



SURVEYLA COMPLETES HISTORIC RESOURCES SURVEYS OF WEST SAN FERNANDO VALLEY

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site at www.preservation.lacity.org/survey/reports. Among the latest results to be posted are those covering two of the City's Community Plan Areas in the West San Fernando Valley: Encino-Tarzana and Canoga Park-Winnetka-Woodland Hills-West Hills. This article is the fifth in a series of features on some of the most interesting "finds" from SurveyLA.

Encino-Tarzana

"Valley Life Home,"

at 16837 Addison St. in Encino, a 1950 model home built by the San Fernando Valley Chapter of the Building Contractors Association of California and designed by

female architect Lucile Bryant Raport, open for display daily and "planned for a maximum of Valley indoor-outdoor living," with patios off nearly every room and floor-to-ceiling windows.



Epiphany Lutheran Church (1959) in Canoga Park

Liberace House, at 15413 Valley Vista Blvd. in Encino, the property best associated with the productive life of popular mid-20th century entertainer Liberace; the house was designed and constructed specifically for Liberace, with a piano-shaped swimming pool and a balustrade ornamented with musical bars and notes.

Nike Missile Site, near the southeast corner of Woodley Ave. and Victory Blvd., significant to Cold War

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LOS ANGELES' FIRST HISTORIC DISTRICT: REFLECTING ON ANGELINO HEIGHTS' PAST, PRESENT AND FUTURE

In Angelino Heights, the more things stay the same, the more things change. A charming hillside neighborhood just west of Downtown and one of Los Angeles' original suburbs known for its high concentration of Victorian era homes, Angelino Heights has experienced a renaissance due in large part to strong community support for historic preservation.

This year, 2013, represents the 30th anniversary of Angelino Heights' approval as the City of Los Angeles' first Historic Preservation Overlay Zone (HPOZ), or historic district. To help mark this significant milestone, the Office of Historic Resources asked three of the current HPOZ Boardmembers serving on the Angelino Heights HPOZ Board to provide some insights on the relationship between historic preservation and the positive changes and investment the neighborhood has seen over the years.

The Boardmembers include Danny Munoz, a member of the original founding group of leaders who created the HPOZ in 1983, community member Leslie Burnet, and Board architect Tom Pejic. Here is what they had to say:

1. In your own experience, describe the changes you've seen since Angelino Heights first became an HPOZ in 1983?

Danny Munoz: The neighborhood was an older generation that had lived there for many years. Most people didn't understand why we should save these old homes. Stucco and aluminum
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INSIDE THIS ISSUE:

OHR Unveils new Historic Cultural Monument Nomination Form 6

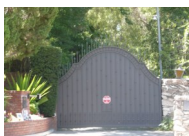
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sites were known as "LA-96."

The Valley Inn, at 4551 Sherman Oaks Circle, is significant as one of the only Valley restaurants that has been in continuous operation since the immediate post-WWII era (opened in 1946).



Jackson Family Residence, at 4641 Hayvenhurst Ave., in Encino, the home where Michael Jackson lived during the most productive period of his career, when he recorded the "Thriller" and "Bad" albums; although the

house was built by Jackson in 1983, the family lived at this location starting in the early 1970s.

Encino Woods Residential Historic District, an Encino neighborhood of 109 residences, bounded by Libbet Park to the north, Edgerton Avenue to the east, Hayvenhurst Avenue to the west and Moorpark Street to the south, with an excellent concentration of intact, early Traditional and Minimal Ranch houses, constructed between 1947-52.



Sherman Oaks Circle Historic District, located in the eastern part of Encino, near Sherman Oaks, encompasses 130 properties bounded by Ventura Boulevard, Valley Vista Boulevard, the 405 Freeway and Firmament Avenue, with a distinctive

roundabout on Sherman Oaks Avenue – significant as an excellent example of a residential subdivision reflecting both pre- and post-World War II residential development (1928-60) and architectural styles, yet maintaining a cohesive scale, setting and distinctive planning features.

Edgar Rice Burroughs, Inc., at 18358 Ventura Blvd., a 1927 Spanish Colonial Revival building significant for its association Edgar Rice Burroughs, noted author of the Tarzan novels and developer of Tarzana. This was Edgar Rice Burroughs's office, continues to be the home of Edgar Rice Burroughs, Inc. and ap-



pears to be the only remaining building associated with Burroughs, as his Tarzana residence has been demolished.



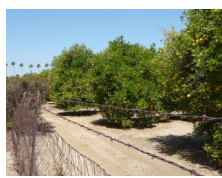
Harrison Gray Otis Estate Trees, 18500 Tarzana Dr., a small grove of exotic trees that were likely planted by Otis, publisher of the Los Angeles Times, on his large estate; Otis died in 1917, so the trees were likely planted sometime in the 1910s and are all that remain from his estate and this important chapter of Tarzana's development history.

