

## SURVEYLA PUBLIC PARTICIPATION PROGRAM WINS CONSERVANCY PRESERVATION AWARD

The Survey LA Public Participation Program will be honored with a Los Angeles Conservancy Preservation Award at the Conservancy's annual awards luncheon on May 13, to be held at the Millennium Biltmore Hotel in downtown Los Angeles.

The SurveyLA Public Participation Program includes several distinct but integrated components, many of which are available for viewing on the SurveyLA web site: the SurveyLA Video, multi-lingual brochures (in Spanish, Korean and Chinese), the MyHistoricLA Guide to Public Participation in SurveyLA, the

SurveyLA web site, this newsletter, and the SurveyLA Volunteer Program and Volunteer Speakers Bureau. Learn more about all of these tools at [www.surveyla.org](http://www.surveyla.org).



An image from the SurveyLA video, part of the award-winning SurveyLA Public Participation Program

Taken together, this Public Participation Program represents the first initiative ever to engage communities in historic preservation in every corner of Los Angeles. The program is broadening the public's conception of preservation, extending beyond the protection of only architectural gems to emphasize the preservation of places with social and cultural significance.

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## CITYWIDE HPOZ PRESERVATION PLAN WORKSHOP SCHEDULED FOR MAY 3

The Department of City Planning will be hosting a citywide workshop on **Monday, May 3, 6:30 to 8:30 p.m.** at the Hollywood Seventh Day Adventist Church, 1711 N. Van Ness Ave, as the official kickoff of an initiative to adopt Preservation Plans for the 17 Historic Preservation Overlay Zones (HPOZs) currently lacking such plans.

In January, the Department sought input from the Historic Preservation Overlay Zone (HPOZ) Boards, the HPOZ Alliance, Certified Neighborhood Councils, and other key community stakeholders on this proposed initiative. Because the current City

budget crisis is resulting in more than a 40% decrease in the Department's staff capacity, the continued success and growth of the HPOZ program requires that the City and HPOZ communities collaborate to identify opportunities to streamline HPOZ review.

Under the new Plans, minor projects that comply with the design guidelines would be delegated for review to Department staff, substantially reducing the required staff time spent on projects that constitute positive restoration work. Based on the Department's experience with several existing

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## SURVEYLA WINS AWARD (CONTINUED)

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The City's sheer size and ethnic, economic and linguistic diversity has mandated a multi-faceted and strategic outreach program so that all segments of the community can understand and participate in the survey process. These tools provide a replicable model for other local governments to present preservation activities in a clearer and more engaging manner.

The Office of Historic Resources thanks the Los Angeles Conservancy for this significant honor.



## HPOZ WORKSHOP MAY 3 (CONTINUED)

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HPOZ Preservation Plans, delegation of review has resulted in considerable time savings and has provided a key incentive to convince homeowners to execute projects that clearly conform to the guidelines. Homeowners can receive approval for restoration and minor work almost immediately; whereas projects that may change a home's historic appearance would require a lengthier review process.

Department staff reviewed public comments carefully and, based on this input, has significantly revised the recommendations for the Preservation Plans' "Exemptions and Delegations."

Staff will work with the HPOZ Boards to take forward for approval this fall by the City Planning Commission all Preservation Plans for HPOZs that wish to pursue Plan adoption at this time. Each HPOZ Board will have a three-month period, ending on August 1, to craft tailored design guidelines, building upon a citywide template, to guide future project review.

Under the new Plans, **HPOZ Boards will continue to review all Certificate of Appropriateness cases, as well as all Conforming Work requests that may lead to a discernable change in a historic structure.**

The Preservation Plans provide other important benefits to the administration of the City's HPOZ program. The Plans are

## DEBBIE KELSO JOINS OHR TEAM

Debbie Kelso, a long-time volunteer with the Los Angeles Conservancy Modern Committee, has joined the Office of Historic Resources as an intern/volunteer. Debbie has served as a docent on numerous Los Angeles Conservancy and "Modcom" tours. She has a B.A. in Urban Studies from U.C. San Diego, has participated in an Environmental Planning Internship at CALTRANS, and a Planning Internship with the City of Chula Vista, CA.



Debbie is in the OHR five days each week, helping coordinate the activities of the SurveyLA Volunteer Speakers Bureau and assisting in the administration of Cultural Heritage Commission business. The OHR

staff thanks Debbie for her tremendous dedication to our work and to historic preservation in Los Angeles.

crucial to providing greater certainty for applicants, offering clarity about the HPOZ process to neighborhood residents, and providing stronger, more focused protection to each neighborhood's historic resources.

The Department expects to bring the Plans to the Cultural Heritage Commission for review and comment and to the City Planning Commission for adoption this fall.

