



## OHR ENHANCES PRESERVATION PLANS FOR WINDSOR SQUARE AND OTHER HISTORIC DISTRICTS

On July 11, the City Planning Commission (CPC) adopted a newly amended Preservation Plan for the Windsor Square Historic Preservation Overlay Zone (HPOZ), replacing a plan that was last revised in 2007.

One of the distinguishing factors of Los Angeles' HPOZs, or locally designated historic districts, is that each district has an adopted Preservation Plan. The Plan serves as a handbook for every property owner, as well as the HPOZ Board and City staff, on what's expected within that district. It spells out how different types of work gets reviewed, contains a "historic context statement" detailing the historic significance and development of the community, and summarizes each neighborhood's distinctive architectural styles.

At the heart of each Preservation Plan is a set of detailed design guidelines, providing guidance on what is recommended or discouraged for rehabilitation of building

features, including windows, doors, and roofs, as well as guidance on building additions, new construction on vacant lots, or work within the public realm. The Plan's guidelines are tailored to each HPOZ neighborhood,

based on community input, and reflect the distinct architectural styles of the neighborhood, as well as the preferences of each community.



149 S. Windsor Blvd, a grand example of a Windsor Square residence

An update to the Windsor Square Preservation Plan had been requested by the Windsor Square community, in part to address a unique provision of its existing plan, called the "façade and visible area." Previously, each property within the Windsor Square HPOZ had a defined line identi-

fied by the historic resources survey of the neighborhood. Projects located in front of the façade and visible area line needed to follow the HPOZ review processes, while projects behind the line were generally exempt from review altogether.

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## SURVEYLA FINDINGS HELP INFORM UPDATES TO CITY'S COMMUNITY PLANS

With the completion of SurveyLA, the citywide historic resources survey, the City of Los Angeles now has an important opportunity to use this information to guide its long-range plans.

The Department of City Planning, with funding and staffing support from the Mayor and the City Council, has launched a comprehensive program to update all 35 Community Plans by 2024. The Community Plans shape the land use vision for Los Angeles, supporting citywide policy objectives while addressing issues and opportunities unique to each community. In conjunction with adoption of the Plan text, the Department will also be rezon-

ing all properties in each geography, utilizing the new zoning tools developed through re:code LA, the overhaul of the City's 1946 zoning code.

The Community Plans detail areas within each community that are proposed for future growth or change, and other areas where the planning vision is to conserve existing assets. Gaining an understanding of each community's significant historic resources is an important starting point to guide these policies.

Since 2017, 12 Community Plan updates has been launched, in three regions across

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## HPOZ SPOTLIGHT: BALBOA HIGHLANDS HPOZ

In this issue we feature the Balboa Highlands HPOZ. Constructed between 1962 and 1964 by developer Joseph Eichler, Balboa Highlands is the first post-World War II neighborhood in the San Fernando Valley to achieve historic district status, which was adopted by City Council in 2010. Located at the north end of Granada Hills, in a hillside neighborhood off Balboa Blvd., it was one of the first integrated postwar developments in the San Fernando Valley.

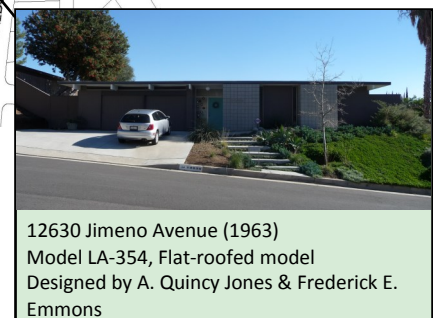
The one-story homes that make up the neighborhood were built around an atrium accessed through sliding-glass doors, blurring indoor and outdoor space in the signature Eichler home style. While Joseph Eichler was a prolific developer who built thou-

sands of homes in Northern California, Balboa Highlands is one of only three Eichler tracts in Southern California, and his only development located in Los Angeles County (with the other two located in Thousand Oaks and City of Orange).

The homes — designed by noted architects A. Quincy Jones, Frederick Emmons, and Claude Oakland — came in three different models, easily identified by their different rooflines: Flat Roof model, Slant-Roof model, and A-Frame model.

The highlights below provide a glimpse of the neighborhood character. Venture off on your own to explore the rest of this Mid-Century HPOZ!

### BALBOA HIGHLANDS HPOZ MAP & HIGHLIGHTS





## SURVEYLA FINDINGS HELP INFORM UPDATES TO CITY'S COMMUNITY PLANS

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the city:



OHR staff reviews SurveyLA findings with the Southeast Valley community planning team.