Walter Leimert Real Estate Office, 19130 Ventura Blvd. in Tarzana, was a real estate building for developer Walter Leimert at another location and moved to this property in 1949; the building served as a popular local business until the 1990s; it was saved from demolition by the local community and turned into a Tarzana community/cultural center.



5834 Calvin Ave. and 5738 Melvin Ave., two Craftsman homes, built in 1920 and 1925, representing examples of early residential development in Tarzana.

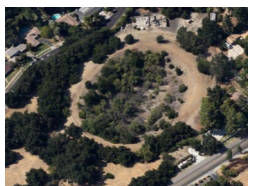
Fleetwood Center, 19613 Ventura Blvd., an excellent and rare example of Mimetic architecture. Built in 1987 the building's design mimics the front of a 1970's Fleetwood Cadillac.



Bothwell Ranch, at 5300 Oakdale Avenue in Tarzana, an intact 13-acre citrus orchard that is one of the last remaining commercial orchards in the San Fernando Valley, continuously in operation with the Bothwell family since 1926.

Canoga Park-Winnetka-Woodland Hills-West Hills

The Girard Reservoir, off Mulholland Dr. west of Topanga Canyon Blvd., created by Victor Girard to support his 1920s subdivision and irrigate approximately 120,000 trees that he planted, transforming the once-barren hills into the wooded "Woodland Hills" that exist today.



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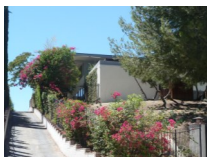
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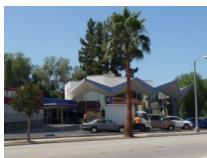
4240 and 4338 Ensenada Drive, two rare, intact homes from 1926 and 1924 respectively, associated with the early community of Girard, which pre-dated Woodland Hills.

John Lary and Pauline Kuhns House, at 4359 Camello Road and the **Baldwin Residence**, 6025 Lubao Ave., both early 1960s homes designed by master architect Richard Neutra.



Woodland Casual and Rattan, 19855 Ventura Blvd. in Woodland Hills, a Googie-style structure from 1967 with distinctive octagonal windows.

Woodlake Lanes, 23130 Ventura Blvd. in Woodland Hills, an excellent example of a Googie bowling center and coffee shop, built in 1960, with a distinctive folded plate roof.



Crippled Children's Society of Southern California, 6560 Winnetka Ave., a Late Modern/Expressionist building that is a late work (1979) of master architect John Lautner.

Guy Martin Oldsmobile and Livingston Pontiac, at 6133 Topanga Canyon Blvd. in Woodland Hills, a 1968 automobile showroom designed by noted architect Paul R. Williams.



The East Woodland Hills Estates Historic District, 152 homes constructed between 1954 and 1959 in a neighborhood



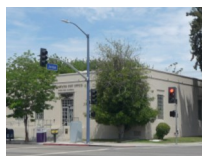
bounded by Dumont Street to the north, Wells Drive to the south, Kelvin Avenue to the west, and Natoma Avenue to the east – a district of traditional ranch houses with consistent massing and form, long, rambling plans, and a variety of materials, including diamond pane windows with decorative shutters and dovescotes at roof ridges and in gable peaks.

The Eastwood Estates/Fieldstone Series Historic District, consisting of 36 parcels in Woodland Hills, located on the west and east sides of Jumilla Avenue above Delano Street with adjacent parcels on the west side of Corbin Avenue – an excellent, intact example of a postwar suburban subdivision in the Mid-Century Modern style, designed by noted architects Palmer and Krisel.



7014 Eton Avenue, a 1929 Craftsman home in Canoga Park that is a rare example of a "shotgun" house in the West Valley.

Clara Rooksby Residence, 7302 Remmet Ave. in Canoga Park, a 1921 Victorian/vernacular cottage significant for its association with Clara Rooksby, pioneering school teacher at Canoga Park High School and LAUSD administrator for nearly 60 years.



Canoga Park Post Office, 21801 Sherman Way, an excellent example of a PWA Moderne post office, constructed in 1939.

Epiphany Lutheran Church, 7769 Topanga Canyon Blvd. in Canoga Park, an excellent example of a Mid-Century Modern

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What Is SurveyLA?

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

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

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur through 2015. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.



ANGELINO HEIGHTS HPOZ TURNS 30

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sliding windows were in vogue because they required little maintenance.



