



Historic Resources Survey Report
**North Hollywood-Valley Village
Community Plan Area**



Prepared for:

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



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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 North Hollywood-Valley Village Community Plan Area (CPA). This project was undertaken from March to December 2012 by Architectural Resources Group (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 all 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 and district contributors and non-contributors. 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 North Hollywood-Valley Village CPA survey team included the following personnel from ARG: Charles E. Chase, Principal; Katie Horak, Senior Associate, 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 North Hollywood-Valley Village CPA, the three additional south San Fernando Valley Community Plan Areas of Encino-Tarzana, 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, including 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

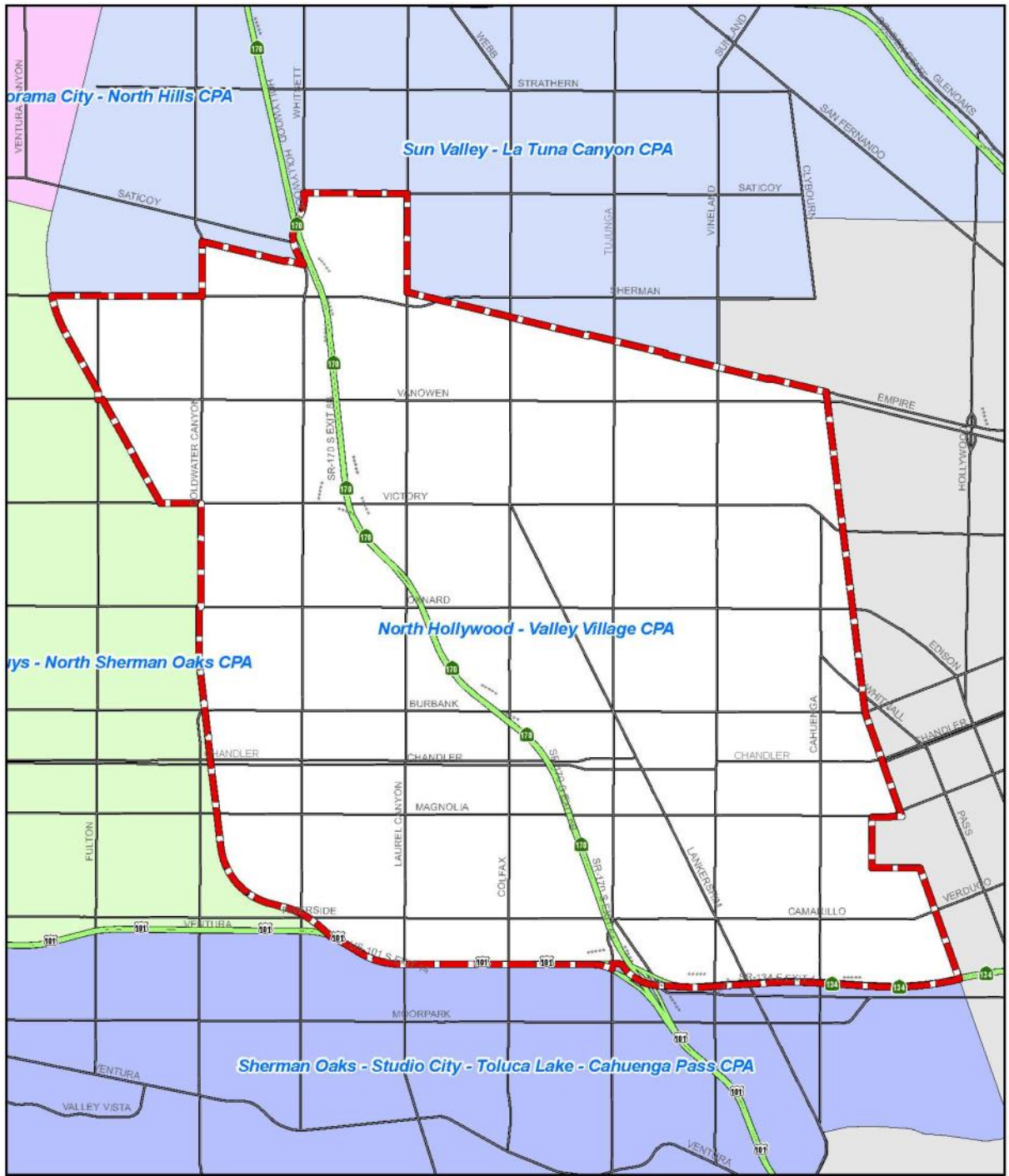
Description of Survey Area

The identified Survey Area corresponds with the boundary of the North Hollywood-Valley Village Community Plan Area. The North Hollywood-Valley Village CPA is located in the eastern portion of the San Fernando Valley, north of the Santa Monica Mountains and approximately ten miles northwest of downtown Los Angeles. It is irregular in shape. The eastern border follows the boundary between the cities of Los Angeles and Burbank, primarily along Clybourn Avenue. From the Burbank city boundary, the northern boundary of the CPA roughly follows the Union Pacific right-of-way along the southern boundary of the Burbank Airport, running west to Laurel Canyon Boulevard. The CPA boundary projects north to Satcoy Street between Laurel Canyon Boulevard and Whitsett Avenue and then follows Sherman Way west to Fulton Avenue. The southern boundary runs along the northern edge of the 134 Freeway/U.S. Route 101 between Clybourn Avenue and Coldwater Canyon Avenue to the Tujunga Wash at Coldwater Canyon Avenue. The western boundary of the CPA follows the eastern side of Tujunga Wash from U.S. Route 101 to Sherman Way.