South Valley: Van Nuys-North Sherman Oaks, North Hollywood-Valley Village, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, Canoga Park-Winnetka-Woodland Hills-West Hills, Reseda-West Van Nuys, and Encino-Tarzana,

Westside: West Los Angeles, Palms-Mar Vista-Del Rey, Westchester-Playa del Rey, and Venice.

Harbor: Wilmington-Harbor City and Harbor Gateway

Office of Historic Resources staff has been working closely with the Department of City Planning's Community Planning staff teams to give them a thorough briefing on their Plan Area's SurveyLA findings. This shapes the planning team's identification of key issues and opportunities for each community.

The SurveyLA data is then an excellent starting point for community discussion about how communities want to value their significant historic places and neighborhoods. In the Canoga Park-Winnetka-Woodland Hills-West Hills, the planning team shared information on potential historic neighborhoods at all of their "concept workshops" in 2018. An example of a board used at these public workshops is found [here](#).

Staff is also discussing with community members some of the zoning options developed through re:code LA. SurveyLA identified many neighborhoods as "planning districts," which meant that they did not retain the integrity or cohesiveness to appear eligible for historic designation, but still had characteristics that are worth noting or addressing through the Community Plan process, such as distinctive tract design, consistent height, massing, or setbacks, or notable trees and landscape features.

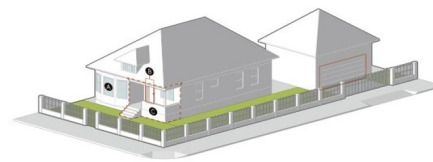
For planning districts, the Community Plans are often recom-

mending applying a "character frontage" zoning tool. This would help apply the dominant design features of an area to create compatible or contextual new infill development, though it would not help protect existing historic features.

Compact Neighborhood | Frontages | Character Residential 1 (CR1)

SEC. 7.4.16. CHARACTER RESIDENTIAL 1 (CR1)

1. Facade



	Primary St.	Side St.
Transparency		
● Street-facing facade (min/max)	20%/50%	n/a
Window depth (min)	1"	1"
Pedestrian Access		
● Street-facing entrance	Required	n/a
● Street-facing entry feature	Required	n/a
● Porch	●	●
● Porch with upper balcony	●	●
● Stoop	●	●
Primary Siding Materials		
Horizontal wood siding	●	●
Wood shingle	●	●
Authentic stucco	●	●
All other materials	---	---

Key: ● = Allowed --- = Not Allowed

The "Character Frontage" zoning tool will help shape contextual development in historic neighborhoods.

Neighborhoods that SurveyLA identified as eligible historic districts may in the future become a designated Historic Preservation Overlay Zone (HPOZ), if sufficient community support exists to pursue such designation. For those neighborhoods that may not be ready to become an HPOZ, the Department has developed a new overlay zoning tool called a Conservation District.

While a Conservation District would not have all of the protections and provisions of an HPOZ, such as an HPOZ Board to review projects or a Preservation Plan with design guidelines, it would still provide for reviews of alterations to the front portions of building facades, in order to help preserve significant architectural features. Further requirements would be put into place within a Conservation District for demolition of a SurveyLA-identified historic resource, including an approval for a replacement project prior to demolition. A Conservation District Overlay may be paired with the character frontage tool to help ensure compatible new development within the district.

OHR staff will continue to work closely with the planners developing recommendations for each of these communities, and also encourages community members participating in the planning process to review the survey findings for their areas at [HistoricPlacesLA](#).





## OHR RELEASES NEW CONTEXT FOR LATE 19TH & EARLY 20TH CENTURY RESIDENTIAL ARCHITECTURE



Kerchoff Residence, 1325 W. Adams Blvd, an excellent example of the "Shingle Style."

Although the field surveys for SurveyLA have now been completed, the Office of Historic Resources continues to finalize historic context statements, which are narrative documents to help guide future identification and designation of historic resources.

The latest completed historic context to be released is ["Late 19th and Early 20th Century Residential Architecture, 1885-1910,"](#) prepared for the OHR by GPA Consulting. The context provides an important new framework for understanding some of Los Angeles' earliest periods of residential architecture.

From 1880 to 1896, Los Angeles' population grew from 11,090 to 97,382, fueled by a rate war between railroads, 1885 and 1887, which led to a massive influx of migrants, followed by significant waves of new housing construction.

Some of the styles that emerged in Los Angeles during this period – including Neoclassical, Richardsonian Romanesque, and Chateausque – are considered high-style and were largely designed by professional architects. The context describes the Queen Anne and Eastlake styles as part of the "picturesque" movement, with high-style origins that could later be mass produced through the innovations of the Industrial Revolution. The

Shingle Style represented a bridge between the Queen Anne and Craftsman styles, moving away from ornamental use of shingles in favor of a direct expression of the nature of the material.