1337 Bellevue Ave, early 1900s

there was a core group of people who wanted to turn the neighborhood around: for example, the Angelino Heights Community Organization and Carroll Avenue Restoration Foundation formed in the early 1980s.

The community approached then-Councilman John Ferraro for support for creating a historic district. The Council Office was supportive at the time, but they did not know how to go about creating a historic district. When the HPOZ finally moved forward, it was received with mixed support and opposition. To help gain support for the HPOZ, the core community preservationists educated the neighbors on the benefits of restoring homes and the importance of retaining the character of the neighborhood.

Once people saw their neighbors restoring their homes and bringing them back to their original state, the idea of preservation began to catch on.

Tom Pejic: I've only been here for around 10 years, but in just that time we have seen ongoing changes in the neighborhood and even on our street. Many properties have been restored and several new properties have been developed on in-fill lots around the neighborhood and on our street. The changes have spilled over to the commercial streets as well which helps the walkability of the neighborhood.



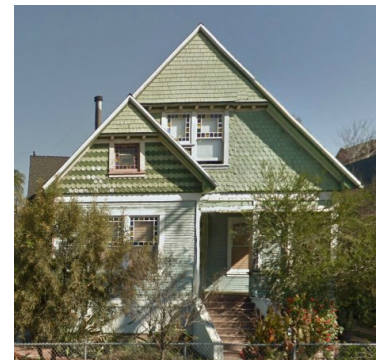
1337 Bellevue Ave, 1980

2. To what extent has the HPOZ helped to encourage preservation and community involvement in Angelino Heights?

Danny Munoz: I think the thing that brings us together is getting to know your neighbors. If you're not a preservationist, at least you get to learn what others are doing and before you know it, you have something in common. At first there were many people who didn't understand anything about preservation who felt these homes should be torn down and modern homes built in their place, but when they would see a home in disrepair, all of a sudden they started to see the potential. Now, about 95% of people buy in Angelino Heights because it's a historic district.

People get excited when you take the time to bring them into your own home to help them see the potential. We show people our restoration projects and explain that it doesn't have to be done all at one time.

Leslie Burnet: The HPOZ Board has provided information to members of the neighborhood regarding historic materials for home restorations as well as referrals for contractors with experience in working with historic homes. The HPOZ Board, in implementing the Preservation Plan, has helped assure that the neighborhood remains a looking glass into the past as it moves into the future.



1337 Bellevue Ave, 2011 (Google Street View)

Tom Pejic: The formation of the HPOZ has helped greatly with preservation efforts in the neighborhood. Angelino Heights does face quite a bit of pressure from developers looking to build multi-unit housing. While we do work to accommodate everyone, it is certainly helpful to be able to make sure these projects fit in with the neighboring structures.

Part of being the first HPOZ is that people all around the city know Angelino Heights for its historic structures. This gives the homeowners a sense of pride of belonging to a noteworthy and renowned neighborhood. Not many neighborhoods have guided tours on the weekends. The HPOZ and historic structures are what most people associate with our neighborhood now.

3. What is your favorite example of restoration in Angelino Heights? What was saved and/or restored as a result of the Preservation Plan?

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ANGELINO HEIGHTS HPOZ TURNS 30

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Danny Munoz: On West Kensington Road there's a home designed by architect Arthur Benton that Murray Burns restored. They came before the HPOZ Board and asked to remove the front addition to the house. Removing the addition made a big difference to the exterior and gave it the Benton architectural look. Another good example is the "Brownstone Apartments" which had been in disrepair for years with gang members living in the building; the exterior has since been restored and it has really helped the neighborhood.



1225 Bellevue Ave before restoration

Leslie Burnet: A hidden stairway was discovered at an historic home. On the same home, the HPOZ Board assisted the owners in renovating the front porch to bring it as close as possible to the original design.

Tom Pejic: My favorite is the Mission Revival house at the corner of Kellam Avenue and Douglas Street. It was restored to pretty much its original condition without any alterations. It's interesting because though our neighborhood is known primarily for Victorians, it was built at the same time as the Victorian structures, but in a relatively rare and forgotten style that predates the later, more popular Spanish Revival houses. The siting of the house on a hill with surrounding gardens and walls is also intact and serves as a good reminder of the graciousness and luxury of the turn-of-the-century houses and Angelino Heights' stature at the time of its initial development.

4. The next phase of SurveyLA will identify additional historic resources in the greater Echo Park community. Where do you see historic preservation in the community heading in the next 30 years?

Tom Pejic: Historic preservation will grow broader and gradually overlap with other planning efforts that promote livability and walkable neighborhoods. A large part of what makes historic neighborhoods and structures appealing is that they respond to universal human concerns and conditions and promote healthier and more pleasant living. I would like to see historic preservation grow to interact with transportation and commercial uses on surrounding streets.