The Survey Area includes three distinct communities and sections of two other communities:¹

- **North Hollywood** comprises most of the CPA east of the 170 Freeway, north of Camarillo Street, and south of Sherman Way. It includes the area of the Lankershim Township that was annexed into the City of Los Angeles. It is bordered by the City of Burbank to the east.
- **Valley Village** occupies the southwestern corner of the CPA west of the 170 Freeway and south of Burbank Boulevard. Its western boundary is Coldwater Canyon Avenue.
- **Valley Glen** is located to the west of the 170 Freeway and north of Burbank Boulevard. Its western boundary is Coldwater Canyon Avenue and the Los Angeles Flood Control Channel.
- **Toluca Lake** is a neighborhood that extends south into the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA. The northern section of the community of Toluca Lake is located in the southeastern section of the North Hollywood-Valley Village CPA.
- **Sun Valley** is primarily located in the Sun-Valley-La Tuna Canyon CPA to the north of the Survey Area. However, a small section of the community falls within the boundaries of the North Hollywood-Valley Village CPA, north of Sherman Way.

¹ Neighborhood names and boundaries were loosely derived from: "Mapping L.A. - Los Angeles Times." Mapping L.A. *Los Angeles Times*. Web. 09 April 2012. <<http://projects.latimes.com/mapping-la/neighborhoods/>>.



North Hollywood - Valley Village Survey Area



The North Hollywood-Valley Village CPA comprises 25,417 parcels. Of these, roughly 24,260 parcels were surveyed by the SurveyLA team. The North Hollywood Redevelopment Project Area, defined by the Community Redevelopment Agency of Los Angeles (CRA/LA), was included in the survey because the CRA survey occurred more than five years ago. Properties not surveyed include buildings constructed after 1980 and resources designated under local, state and/or federal programs.²

The major east-west arteries within the Survey Area are (from north to south): Sherman Way, Vanowen Street, Victory Boulevard, Oxnard Street, Burbank Boulevard, Chandler Boulevard, Magnolia Boulevard, and Riverside Drive. The major north-south arteries within the Survey Area are (from east to west): Cahuenga Boulevard, Vineland Avenue, Lankershim Boulevard, Tujunga Avenue, Colfax Avenue, Laurel Canyon Boulevard, Whitsett Avenue, and Coldwater Canyon Avenue.

The North Hollywood-Valley Village CPA is located on the eastern floor of the San Fernando Valley, north of the Santa Monica Mountains. No major land formations or natural waterways define the area. Aside from gradual changes in elevation, the area is generally flat. The Survey Area is bounded and shaped by human-made features, including several freight and passenger rail lines at its northern end, the 134 and 101 Freeways to the south and west, the 170 Freeway through its center, and the major boulevards that traverse much of the San Fernando Valley. At the Survey Area's western edge is the Tujunga Wash, which fused and channelized the run-off pattern of several historic stream courses after the major floods of 1938.

Many of the wide avenues and boulevards that traverse the Survey Area historically served as connections to the commercial centers of Los Angeles and to major rail and automobile transportation routes within the state of California. The routes remain mostly industrial and commercial in terms of zoning and land use. In 1874, the Southern Pacific Railroad began service through the San Fernando Valley and survey area to the town of San Fernando, which was the only township in the San Fernando Valley at the time.³ The rail lines ran to the north of the Survey Area along Sherman Way; the line is still an active freight rail route. Running along Chandler Boulevard and south on Vineland Avenue, one Pacific Electric red car route connected central North Hollywood to downtown Los Angeles and Hollywood from 1911 until it was dismantled in 1952.

The majority of the Survey Area is laid in an orthogonal street grid, with the exception of the diagonal routes of Lankershim Boulevard, the Whitnall Highway utility corridor, and the 170 Freeway. Lankershim Boulevard is one of the earliest streets in the area and diagonally crosses through the southeastern quadrant of the Survey Area. Originally called Highway 159,

² For a list of designated resources within the North Hollywood-Valley Village CPA, please refer to the *Designated Resources* map on page 15 of this report or online at www.surveyla.org

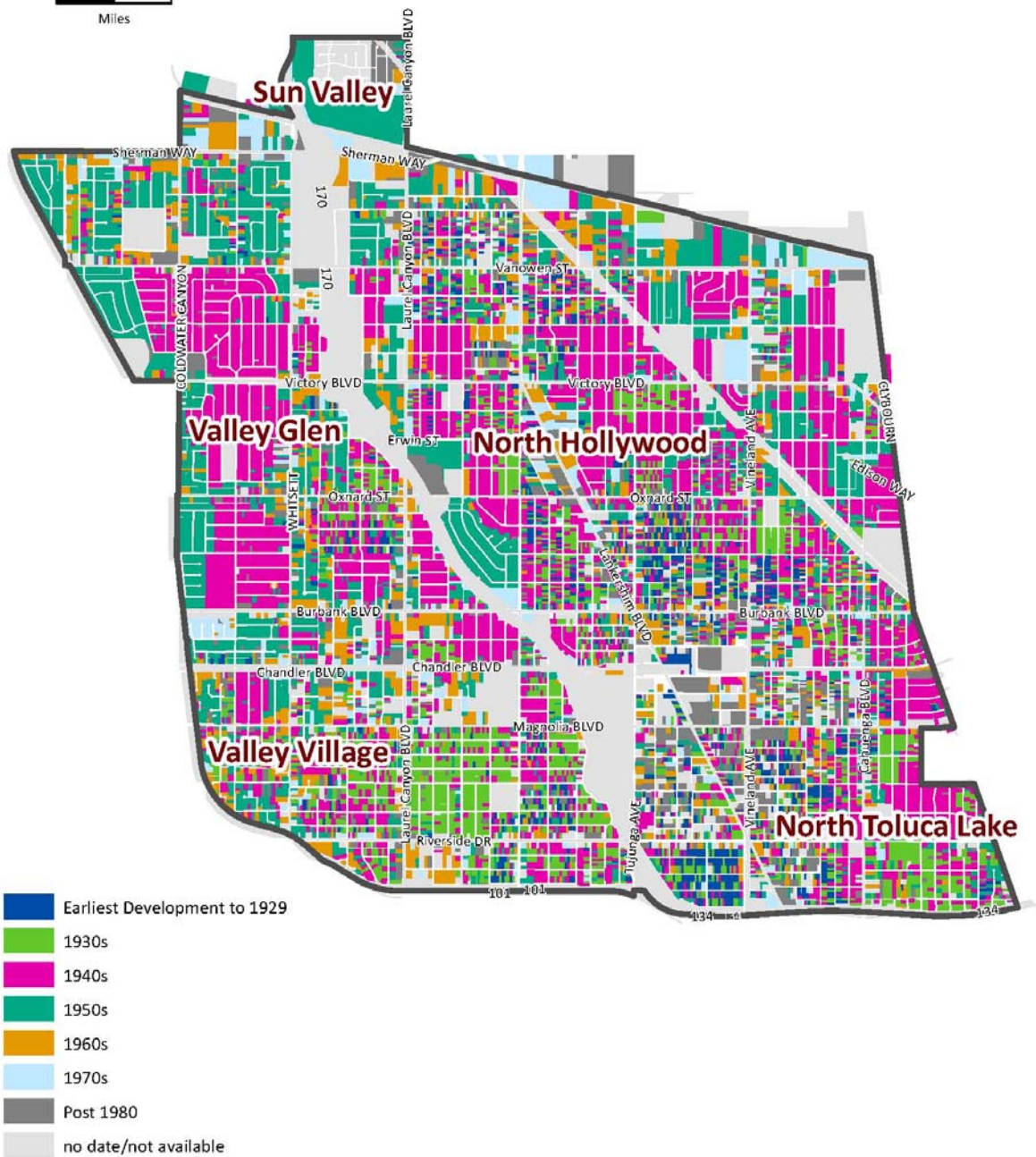
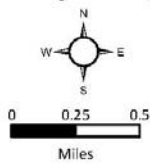
³ Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2002), 34 and 37.