Parallel to the high-style architecture of this period, a few vernacular styles were also developing to suit those of moderate means. Folk Victorian describes modest, simple wood frame vernacular houses with Victorian era decorative detailing at the porch and cornice line. Folk Victorian was perhaps the most popular residential style for Los Angeles' early homesteaders.

In the late 19th century two vernacular house types began to appear in Los Angeles, the gabled cottage and hipped cottage. The simplicity of their construction encouraged many variations, but most remained fairly unadorned. The one-story gabled cottage first appeared in Los Angeles in the 1870s, although few pre-boom examples survive. The gabled cottage is distinguished from earlier house types in the folk tradition by its temple-like front created by a single, gabled roof. Early examples are typically sheathed with board and batten siding, while later examples have clapboard or shiplap siding.



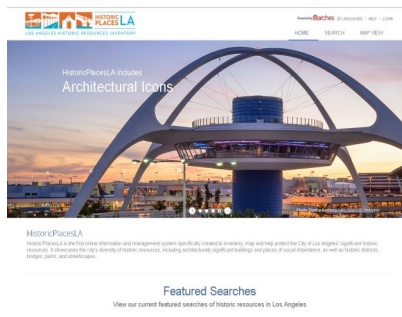
Folk Victorian House, 604 E. 29th

The OHR hopes that all of the historic contexts, posted on the SurveyLA web site [here](#), will be a useful resources to historic preservation professionals, researchers, and interested community members.

## ALL SURVEYLA DATA IS NOW AVAILABLE IN HISTORICPLACESLA

The Office of Historic Resources is pleased to announce that all data from SurveyLA, the citywide historic resources survey, is now available in the City's online historic resources inventory and management system, HistoricPlacesLA (<http://www.historicplacesla.org/>).

Having reached this milestone, all SurveyLA data is now fully searchable and map-able, in all of the City's 35 Community Plan Areas. The system now contains over 58,000 records on places representing every community in the city.



The home page for historicplacesla.org

In the coming months, HistoricPlacesLA will be updated to version 4 of the Arches system created by the Getty Conservation Institute, and there will be a significantly enhanced and streamlined look to the user interface.

In addition, the OHR is still working on incorporating information from Community Redevelopment Area surveys (still accessible in PDF format at SurveyLA.org) as well as updating information on City Historic-Cultural Monuments and National Register properties.

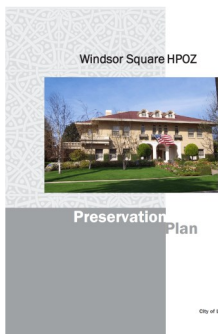
If you have any questions about HistoricPlacesLA, contact Sara Delgadillo Cruz, the OHR's data manager for the system, at [sara.cruz@lacity.org](mailto:sara.cruz@lacity.org).



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This provision led to several projects within Windsor Square with inappropriately scaled additions, or additions that extended out visibly on the sides, instead of being stepped in to ensure that the addition was subordinate to the historic home. In other cases, any projects located within the façade and visible area (even those that represented a very small addition) needed to go through a lengthy Certificate of Appropriateness review process instead of a more expedited staff-level “Conforming Work” approval.



To improve preservation outcomes while also streamlining the review process, the new Windsor Square Plan replaces the previous façade and visible area provisions with a new definition of “street visible area” that is consistent with the citywide amendments to the HPOZ Ordinance, approved by the City Council in 2017. Projects will be

reviewed by the HPOZ if they affect front or side facades that can be seen from an adjacent street, alley or sidewalk, but by

better aligning the Plan with the HPOZ Ordinance, more projects will qualify for expedited Conforming Work approval, making HPOZ review faster and easier for applicants.

The new Plan also adds chapters to provide more guidance to owners, residents and applicants, addressing setting (front yard) and public right-of-way, as well as rehabilitation guidelines for properties that are non-contributing to the HPOZ (built after the “period of significance” for the neighborhood or substantially altered). The Plan adopts best preservation practices and guidelines found in many of the department’s recently adopted plans, provides helpful guidance in a user-friendly format, and addresses sustainability issues such as drought-tolerant landscaping.

With the adoption of the Windsor Square Plan, the OHR is launching the next phase of revised Preservation Plans, with the Angelino Heights, Hancock Park, and Gregory Ain Mar Vista Tract HPOZ plans undergoing revisions. In each of these efforts, the existing HPOZ Board will work closely with OHR staff to prioritize key issues and review proposed Plan language. The OHR anticipates the revised plans will be considered by the City Planning Commission during the first half of 2020.