The new Preservation Plans will be crucial to freeing up the staff capacity necessary to allow for future growth of the HPOZ program. Currently, eight proposed HPOZs have completed historic resources surveys and have been stalled since last year, awaiting staffing to process their adoption.

The Department will be asking proposed HPOZs, wherever feasible, to combine with existing HPOZs to avoid creating an additional HPOZ Board that will require separate staffing. The Department is currently prepared to process the three proposed HPOZs – Windsor Village, Country Club Park, and Garvanza – that have had Interim Control Ordinances for nearly three years. Windsor Village and Country Club Park are already working closely with the existing Wilshire Park HPOZ in laying the groundwork for a single HPOZ Board and Preservation Plan. Garvanza would be adopted as an expansion of the existing Highland Park HPOZ.

For more information on this proposed program, see <http://preservation.lacity.org/node/462>.

## SURVEYLA PILOT SURVEYS COMPLETED

During 2009, the Department of City Planning (DCP) worked with consultant teams to conduct a series of pilot surveys for SurveyLA, the Los Angeles Historic Resources Survey Project. These pilot surveys laid the foundation for the successful completion of the multi-year citywide field surveys, scheduled to begin in June.

The pilot surveys included three geographic areas of Los Angeles, each unique with regard to the type of potential historic resources present and the contexts and themes they represent. The pilot surveys were designed to test SurveyLA's methodology and technology, including the use of the custom-designed field survey database and citywide historic context statement, which provides the framework for the identification and evaluation of resources.

To plan for the pilot surveys, the OHR focused the early development of the context statement on a limited number of themes specific to the survey areas. Since the entire context statement was not developed at the time of the pilot surveys, some follow-up surveys will need to be conducted before a comprehensive survey of each pilot area is complete. The OHR is developing a plan to complete this additional survey work as part of the citywide surveys and the results presented here are considered preliminary.

### Boyle Heights

The pilot survey of the Boyle Heights Community Plan Area focused primarily on late nineteenth and early 20<sup>th</sup> century residential development and architecture, identifying potential historic districts and individual properties within these themes. Survey teams also "flagged" properties that may be significant under other themes, most importantly those relating to ethnic and cultural history, which will be re-surveyed during the citywide surveys.

The Boyle Heights survey identified 33 individually eligible resources, primarily single- and multi-family residential buildings, as well as two potential residential historic districts.



Art Deco apartment building in Boyle Heights  
Pilot Survey Area

The potential Boyle Avenue Historic District is located on the east side of Boyle Avenue between 4<sup>th</sup> Street and the Interstate 5 freeway and includes 15 buildings. It is

important as an intact grouping of residential properties designed in a variety of architectural styles including Queen Anne, Craftsman, American Foursquare, Neoclassical and Spanish Colonial Revival.

The potential Mount Pleasant Historic District is comprised of 112 residential buildings located on the northwestern edge of Boyle Heights. This potential district is important within the context of early residential development, as an early streetcar suburb of the late 19<sup>th</sup> century. This potential district also represents an intact grouping of residential building ranging from small cottages to grand two- and two-and-a-half-story houses dating to the earliest phases of Los Angeles' development and designed in various late nineteenth and early twentieth century architectural styles.

Individually significant buildings in Boyle Heights include the Art Deco style apartment building at 2100 E. City View Avenue and Queen Anne/Gothic Revival Church building at 126 N. Chicago Street.

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### What is SurveyLA?

**SurveyLA: The Los Angeles Historic Resources Survey Project** is the first-ever comprehensive inventory of our city's historic resources.

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

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur from 2010 through 2012. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, [www.SurveyLA.org](http://www.SurveyLA.org).



## SURVEYLA PILOT SURVEYS COMPLETED (CONTINUED)

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### Streetcar Commercial Development

This pilot survey focused on commercial buildings along two major corridors developed along historic streetcar lines – Vermont Avenue between Martin Luther King Jr. Boulevard and Manchester Avenue and Pico Boulevard from the 110 Freeway to Crenshaw Boulevard. These surveys included about 1150 parcels.

Although no potential historic districts were identified during these pilot surveys, a handful of properties were identified as potentially individually significant. Examples include the apartment hotel building at 3509 Pico Boulevard and the mixed-use commercial building at 8501-03 S. Vermont Avenue. Both are important for their association with streetcar development in Los Angeles and exhibit character-defining features such as easy access to the streetcar, lack of parking, and zero setbacks from the street.

### Post-WWII Suburbanization

Because a significant proportion of Los Angeles' built environment dates from the post-World War II era, the OHR wanted to include a pilot survey that focused on residential development from this period and identifying potential historic districts.