Lankershim Boulevard was a major thoroughfare that connected Los Angeles to US Route 99. The Survey Area's other major non-grid route is the Whitnall Highway utility corridor running southeast and northwest through the northeastern portion of the Survey Area. The Whitnall Highway utility corridor is the result of a 1920s parkway proposal that was not fully realized; the site was appropriated for power lines in the 1930s. The 170 Freeway roughly follows the curve of the Tujunga Wash and parallels the diagonal course of Lankershim Boulevard to the east, running northwest-southeast through the center of the Survey Area. Its completion in 1968 connected the Survey Area to the 101 Freeway leading to Hollywood and downtown Los Angeles as well as to commercial trucking routes through central California.⁴ The 170 Freeway is entirely above grade, creating numerous overpasses and onramps with a physical and visual impact on the neighborhoods to either side. It serves as a boundary between the North Hollywood community to the east and the Valley Village and Valley Glen communities to the west.

Most of the Survey Area's residential streets follow the hierarchical grid street pattern, with a small concentration of curvilinear, subdivision-based streets and cul-de-sacs in the western portions of Valley Village and Valley Glen that were developed after World War II.

⁴ Burleigh, Irv. "9 Freeways Will Serve Valley Area in 1980s: Timetable for Construction of System Disclosed..." *Los Angeles Times* 6 Aug 1967: SF A1.

North Hollywood- Valley Village



Map data from City of Los Angeles GIS Division, 2012

Development History

From Spanish settlement at Mission San Fernando in 1797 until the subdivision of the privately-held Lankershim ranches into small citrus orchards in the late 19th century, the area within the North Hollywood-Valley Village CPA was mostly agricultural land cultivated for grain and used for sheep and cattle grazing.⁵ During this period, ranch hands and farm workers included men of European, Mexican, and possibly Native American descent. Later, men of Japanese descent also worked in the agricultural areas of the southeastern San Fernando Valley.⁶ The Survey Area remained mostly agricultural through the 19th century, transitioning between church, public, rancho, and large-scale private ownership under the Lankershim wheat “empire” until the subdivision of the privately-held Lankershim ranches began in the 1880s.

In 1874, the Southern Pacific Railroad began service through the San Fernando Valley to the town of San Fernando, which was the only township in the Valley at the time. The development of the railroad connected the San Fernando Valley to the commercial routes of California and began to open the area to wider scale agriculture and other types of commercial and residential development. After inheriting the Lankershim wheat “empire” from Isaac Lankershim following his death in 1882, Isaac Lankershim Jr. and his brother-in-law I. N. Van Nuys plotted the small town of Toluca, named for a city in Mexico, near the Southern Pacific tracks in 1882. The center of the town was the intersection of present day Chandler Blvd and Lankershim Blvd. Lankershim and Van Nuys subdivided 12,000 acres east of present day Whitsett Avenue to what is now Los Angeles’s boundary with Burbank (an area that comprises most of the Survey Area) into forty-acre “ranchettes” of fruit trees. Several citrus packinghouses were constructed in the town of Toluca adjacent to the existing Southern Pacific Railroad.⁷ The remnants of the earliest urban development in the Survey Area include the Toluca Southern Pacific Depot, constructed ca. 1895 in the center of Toluca at the corner of Lankershim and Chandler Boulevards.⁸

The town of Toluca was renamed Lankershim in 1896. The depot was converted to the Lankershim station on the Pacific Electric Red Car passenger line when it began service in 1911. Residential development of this early urban period was mostly modest, wood frame, single-family homes constructed close to the center of Lankershim and scattered throughout the Survey Area on the “ranchettes.” There is a small remaining concentration of these residences located close to Chandler Boulevard, including the Weddington House (HCM #883) that belonged to early settlers of the Lankershim Township.

⁵ The Mission San Fernando is located outside of the survey area.

⁶ Roderick, 46.

⁷ Roderick 44-45.

⁸ The Lankershim Southern Pacific Railroad Depot is an HCM and has previously been determined eligible for listing in the National Register of Historic Places.

The suburbanization of the Survey Area and its annexation into the existing city began in 1910 when the Los Angeles Suburban Homes Company, a real estate syndicate with Los Angeles Times publisher Harry Chandler at its helm, bought I. N. Van Nuys' unsold land holdings in the Lankershim ranch and made plans to develop the area as a suburb of Los Angeles. Water from the Owens Valley Aqueduct water arrived in 1913, facilitating the residential growth of the area and its annexation into the city of Los Angeles between 1915 and 1923.⁹

Capitalizing on the glamour of Hollywood to the southeast, the town of Lankershim changed its name to North Hollywood in 1927 and commercial and residential development spread further outward from the town center along Lankershim, Magnolia, and Tujunga Boulevards.¹⁰ North Hollywood Park was established in 1928 and the area began to take shape as a commercial and institutional center.