## L.A.’S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council designated six new Historic-Cultural Monuments (HCMs) between April and early July 2019. Los Angeles’ newest HCMs include the following:



**HCM #1181:**  
**Agfa Anasco Corporation Building, 6424 Santa Monica Boulevard, Hollywood**

Built in 1937, this Streamline Mo-

derne-influenced Art Deco building was designed by T. H. Pettit for the Agfa Anasco Corporation, which produced film, photo paper, and cameras and occupied the building until 1959. This was one of the many businesses that sprang up in specially-created industrial areas of Hollywood during the 1920s and 30s to support the growing film industry. The brick and concrete building is mostly one-story, with a two-and-a-half story tower topped by a stepped decorative element with geometric designs. The façade consists of repeated bays with Egyptian-inspired floral bas reliefs above the ground floor windows, plus a sign and decorative metal grill above the main entrance at the corner. Many other geometric designs accent the exterior, exemplifying the Art Deco and Streamline Moderne Styles.

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## L.A.'s NEWEST HISTORIC-CULTURAL MONUMENTS

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**HCM #1182: Tom Bergin's, 840 S. Fairfax Avenue, Miracle Mile**

Tom Bergin's is one of the oldest bars and restaurants in Los Angeles, having been in

business continuously for over 80 years before closing in 2018. Originally opened by Tom Bergin in 1936, it moved to this Tudor Revival building in 1949. While the building itself preserves a number of original features, the property's primary significance is the business' association with the commercial identity of Los Angeles and its neighborhood, as one of the most iconic bars in the city. Tom Bergin's has attracted a number of loyal patrons over its long life, including Hollywood celebrities such as Cary Grant and Ronald Reagan; regulars wrote their names on cardboard shamrocks that completely cover the restaurant's ceiling, a testament to its place in the life of the community.



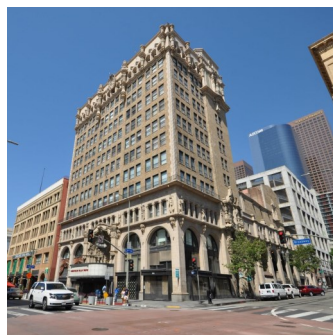
**HCM #1183: Grand Central Market, 315-323 S. Broadway, Downtown**

The Beaux Arts Homer Laughlin Building in Downtown was designed by John Parkinson and built in 1898,



and was subsequently expanded by architects Thornton Fitchugh and Harrison Albright in 1905. Since 1917, it has been the home of Grand Central Market, once one of the largest city markets on the west coast that has remained a space for dining and shopping. While it originally served for farmers to sell produce to the affluent residents of Bunker Hill, the market has evolved and adapted over the past century, reflecting the demographic and cultural changes in Downtown and Los Angeles as

a whole. The building is significant for its association with the development of the Broadway commercial district and as the original and long-term location of Grand Central Market, and is also an important example of the early work of master architect John Parkinson.



**HCM #1184: Million Dollar Theater, 301-313 S. Broadway, Downtown**

Built in 1918, this 12-story Churrigueresque building was designed by Albert C. Martin and housed entrepreneur and showman Sid Grauman's first theater in Los Angeles. During the 1910s and 20s, Broadway in Downtown was a major

center of entertainment and shopping in Los Angeles, with a number of lavish movie palaces that hosted movie premieres during the early years of Hollywood. The Million Dollar Theater was one of these, which featured wrought iron and tile accents, extensive statues and reliefs, arches, volutes, pediments, and more. The theater remained in regular use until 1989, shifting first to music and later to Spanish-language movies and performances. The theater has architectural, historic, and cultural significance, for its Churrigueresque ornamentation, its association with Grauman, and its role in the development of the Broadway commercial district and the history of Latinos in the performing arts.



**HCM #1185: Roberts Apartments, 1780 Griffith Park Boulevard, Silver Lake**

This three-story apartment building was designed by Allyn E. Morris for Albert Roberts in 1966. Built on a steeply sloping lot, the building

is terraced, with a succession of two-story units set behind and above each other. The lower floor of each unit was originally fronted by a balcony, now enclosed with greenhouse windows. The interiors show many other hallmarks of Mid-Century Modern architecture, which, in addition to its stepped and geometric form, include open floor plans, exposed wood beams, and flat roofs. Despite some modifications, such as greenhouse windows, the property largely maintains its original features and provides a striking example of Mid-Century Modern multi-family residential design adapted to a challenging site.