1937) An L.A. landmark for 81 years



Start and end walking tour at The Mint (6010 Pico).
Walk west on Pico and enter the HPOZ on La Jolla.
Finish back at The Mint.



6330 Olympic (1932) Eclectic Tudor Revival architecture



1130 & 1132 Alvira (1934 & 1935) Individually designed stained glass



1101 Crescent Heights (1934) One of many apartments lining Crescent Heights



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building type in Los Angeles that proliferated during most of the twentieth century. The early courts were designed as vacation residences and offered homelike accommodations to affluent visitors. But as the population of Southern California grew in the 1920s and 30s, bungalow courts became more associated with year-round rental housing for people with moderate or lower incomes. The bungalow court provided the privacy, open space, and other features associated with a single-family house, with the convenience and affordability of apartment living.



French Revival Courtyard Apartment at 8016 W Selma Avenue, Hollywood, 1937

up three stories and occupied multiple lots with common spaces often featuring swimming pools and patios. The later postwar examples were particularly popular in the San Fernando Valley.



Marina Dingbat Apartments, 7838 West Manchester Ave, Westchester, 1961

The popular courtyard apartment was the natural successor to the earlier development of the bungalow in Southern California. They were first built in Los Angeles in the 1910s, with the type continuing to evolve in form and style through the 1960s. Courtyard apartments were distinguished from the bungalow court by their multi-story massing which could more than double the number of units on a lot. Most were two-stories and U-shaped in plan and provided a central common open space and a connection to the outdoors not found in high-density multi-family housing types. Examples from the 1950s and '60s rose

The Stucco Box/ Dingbat apartment is one of the most recognizable and prolific examples of postwar multi-family residential development in Los Angeles. The popularity of the type reflected developers' attempts to capitalize on the

widespread demand for postwar housing with little investment. The housing type house is designed to accommodate the maximum number of living units on a single residential lot, while also meeting local parking requirements. The Stucco Box/Dingbat is characterized by its simple rectangular forms, open carports recessed along one or more sides of the building, and applied decoration or "dingbats" on the building façade. Due to increased parking requirements, and more recently seismic regulations, remaining examples are threatened with demolition.



Two-story Craftsman Duplex at 519 W. 40th Street, San Pedro, 1918

or even decades. Multi-family districts may be cohesive in architectural styles, such as the use of Spanish Colonial and Mediterranean Revival, or may include a range of styles prominent during the period of development. Districts citywide sometimes feature modest examples of multi-family types, or may be high-style and the work of significant architects and builders.

The OHR hopes that this new narrative context will be an important resource to both professionals and community members, providing a useful framework for future survey work and historic designations.



Spanish Colonial and Mediterranean Revival Apartments in Exposition Park Square Historic District dating from 1913-1928



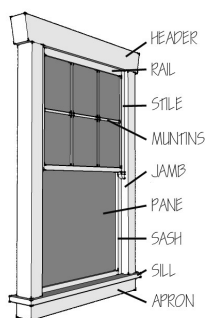
PRESERVING HISTORIC WINDOWS: A RESOURCE GUIDE FOR PROPERTY OWNERS

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The modern windows added to this home are poorly scaled and dramatically alter the home's appearance.

Historic wood windows used old growth lumber that can last centuries; even new wood windows do not match their quality and durability. Replacement vinyl windows typically have plastic and metal parts that are prone to denting, warping and fading in high temperatures. Traditional windows were made from individual parts, allowing each piece, including the rails, muntins, sill, and jamb - to be individually repaired or replaced in kind. Vinyl, aluminum, fiberglass, and composite windows are manufactured as a unit and the components generally cannot be repaired. When one part fails, the entire unit will likely need to be replaced.



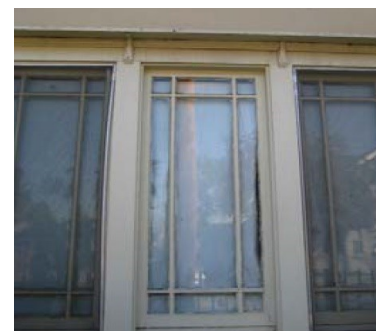
With historic windows, individual components may be repaired separately.

ducts, fireplaces, and foundations can be much greater contributors to energy loss.