From the 1920s to 1940s, the Survey Area became an automobile-centered urban community as it moved away from its agricultural roots. After devastating floods in 1938, the creeks and streams of the Survey Area were channelized into the Tujunga Wash concrete flood control channel running through the center of the Survey Area. The reduced risk of flood elevated property values and the desirability of the area for residential development.¹¹ The population of the San Fernando Valley doubled between 1930 and 1940 and City officials began to plan for imminent widespread growth. In 1943, the City Planning Commission created a Master Plan for the San Fernando Valley that called for the creation of small urban centers with industry and commerce to supplement the agricultural economy and supply employment. However, the agricultural zones around the urban centers were quickly developed into residential communities and commercial centers during the postwar building boom and development of the highway system.¹² The influence of the automobile on residential and commercial development in the Survey Area continued unabated for the rest of the 20th century.

The development of the entertainment industry and the industrial growth associated with World War II near the Survey Area brought a variety of people to the neighborhoods of the North Hollywood-Valley Village CPA. The first film studio in the San Fernando Valley was located south of the Survey Area in the Cahuenga Pass. People from the entertainment industry began settling in the Survey Area in the 1920s; many well-known figures in the industry built large mansions in the Toluca Lake area at the southeastern end of the Survey Area. In

⁹ The annexations that comprise the CPA include part of Lankershim (1923), West Lankershim (1919), and San Fernando (1915).

¹⁰ Some of the early commercial resources in the CPA, including the El Portal Theatre and the Security Trust and Savings Bank building, were found eligible in CRA surveys of the NoHo Arts District.

¹¹ "Home Owners Loan Corp. (HOLC) Maps." *Testbed for the Redlining of California's Exclusionary Space*. University of North Carolina, n.d. Web. 08 Oct. 2012. <<http://salt.unc.edu/T-RACES/demo/demo.html>>.

¹² Sies, Mary Corbin, and Christopher Silver. *Planning the Twentieth-century American City*. (Baltimore: Johns Hopkins UP, 1996) 258.

Valley Glen, a small Jewish community of 15 families, many with ties to the area's film industry, established Adat Ariel, the first Jewish congregation in the San Fernando Valley, in 1938.¹³

By 1930, three major airports were operating to the north, east, and west of the Survey Area: Los Angeles Metropolitan Airport in Van Nuys (1928), Grand Central Airport in Glendale (1929) and Boeing's United Field in Burbank (1930). Aerospace industries, including the Lockheed and Vega Aircraft facilities, were located just north of the Survey Area in the City of Burbank. The industries attracted an influx of workers during World War II, and the San Fernando Valley population doubled again between 1940 and 1945. The construction of both single-family and multi-family housing continued in North Hollywood during World War II as defense workers migrated to nearby aerospace and defense industries in Burbank. Rancho Vega, designed by Paul R. Williams, is a garden apartment complex designed specifically to house defense workers at the nearby Lockheed-Vega facilities in Burbank. Despite material shortages, the construction of single-family homes continued during wartime, exemplified by the modest Minimal Traditional style houses along Carpenter, Simpson, and Morella Avenues between Burbank Boulevard and Chandler Boulevard (built 1940-1948).

During World War II, the area around the San Fernando Valley's aviation and defense facilities became a focal point of the emerging lesbian community in Los Angeles.¹⁴ The lesbian community gathered in piano bars and lounges located along the commercial corridors of Lankershim and Burbank Boulevards, including Joanie Presents on Lankershim Boulevard. From the 1940s to 1970s, the San Fernando Valley's piano bars and lounges were considered safer for the Lesbian-Gay-Transgender-Bisexual community of Los Angeles than the bars and pool halls closer to downtown where police raids were more common.¹⁵

During the postwar residential building boom, housing restrictions were in place throughout much of the San Fernando Valley; however, the center of North Hollywood, with its older building stock, was one of the few areas of the Valley open to non-white residents. Mexican, Japanese, and African-American laborers and cannery workers lived in the areas to the east of Vineland Avenue and south of Magnolia Avenue. This area had been the residential center of the town of Toluca in the early 20th century. As a result of discriminatory housing practices and deed restrictions dating back to the Los Angeles Suburban Homes Co. subdivisions of the 1910s, other parts of the Survey Area remained predominantly Caucasian during the boom years that began in the 1930s.¹⁶

¹³ "Familian Chapel Consecrated at Jewish Center." *Los Angeles Times* 9 Nov 1949: A3.

¹⁴ De Simone, Tom, et. al, *Lavender Los Angeles*. (Charleston, SC: Arcadia Publishing, 2011) 41.

¹⁵ *Ibid.*, 53

¹⁶ "Home Owners Loan Corp. (HOLC) Maps." *Testbed for the Redlining of California's Exclusionary Space*. University of North Carolina, n.d. Web. 08 Oct. 2012. <<http://salt.unc.edu/T-RACES/demo/demo.html>>.

Commercial and institutional development boomed in tandem with the San Fernando Valley's expansive, suburban residential development during the postwar period.¹⁷ School buildings were constructed close to (and within) the new housing developments. The booming suburban expansion of the San Fernando Valley during this period resulted in the growth and development of innovative retail and business spaces to serve the growing residential population. The Survey Area served as a model for a new form of decentralized commercial development: the automobile-oriented regional shopping center. Valley Plaza (developed 1951-1965) was an early and highly influential shopping center that re-oriented building entrances to face large rear parking lots instead of streets and sidewalks and emphasized vehicular access from new freeways rather than from existing boulevards. Several high-rise savings and loan buildings were constructed in the Survey Area, symbolizing the proliferation of a mortgage-based housing market in the Valley during this period as well as the increasing decentralization of commercial activity away from the central core of downtown Los Angeles.