The pilot survey included two areas of the San Fernando Valley – one in the East Valley (Victory Boulevard to the north, the 101 Freeway to the south, Whitsett Avenue to the east, and Woodman Avenue to the West) and another in the West Valley (Vanowen Street to the north, the 101 Freeway to the south, Balboa Boulevard to the east, and Winnetka Avenue to the west). These two areas total approximately 19,000 parcels.

Two notable potential historic districts identified include Corbin Palms and Encino Village. The potential Corbin Palms Historic District straddles the Woodland Hills and Winnetka neighborhoods and includes 582 Contemporary Ranch style

residences developed in three phases from 1954-1955 by architects Palmer & Krisel. It is the first collaboration for the team which went on to design numerous tract developments in the San Fernando Valley and across Southern California.

The potential Encino Village Historic District, located in Encino, features over 800 residences constructed between 1955 and 1956. Architect Martin Stern designed the residences in the Traditional and Contemporary Ranch house styles and included five floor plans and four different elevations. The districts represent important concepts in mid-century suburban residential planning and design, as well as variations of the Ranch House style.



Home in the potential Corbin Palms Historic District

The OHR worked with consultant firm Architectural Resources Group to complete the Boyle Heights survey and Page & Turnbull, Inc. to complete the streetcar commercial and San Fernando Valley surveys. The consultant teams are finalizing their pilot survey reports with the preliminary findings for each area. The reports will be available on the [SurveyLA website](http://www.surveyla.org) or from the OHR.

Identification in a survey does not mean that a property or district is designated and no designation results directly from SurveyLA. Designation by the City of Los Angeles and nominations to the National and California Registers are separate processes which include public hearings and property owner notification.

To follow the progress of SurveyLA field surveys visit [www.surveyla.org](http://www.surveyla.org).

## THANK YOU, RITA MORENO!

As part of the ongoing changes brought about by the current City budget crisis, the OHR was saddened to lose its Management Assistant, Rita Moreno, who transferred in February to a special-funded position in the City's Community Development Department (CDD).

For nearly two-and-a-half years, Rita played an invaluable role in the work of the OHR, from administering all contracts to

coordinating the entire public participation program of SurveyLA. Rita was the producer of the OHR's Emmy-Award-winning SurveyLA Video, and took the lead on the production of this quarterly e-newsletter.

Rita will be greatly missed by the OHR's staff, and we wish her the very best in her new endeavors at CDD.

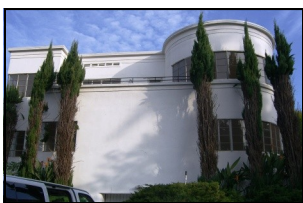
## LOS ANGELES' NEWEST HISTORIC-CULTURAL MONUMENTS

The Los Angeles City Council gave final approval to 11 new City Historic-Cultural Monuments between January and March of this year:

**Frank E. Hartigan Residence (1034 South Gramercy Place), HCM #969.** Built in 1913, and located in the Wilshire area, this two-story Craftsman home was built by developer Frank E. Hartigan. Hartigan, who had a background in wood crafting, built Craftsman style homes throughout Los Angeles.



**844 South Plymouth Apartments (844 South Plymouth Boulevard), HCM #970.** Constructed in 1936, the two-story, four-unit Streamline Moderne apartment building is located in the Windsor Village neighborhood. The monument was designed by architects Charles Plummer, Welton Becket, and Walter Wurdeman.



Becket's firm designed other landmark buildings such as the Capitol Records Tower (HCM #857; 1956), the LAX Theme Building (HCM #570; 1961), and Pacific's Cinerama Dome Theatre (HCM #659; 1963).

**Villa Palombo-Togneri (2508 Mayberry Street), HCM #971.** Built in 1927 and located in Silver Lake, this single-family residence was designed by Innocenti Palombo, an Italian immigrant who built the residence as a representation of a small palace of his hometown of Vicalvi, Italy.



The Villa Palombo-Togneri embodies the distinguishing characteristics of the Mediterranean Revival and Beaux Arts styles and exhibits a high level of craftsmanship and integrity.

**Shire Art House (2354 South Vista Gordo Drive) HCM #972.** Constructed in 1938 and adorned with artwork, this two-story residence is located in Echo Park and is constructed in the Minimal Traditional style. Noted artist and sculptor Peter Shire and his wife purchased the subject property and resided there until 1988. Shire decorated his home with several prominent art pieces, including an elaborate porch-like aluminum framework and fiberglass roof sculpture.