The National Trust for Historic Preservation in 2016 completed a detailed [research report](#) on multiple window improvement options, comparing them to replacement windows across multiple climate regions. The report concluded that a number of existing window retrofit strategies come very close to the energy performance of high-performance replacement windows at a fraction of the cost. New, high performance windows are by far the most expensive option, often costing more than twice as much as common retrofit options. The study found that cellular shades, interior storm panels and various exterior storm window configurations offer a higher average return on investment compared to new replacement windows. Other cost-effective alternatives include [window inserts](#), [air sealing](#), added insulation, or improving the efficiency of Heating, Ventilation and Air Conditioning (HVAC) systems.

Replacement Windows

While most historic windows can be salvaged through appropriate maintenance and by replacing inoperable components, some original windows may have been neglected or may have deteriorated beyond repair. Most of the City's HPOZ Preservation Plans have design guidelines specifying that new replacement windows should match the historic or existing windows in terms of size, shape, arrangement of panes, materials, hardware, method of construction, and profile. In many instances, it can be helpful to take your cues from nearby historic buildings that are similar in style.



This wood casement window features decorative muntins and true divided lites, adding character and authenticity to the home's appearance.

But What About Energy Use?

While new "energy efficient" replacement windows may yield some savings in energy costs, numerous [analyses](#) have demonstrated that it is virtually impossible to recoup in energy savings the amount of money spent on replacing historic wood windows with new windows before the new windows need to be replaced. The State Office of Historic Preservation has assembled a comprehensive list of [links](#) to studies on the thermal performance of historic windows.

Many homeowners have an exaggerated expectation of the impacts of windows on heat and cooling. According to the U.S. Department of Energy, windows account for only between 10 and 25 percent of heat gain or loss in homes. Under-insulated walls and attics, as well as wall and roof penetrations, doors,

For property owners, it's also important to consider the long-term financial benefit of restoring, repairing or replacing windows in-kind. While vinyl, aluminum, fiberglass, and composite windows may be more affordable upfront, the lasting effect on property values can be detrimental. In comparison, restoring, repairing, or replacing windows in-kind will enhance property values. Thus, despite the initial investment, it is much more financially prudent to restore, repair, or replace windows in-kind.

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PRESERVING HISTORIC WINDOWS: A RESOURCE GUIDE FOR PROPERTY OWNERS

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The OHR's staff can assist you in working through the options for window repair and replacement, and what materials must be submitted for a window rehabilitation or replacement project.

Other Useful Window Resources

Here are a few additional links that may be helpful in addressing window rehabilitation:

The National Park Service's [Preservation Brief 9](#) addresses considerations on the repair of historic wood windows.

To compare the visual impacts of replacing older windows instead of repairing them, see this 2009 National Trust for Historic Preservation [publication](#).

For more detailed technical guidance on how to preserve and rehabilitate historic windows, consult the Historic Preservation Education Foundation's 600-page [Window Rehabilitation Guide](#), which addresses code compliance, energy conservation, maintenance, repair techniques, and historic technology.

Many other communities have developed helpful guides to preserving historic windows, including these examples from [Portland, Oregon](#), [Pennsylvania](#), and [New York State](#).

L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council designated six new Historic-Cultural Monuments (HCMs) in November and December 2018. Los Angeles' newest HCMs include the following:



HCM #1169, The Montecito, 6650-6668 Franklin Avenue; 1855 North Cherokee Avenue

The Montecito is a ten-story apartment building located on the corner of Franklin Avenue and Cherokee Avenue in Hollywood. It was designed by architect Marcus Phillips Miller in the Art Deco architectural style with Mayan Revival-style detailing. The building was constructed in 1930 for The Cher-

okee Properties, Ltd. to provide housing for film industry workers. Since 1985, the property has been utilized as affordable senior housing. The Montecito is an excellent example of an apartment building in the Art Deco style, with an emphasis on verti-

cality, metal windows, smooth wall surfaces, and decorative stylized and geometric motifs.