Most of the extant industrial resources in the Survey Area date to the postwar period as old and new companies and industries moved into the North Hollywood area. The area's early industrial resources, including the fruit packing facilities that lined the Southern Pacific tracks beginning in the 1880s, were gradually demolished to make way for newer development. Industrial buildings from this era are concentrated at the intersections of major boulevards and along rail lines. Drug companies, chemical companies, and lumber companies built warehouses, distribution centers, factories, and wholesale offices near the freeways, railroads, and airports of the San Fernando Valley. A number of these industrial resources are present along the former Southern Pacific Railroad line, which ran along Chandler Boulevard near the center of the Survey Area. Other industrial resources are found in the northern part of the Survey Area (between Vanowen Street and Sherman Way), close to the Union Pacific line, the 170 Freeway, and clustered in proximity to Burbank Airport.

The North Hollywood-Valley Village CPA became increasingly diverse during the 1990s. The African-American and Hispanic populations of North Hollywood and Valley Village increased by over 50% between 1990 and 2000. The Asian-American population of the area also increased significantly. Additionally, many immigrants from the former Soviet Union, including Armenia, settled in the San Fernando Valley in the 1990s and 2000s. The Chabad and Orthodox Jewish communities began forming congregations in the Valley Village area north and south of Chandler Boulevard in the early 1980s. Since the 1990s, the North-Hollywood-Valley Village CPA has become a place of increasing diversity, with no single ethnic group holding a majority.¹⁸

¹⁷In the CPA, information is available on the year of construction for 23,210 parcels. Of these parcels, 79% were constructed between 1938 and 1978.

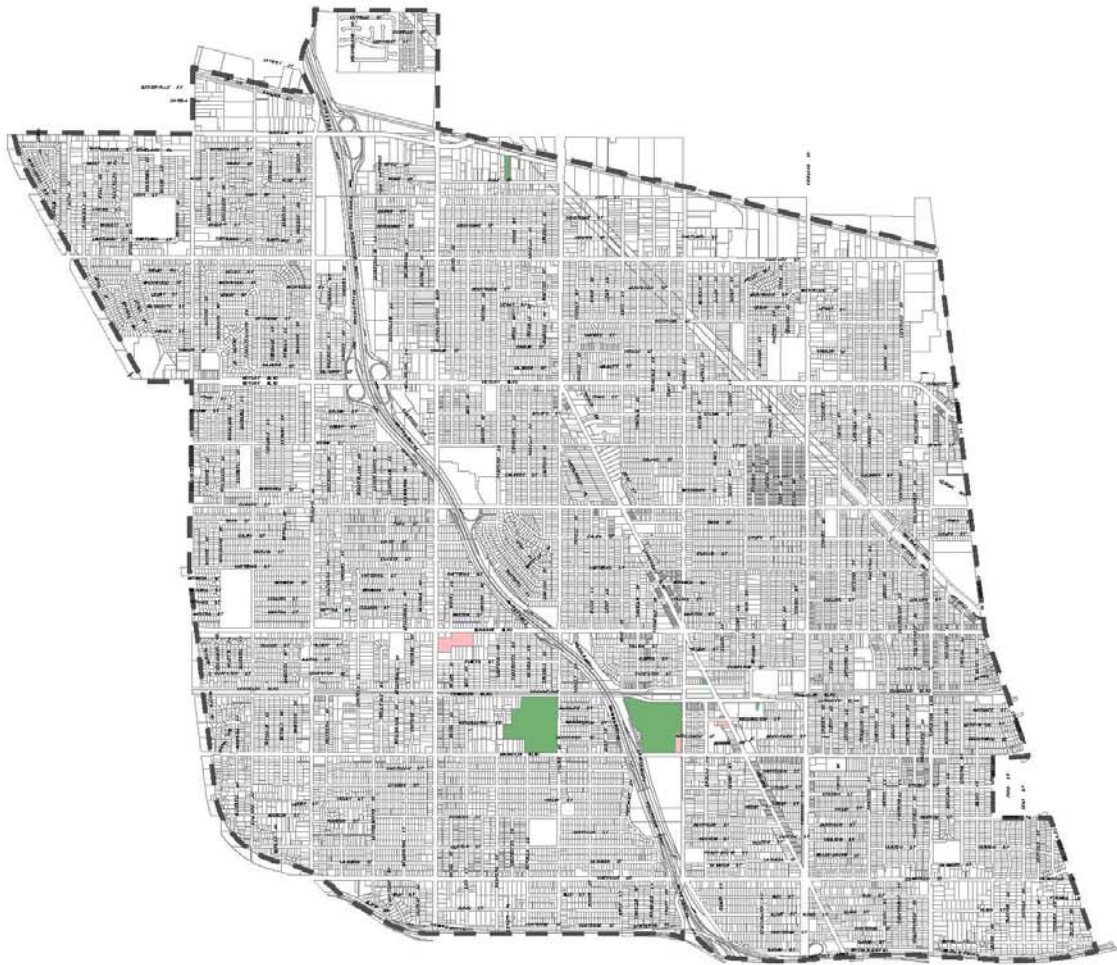
¹⁸ Kotkin, Joel, and Erika Ozuna. *The Changing Face of the San Fernando Valley*. (Rep. The Valley Economic Alliance, 2002. Web. 1 Oct. 2012), 12.

Designated Resources

The following map depicts designated resources within the North Hollywood-Valley Village 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).

North Hollywood - Valley Village Community Plan Area

Designated Resources



Legend

- 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 North Hollywood-Valley Village 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).¹⁹ Concurrent with the survey of the North Hollywood-Valley Village 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 CPAs, all of whom meet the *Secretary of the Interior's Professional Qualifications Standards*. The reconnaissance team for the North Hollywood-Valley Village CPA included Katie Horak 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 and developed lists of pre-field research tasks that would help inform the field survey.²⁰ 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.

For use in 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-loaded data in FiGSS, were recorded and evaluated for potential historic, cultural, or

¹⁹ For more information about the SurveyLA methodology, see the ***SurveyLA Field Results Master Report***.