**Henry Shire Residence (2208 North Princeton Avenue), HCM #973.** Built in 1949 and located in the Echo Park area, this one-story International Style home was designed by architect Josef Van der Kar, who was part of a second generation of Modernist architects and a close friend of architect Gregory Ain. He also collaborated with landscape designer Garrett Eckbo, who provided the landscape plan for the home.



**Van Dekker House (19950 West Collier Street), HCM #974.** Built in 1940 and located in Woodland Hills, this three-story Modern style home was designed by master architect R. M. Schindler (1887-1953), who is internationally recognized for his Modern designs. The home is composed of two separate volumes and features significant interior elements, including built in furniture and cabinetry.



**Sepulveda Unitarian Universalist Society Sanctuary ("The Onion"), HCM #975.** Built in 1964 and located in North Hills, this one-story Modern style church sanctuary is circular in shape and plan. The space hosted several political events opposing the Vietnam War, including a speech by controversial anti-war activist William Kunstler in 1970. The dome-shaped structure was designed by architect Frank Ehrenthal, a Unitarian who studied under master architect Richard Neutra. The structure was designated as a valuable example of an ecclesiastic building designed in the Modern style.



**Corbin Palms House (6118 North Jumilla Avenue), HCM #976.** Built in 1955 and located in Woodland Hills, this one-story Modern Ranch style single-family residence features clerestory windows that stretch along the entire length of the façade, and an exposed vaulted ceiling at the interior. The Corbin Palms House was designed by architects William Krisel and Dan Palmer of the firm Palmer & Krisel, who designed several Mid-Century Modern neighborhoods and buildings.



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## WESTLAKE THEATRE GAINS NATIONAL REGISTER STATUS

The Westlake Theatre on the edge of MacArthur Park has been officially listed in the National Register of Historic Places. Constructed in 1926 as a vaudeville and movie house, renowned architect S. Charles Lee designed renovations to the theater in 1935.

In 2008, the Community Redevelopment Agency of Los Angeles (CRA/LA) purchased the Westlake Theatre – currently used as a swap meet – with the intention of returning it to entertainment use. CRA/LA is currently in negotiations with a developer, Millennium Westlake LLC, to rehabilitate the theater as a multi-use venue for theater, film, music and community and social events. The project would also include the development of approximately 50 affordable housing units with a 300-space parking garage on CRA/LA-owned property located behind the theater. The revamped theater will be home to the theater group, Culture Clash, which will offer theatrical performances and educational programming in the creative arts for community youth.

The Westlake Theatre was previously designated as City Historic-Cultural Monument #546 in 1991. It was designed by architect Richard M. Bates in the Mission/Spanish Colonial Revival style with Churrigueresque detailing on the exterior, and constructed by the West Coast Langley Theatres.



The theater auditorium includes a striking, extant mural by nationally-acclaimed Dutch-born muralist, Anthony Heinsbergen, and another mural in the theater's mezzanine, also likely rendered by Heinsbergen. In 1935, portions of the exterior, the entrance, and interior foyer were updated by architect S. Charles Lee. The theater is also noted for its three-story-high rooftop neon sign that is a neighborhood marker for Westlake/MacArthur Park.

## NEWEST HCMs (CONTINUED)

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**Idle Hour Café (4824 Vineland Avenue), HCM #977.** Constructed in 1941, the Idle Hour Café is a two-story, barrel-shaped building constructed in the Programmatic style located in North Hollywood. The building, which operated as a tap room, was commissioned in 1941 by original owner Michael D. Connolly, a film technician for Universal Studios. The monument appears to be the last barrel-shaped building in Los Angeles from the early 20<sup>th</sup> century period of Programmatic design.



**Lankershim Reading Room (10940 North Sepulveda Boulevard), HCM #978.** Constructed in 1904, the Lankershim Reading Room is a one-story, octagonal-shaped structure that is the last remaining building from the Lankershim Ranch, a 48,000-acre ranch originally owned by Isaac Lankershim, a prominent figure in the history of the San Fernando Valley. The structure was saved from demolition in the early 1950's and moved to a church in Canoga Park and subsequently to its present location on the property of Andres Pico Adobe Park in 2001, where it has been undergoing restoration by the San Fernando Valley Historical Society.



**Venice West Café (321 South Ocean Front Walk), HCM #979.** Constructed in 1922 and located on the Venice Boardwalk, this one-story vernacular commercial building is sheathed primarily in rough red brick with white glazed brick trim. In 1958, the poet Stuart Perkoff, opened the Venice West Café, which was acquired by John Hagg in 1962, and became a symbol of the growing counter-cultural movement. Local artists displayed their work on the interior walls, and poets, such as Allen Ginsberg and Jim Morrison, read their work to intimate audiences. The café reflects the cultural and social history of the community for its association with the creation of a Bohemian counter-culture in Venice.