HCM #1170, Winn Apartments, 417 South Ocean Front Walk

The Winn Apartments are located on South Ocean Front Walk in Venice. The property is a four-story, 32-unit apartment building constructed in the Italianate architectural style. It was built in 1921 as an apartment house offering short- and long-term stays. The building is significant for its association with early twentieth century leisure tour-



ism in Venice and as a rare example of a 1920s apartment house in Venice. In the decades following the opening of Abbott Kinney's Venice of America resort in 1905, residences were built around the canals and amusement park rides and attractions were constructed, along with apartment houses lining Ocean

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L.A.'s NEWEST HISTORIC-CULTURAL MONUMENTS

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Front Walk to support the burgeoning tourism industry. The Winn Apartments is one of the few apartment houses remaining from that period.



HCM #1171, Aberdeen House, 2640-2656 North Aberdeen Avenue

The Aberdeen House, built in 1926, is a two-story, single-family residence located on a sloping lot off of Aberdeen Avenue in the Los Feliz neighborhood.

The residence was designed by architect Milton R. Sutton in the Tudor Revival architectural style for Sybill J. Morrison, who owned the property until 1937. The house is an excellent example of Tudor Revival residential architecture in Los Feliz, featuring brick and stucco cladding, decorative half-timbering, and multi-gabled roof with slate shingles, and diamond-paned windows, all of which are typical of the style.

HCM #1172, Wallace Beery's Hollywood Hideaway, 947 North Martel Avenue

Wallace Beery's Hollywood Hideaway is a 1936 one-story single-family residence located in Hollywood. Designed by master architect William Kesling, the property was commissioned by actor Wallace Beery, who sold it the following year. The residence is an excellent example of Streamline Moderne residential architecture with smooth concrete plaster cladding, horizontal orientation, flat roof, and rounded corners. William Kesling is considered a master architect for his prolific work in the Streamline Moderne style during the height of its popularity. While buildings constructed in this style typically lack ornamentation, Kesling's interpretations often featured whimsical details like clerestory windows and hovering pergolas that produce a unique expression of the style, as exemplified by this residence. Wallace Beery's Hollywood Hideaway not only represents one of Kesling's best-known designs, but is also among the last Streamline Moderne style buildings that he constructed in Los Angeles.



HCM #1173, Hollywood Citizen-News Building, 1545-1551 North Wilcox Avenue



The Hollywood Citizen-News Building, located on Wilcox Avenue in Hollywood, was constructed between 1930 and 1931 by architect Francis D. Rutherford. The building served as the headquarters for the Hollywood Citizen-News, operated by Harlan G. Palmer, Sr. and his family, from 1931 until the

paper ceased publication in 1970. Hollywood Citizen-News evolved into the fourth largest newspaper in Los Angeles. The development and influence of the Citizen-News throughout its 66-year run reflect the evolving role of newspapers in the social, cultural, and political development of Los Angeles during the 20th century. The building also reflects the execution of the Art Deco architectural style at the height of its popularity and features smooth cement plaster wall cladding, metal-frame fixed windows, emphasis on verticality, and geometric motifs as decorative elements on the façade.

HCM #1174, Times Mirror Square, 202-220 West 1st Street; 121-147 South Spring Street; 205-211 West 2nd Street



Times Mirror Square is a commercial office complex located in Downtown Los Angeles spanning Spring Street between 1st Street and 2nd Street. The development of the Times Mirror Square complex is a reflection of the evolution and growth of the Los Angeles Times, starting with the construction of the Art Deco-style Los Angeles Times Building and Plant in 1935. As the paper grew in circulation and stature, so too did its physical plant. Times Mirror Square is significant for its association with the prominent Chandler family, which played a significant role in the evolution of the Los Angeles Times from a local publication to a newspaper of national acclaim. The property is also an excellent example of the Art Deco/Moderne and Late Moderne architectural styles. The greater complex consists of five buildings that were designed by master architects Gordon Kaufmann, Rowland Crawford, and William Pereira.

The Cultural Heritage Commission recommended designation of the Times Mirror Complex to include all five buildings built between 1935 and 1973. The City Council approved the recommendation with the exclusion of the Executive Building and Parking Structure designed by William Pereira in 1973.