²⁰ 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.

architectural significance. Documentation of each property included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It was also during the documentation phase that contexts and themes were applied and evaluation status codes were assigned.

Surveyed properties included residential, commercial, institutional, and industrial buildings, and important landscape features like street trees. 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 the data set.

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 North Hollywood-Valley Village CPA largely comprises single-family neighborhoods bordered by multi-family buildings along major streets, low scale industrial corridors adjacent to railroad tracks, and concentrations of commercial property types associated with automobile-related development. Although a variety of property types exist, the patterns of development in this area were conducive to widespread, low scale residential development and associated commercial and institutional development. Some of the development, including commercial, industrial, and residential types, was associated with the expansion of the defense industry during World War II.

Residential Properties

The single-family residential neighborhoods of the North Hollywood-Valley Village CPA predominantly feature residences constructed in styles of the Period Revival and Ranch idioms. Concentrations of single-family residences that were identified as being eligible for historic district designation typically convey their significance both as being exemplary of a particular style and as retaining the character-defining features of a type of suburban development. Automobile suburbs that were identified in North Hollywood-Valley Village feature distinctive characteristics of the development type, including deeper setbacks; curb-cuts with driveways leading to attached or rear, detached garages; and proximity to major vehicular thoroughfares.

Several eligible multi-family residential property types were identified throughout the North Hollywood-Valley Village CPA. Early multi-family residential property types include bungalow courts and courtyard apartments. The Survey Area contains two eligible late 1940s to early 1950s garden apartments with intact site plans. Several eligible historic districts consisting of Ranch style, multi-family residential property types were identified close to major thoroughfares.

Commercial Properties

Commercial resources in the Survey Area include small-scale commercial development on large thoroughfares throughout the survey area, particularly along Laurel Canyon Boulevard, Lankershim Boulevard, Magnolia Boulevard, and Vineland Avenue. Though streetcar routes traveled through the CPA from 1911 to 1952, the dominant, street-facing signage and designated parking areas of commercial development from this period shows the area's

residents already depended on the automobile. Two commercial districts identified in the survey are transitional commercial corridors with both streetcar and automobile commercial development. Outside these corridors, both of which are located near the historic core of North Hollywood, the commercial development is primarily automobile-related and includes corridors of retail establishments, automobile service businesses (including Streamline Moderne service stations and Googie carwashes), grocery and convenience stores, and restaurants. A small collection of motels featuring prominent, neon signage is located on Lankershim Boulevard, a connection between Los Angeles and US Route 99. The Survey Area also includes large-scale commercial development at Valley Plaza, a groundbreaking automobile-oriented regional shopping center.

Institutional Properties

The North Hollywood-Valley Village CPA has a number of institutional property types that served (and continue to serve) the local residential communities. Eligible institutional properties include churches, social halls, schools, and government buildings such as fire stations and Department of Water and Power facilities. A concentration of 1920s-1940s institutional resources is present along Tujunga Avenue, including North Hollywood Park (with its late 1920s library, pool house, and other buildings), a fire station, two churches, and a Masonic meeting hall.

A number of institutional properties are recorded as non-parcel resources. These include air raid sirens, which are located throughout the Survey Area, and street trees placed in public rights-of-way as municipal improvements. The late 1920s Whitnall Highway utility corridor was also recorded; this was an early planned route for a highway and power corridor which contains large transmission lines constructed in the late 1930s. It is a major landscape feature of the Survey Area.

Industrial Properties

Industrial resources in the Survey Area are largely utilitarian buildings and complexes located adjacent to railroad lines and major automobile thoroughfares. Most are office-warehouse or office-factory combinations that are significant for their association with patterns of early industrial development in the area.

Summary of Contexts and Themes

A significant percentage of the contexts and themes of the Citywide Historic Context Statement are represented in the North Hollywood-Valley Village CPA. Following are examples of the common contexts and themes used in the survey and representative examples of eligible resources.

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

The Survey Area was sparsely developed prior to the arrival of water from the Los Angeles Aqueduct in 1913. Remaining, intact early single-family residential development in the North Hollywood-Valley Village CPA includes modest, wood frame, Craftsman (top right) and Vernacular Hip Roof cottages (top and bottom left) from the late 19th and early 20th centuries. There is a small concentration of these residences located near the historic center of the Lankershim township (top right). Early residences are also concentrated in areas of East Valley Village to the west of the 170 Freeway and North Hollywood Park (bottom left). Other early residential development is located in the far north and east of the Survey Area (top left).



Address: 6138 N. Fair Ave.

Date: 1900



Address: 10852 W. Hesby St.

Date: 1904



Address: 11583 W. Huston St.

Date: 1909

Residential Development and Suburbanization, 1850-1980

Theme: Postwar Suburbanization, 1938-1975

Sub-Theme: Suburban Planning and Development, 1938-1975

Most of the residential development in the Survey Area took place in the postwar era. Four districts in the Valley Village and Valley Glen neighborhoods were found eligible under the sub-theme for suburban planning and development from this period. The districts embody the characteristics of suburban planning of the era, with low scale development featuring lawns, garages, and cul-de-sac street plans. Most districts are entirely composed of single family homes, but the Goodland-Alcove Ranch House district in Valley Glen (bottom left) includes multi-family residences along the major streets. Contributors in these districts were designed in the popular styles of the time. Two districts were also found eligible under the Architecture context as containing excellent concentrations of Ranch style architecture.



District: Marlborough Park Residential Historic District

Description: W. Miranda St., street view

Period of Significance: 1952-1953



District: Marlborough Park Residential Historic District

Address: 12829 W. Miranda St.

Date: 1952



District: Goodland-Alcove Residential Historic District

Address: 12822 W. Bessemer St.

Date: 1953



District: Carpenter-Morella-Simpson Residential Historic District

Address: 5530 N. Morella Ave.