Leslie Burnet: Hopefully, historic preservation will be applied to the greater community's jewels of architecture in the commercial and residential sectors as a means of reducing our carbon footprints and saving our treasures for future generations.



1225 Bellevue Ave, 2011 (Google Street View)

Danny Munoz: Because of the preservation efforts, there is a distinct neighborhood feel to Angelino Heights and it feels like something to come home to in a City that's very busy. Just south of the Hollywood Freeway, the "tail end" of Angelino Heights was cut off by the freeway and there are many Victorian

and Craftsman style homes that need to be repaired. There's still old building stock there and the neighbors just need to be educated and may need additional outreach that preservation would not only increase your property value but it would also make better neighbors and make Los Angeles a better place to live in.

To see one-of-a-kind examples of historic preservation in Angelino Heights and learn more about the neighborhood's past and present, sign up for a neighborhood walking tour hosted by the Los Angeles Conservancy on the first Saturday of every month!

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
(213) 978-1200

Office of Historic Resources Staff:
Ken Bernstein, Manager
Janet Hansen, Deputy Manager
Lambert Giessinger, Preservation Architect
Edgar Garcia, Preservation Planner

HPOZ Unit: City Hall, Room 601
Michelle Levy, City Planner
Nora Dresser, Planning Assistant
Vinita Huang, Planning Assistant
Shannon Ryan, Planning Assistant
Steven Wechsler, Planning Assistant

OHR UNVEILS NEW MONUMENT NOMINATION FORM

The Office of Historic Resources (OHR) has released the first major revision in more than a decade to the nomination form for new Historic-Cultural Monuments, or City landmarks. The new application is available on the OHR web site at <http://www.preservation.lacity.org/commission/historic-cultural-monument-application>.

Summer OHR Getty Intern Hannah Fong and Preservation Planner Edgar Garcia set out to revamp an old application form that was previously best suited to document architecturally significant buildings and homes. The new application better accommodates nominations for the broad variety of historic resource types integral to Los Angeles's history, including less conventional resources such as the Santa Monica Forestry Station Eucalyptus Grove or the Hollywood Sign. With a more versatile format in its physical description sections, the application invites these unique nominations.

The new Historic-Cultural Monument application is also intended to help applicants present information about their historic property more concisely and clearly in a user-friendly, modern format. The new format will help applicants present a stronger nomination by more clearly highlighting how the property meets the designation criteria. On the first page, applicants will provide information about property type, Cultural Heritage Ordinance criteria, a brief statement of significance and previous evaluations of the property through historic resource surveys or other historic registers. This page can be thought of as the applica-

tion's cover page, providing all essential information that both identifies and cites the property's historic significance.



The new Monument application was previewed at a July 27 public workshop called "Landmark This!" held with the Los Angeles Conservancy. From left, OHR Manager Ken Bernstein, Cultural Heritage Commissioners Gail Kennard and Roella Louie, and City Council Deputy Gerald Gubatan.

The application now divides the historic narrative and physical descriptions into two separate sections. The historical background section is essential for applicants nominating culturally significant property types, natural features, structures and sites.

The physical description section invites written statements of the character-defining features of the exterior, interior, additional structures, and landscaping. Applicants can fill out the architectural description section by choosing drop-down boxes or filling in their own response. A secondary physical description provides space for noting interior features, secondary buildings, and landscaping. The last page provides a checklist to help applicants ensure that they have compiled all necessary documents before submitting their application.

The application is designed to accommodate both novices and those who are more experienced with writing historic resource nominations. The OHR hopes that the new form will help applicants clarify and sharpen their own thinking about why a resource may be significant and encourage nominations for a wider range of historic resources, all while giving the Cultural Heritage Commission and City Council a stronger basis for making decisions on local historic designations. We welcome your feedback on the new form!

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ecclesiastical structure, designed by architect Edward Davies, with a soaring A-frame chapel (pictured on front page).



Rocketdyne, located between Victory Blvd., Vanowen St., Canoga Ave. and Owensmouth Ave. in Canoga Park, significant as a major anchor for the Southern California aerospace industry, serving as the location for the design and construction of the majority of the nation's rocket engines in the years after World War II and for

the F-1 engine that powered the Apollo 11 mission to the moon.



Weeks Poultry Colony, at 19811 Stagg St., 20136 Strathern St., 20147 Strathern St., and 20259 Lanark St., four of seven surviving examples identified in the survey of rare, early San Fernando Valley farmhouses from Winnetka's Charles Weeks Poultry Colony, a utopian agricultural community between 1923 and 1934, in which property owners raised chickens on their properties for egg production, sale and distribution.