Date: 1941

Residential Development and Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Courtyard Apartments, 1910-1980

One and two story courtyard apartments are a type of multi-family housing found throughout Los Angeles. In the Survey Area, eligible resources usually date from 1930s to 1940s. A common property type within the sub-theme is the mid-century, one story court (top and bottom right), which blends with the low scale and suburban character of the area. Courtyard apartments in the Survey Area are typically located along major streets or in neighborhoods with combinations of multi-family and single family property types. Examples from the 1940s feature lush landscaping in the interior courtyards. In addition to being exemplary of their respective property types, many were evaluated under the Architecture context as excellent examples of the Streamline Moderne (top left) and Colonial Revival (bottom left) styles.



Address: 11028-11034 Hesby Street Courtyard Apartment
Date: 1937



Address: 11480-11490 Cumpston Street Courtyard Apartment
Date: 1942



Address: 11926-11938 Chandler Boulevard Courtyard Apartment
Date: 1949



Address: 11042-11052 Otsego Street Courtyard Apartment
Date: 1941

Residential Development and Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Garden Apartments, 1938-1960

Garden apartments found eligible in the Survey Area are located in the north and east sections of North Hollywood, close to the aerospace industries that developed during and after World War II. The Rancho Vega Garden Apartment (top row) is located on a 10.3-acre super-block and was designed by Paul R. Williams as defense worker housing. The North Hollywood Manor Garden Apartment (bottom row) contains 42 large multi-family residential buildings in a three-block area and was designed by the firm of Wharton & Vaughan. Both feature open common lawns and irregular building plans.



District: Rancho Vega Garden Apartment

Address: 10559 W. Edison Way

Date: 1945



District: Rancho Vega Garden Apartment

Address: 10559 W. Edison Way

Date: 1945



District: North Hollywood Manor Garden Apartment

Address: 6723 N. Bakman Ave.

Date: 1949



District: North Hollywood Manor Garden Apartment

Address: 6663 N. Klump Ave.

Date: 1950

Residential Development and Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Multi-Family Residential District, 1910-1980

Multi-Family Residential Districts in the Survey Area are concentrations of residential development and property types from the 1950s and 1960s. Many of the districts feature repetitions of styles and forms that make their contributors appear nearly identical. The districts contain buildings designed in popular styles of the 1950s and 1960s, including Late American Colonial Revival (Vantage Avenue Historic District, top row) and Traditional Ranch (Wilkinson-Rhodes Historic District, bottom row). All of the historic districts feature accommodations for cars to the rear of the contributors' parcels. Districts are located near major transportation routes and regional shopping centers. The Wilkinson-Rhodes Multi-Family Residential Historic District was developed by shopping mall pioneer Bob Symonds and located close to his Valley Plaza commercial center; the buildings were designed by noted architect Maxwell Starkman.



District: Vantage Avenue Multi-Family Residential Historic District

Description: Vantage Ave., street view

Period of Significance: 1953-1957



District: Vantage Avenue Multi-Family Residential Historic District

Address: 5318 N. Vantage Ave.

Date: 1953



District: Wilkinson-Rhodes Multi-Family Residential Historic District

Description: Rhodes Ave., street view

Period of Significance: 1958-1960



District: Wilkinson-Rhodes Multi-Family Residential Historic District

Address: 6643 N. Rhodes Ave.

Date: 1960

Commercial Development, 1850-1980

Theme: Motels, 1925-1970

The Motels Context/Theme is used for several early 1960s motels located on Lankershim Boulevard. Lankershim Boulevard historically served as a connection between Los Angeles and US Route 99 before US Route 99 was superseded by Interstate 5 in 1964. These motels are not just excellent examples of the motel property type, but represent a final period of roadside motel construction design before the highway system replaced the smaller-scale interstate routes. The buildings have distinctive features designed to attract tourists traveling by car, including prominent signage, a location along a major street with easy highway access, and ample parking.



Address: 6021 N. Lankershim Blvd.

Name: Ritz Motel

Date: 1962



Address: 6105 N. Lankershim Blvd.

Name: Flamingo Motel

Date: 1961

Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Pylons, Poles, Stantions, and Billboards, 1920-1980

Sub-Theme: Rooftop Signs, 1906-1980

Business owners in the Survey Area responded to the pattern of wide, north-south boulevards and automobile-centered commercial development on Lankershim Boulevard with prominent signs that were designed to attract motorists and create an identifiable brand for their associated businesses. Eligible commercial signs in the Survey Area are excellent examples of their type and bear the iconic design features of their representative eras. Most signs were recorded independently of their associated buildings, which are often no longer intact (with the exception of Circus Liquor, top left; both the building and sign were determined eligible). In some cases, sign imagery became so iconic that new businesses retained the signage associated with previous occupants of the buildings (top and bottom right).



Address: 5606 N. Vineland Ave.

Name: Circus Liquor

Date: 1959



Address: 6208 N. Lankershim Blvd.

Name: Studio Storage Sign

Date: 1948



Address: 6229 N. Lankershim Blvd.

Name: Silver Saddle Motel sign

Date: 1960



Address: 7017 N. Laurel Canyon Blvd.

Name: Carpeteria sign

Date: 1965

Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

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

Resources recorded under the Car and Car Services Sub-Theme are commonly located along major streets that connect to the entrances and exits of the 170 and 134 Freeways. All resources exhibit the character-defining features of businesses constructed to accommodate automobiles and attract drivers, including prominent signage and convenient automobile access from the street. Carwashes (top row and bottom right) were also evaluated under the Architecture context as exemplary of the Googie style. Among the many resources identified along Lankershim Boulevard is a 1940s automobile dealership (bottom left).



Address: 13310 W. Sherman Way

Name: Car Wash

Date: 1963



Address: 10501 W. Magnolia Blvd.

Name: Hollywood Stars Car Wash

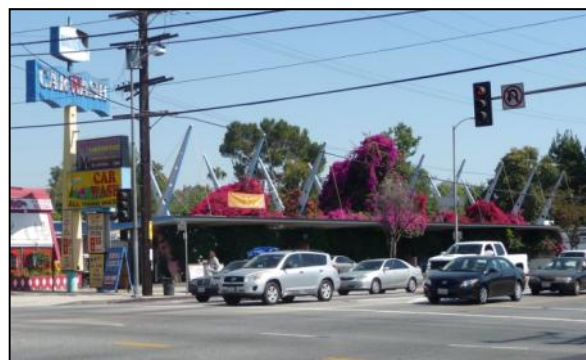
Date: 1965



Address: 4645 N. Lankershim Blvd.

Name: unknown (2012: North Hollywood Toyota)

Date: 1946



Address: 12046 W. Oxnard St.

Name: National Car Wash

Date: 1960

Commercial Development, 1850-1980

Theme: Neighborhood Commercial Development, 1875-1960

Sub-Theme: Early Neighborhood Commercial Development, 1880-1930

Early neighborhood commercial development in the Survey Area is located along major thoroughfares, close to public transportation routes and adjacent to residential development. Many of the early commercial buildings in the central North Hollywood area (now the NoHo Arts District) were identified in previous surveys. For SurveyLA, additional resources were identified as representative of a variety of early commercial activity in the Survey Area. These businesses developed simultaneously with residential growth as it spread outwards from the core of central North Hollywood. Identified resources include a camera store (top right), a small strip of retail stores dating to the 1930s (bottom left), and the first music school in the San Fernando Valley (top left).



Address: 12111 W. Tiara St.

Name: Musonia School of Music

Date: 1952



Address: 4806 N. Vineland Ave.

Name: Camera Craft

Date: 1929



Address: 12047 W. Magnolia Blvd.

Date: 1939

Commercial Development, 1850-1980

Theme: Regional Commercial Centers and Corridors, 1875-1980

Sub-Theme: Commercial Corridors, 1875-1980

Two commercial planning districts were identified near the historic center of North Hollywood at Lankershim Boulevard and Magnolia Avenue. Both districts, one along Lankershim north of Burbank Boulevard and one along Magnolia east of Lankershim Boulevard, were primarily developed in relation to automobile travel, but are located near historic streetcar and bus routes and have features oriented for pedestrians (including signage styles and display windows). This indicates a transitional period of development. The Magnolia Commercial Planning District has endured some alterations over the years and does not appear to be eligible as a historic district due to compromised integrity; however, it may merit special consideration in the planning process.



District: Lankershim Commercial Corridor Historic District

Period of Significance: 1936-1955



District: Magnolia Commercial Planning District

Period of Significance: 1936-1958



District: Lankershim Commercial Corridor Historic District

Address: 5627 1/2 N. Lankershim Blvd.

Date: 1955



District: Magnolia Commercial Planning District

Address: 11102 W. Magnolia Blvd.

Date: 1930

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 North Hollywood-Valley Village 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 school and one middle school) were found eligible in the Survey Area.



Address: 13000 Hart St.

Name: James Madison Middle School

Date: 1955



Address: 11724 Addison St.

Name: Colfax Avenue Elementary School

Date: 1951

Public and Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Water and Power, 1916-1980

Sub-Theme: Distributing and Receiving Stations, 1916-1980

The need for government infrastructure was associated with the residential growth of the Survey Area, and the resources documented under this Context/Theme are often some of the earliest non-residential buildings in their neighborhoods. The DWP resources in the North Hollywood-Valley Village CPA date to the mid-1930s and are located near the Whitnall Highway utility corridor. Both resources evaluated under this Context/Theme were also evaluated under the Architecture Context as excellent examples of the PWA Moderne style. These buildings represent the grand scale and style of the Department of Water and Power's buildings during the initial explosive growth of the power infrastructure in the City of Los Angeles.



Address: 5900 N. Cahuenga Blvd.

Name: DWP Receiving Station E

Date: 1938



Address: 10628 W. Camarillo St.

Name: DWP Distributing Station 35

Date: 1935

Public and Private Institutional Development, 1850-1980

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

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

Sub-Theme: Air Raid Siren

Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods. Five eligible air raid sirens were identified in the North Hollywood-Valley Village CPA. The air raid sirens of the North Hollywood-Valley Village CPA include examples of the Federal Model 500T “rotating” type (below, left), Federal Model 5 “birdhouse” type (below, right), and Federal Model SD-10 “wire spool” type.



Address: West side of Bellaire Ave., north of Burbank Blvd.

Name: Air Raid Siren #121

Date: circa 1940



Address: West side of Agnes Ave., north of Victory Blvd.

Name: Air Raid Siren #209

Date: circa 1940

Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

Spanish Colonial Revival buildings are not as common in the North Hollywood-Valley Village CPA as other sections of the city. The Survey Area was slowly entering its period of initial development during the 1920s and 1930s, when the style was at the height of its popularity. Resources were found eligible under this Context/Theme if they are intact, excellent examples of their style and if they exhibit high quality of design and distinctive features. The property types found eligible under the Spanish Colonial Revival sub-theme include an institutional/religious building (top left) and several multi-family residential apartment houses from the 1920s and 1930s (top right). All eligible resources are located close to the historic commercial center of North Hollywood, the first neighborhood of the Survey Area to develop.



Address: 5453 N. Satsuma Ave.

Name: Santa Susanna Mission Church and School

Date: 1942



Address: 11766 W. Magnolia Blvd.

Date: 1938

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Ranch House Neighborhoods, 1938-1975

Ranch house neighborhoods are located in the western sections of the Survey Area in the Valley Glen neighborhood. Two districts are eligible under this Context/Theme and both are predominantly Traditional Ranch in style. The Marlborough Park Residential Historic District in Valley Glen (top row) is entirely single-family and is also eligible under the Residential Development Context. The Goodland-Alcove Residential Historic District in Valley Glen comprises single family (bottom left) and multi-family (bottom right) residences in the Ranch house styles.



District: Marlborough Park Residential Historic District

Address: 12825 W. Waddell St.

Date: 1952



District: Marlborough Park Residential Historic District

Address: 12804 W. Waddell St.

Date: 1952



District: Goodland-Alcove Residential Historic District

Address: 12806 W. Bessemer St.

Date: 1953



District: Goodland-Alcove Residential Historic District

Address: 12811 W. Oxnard St.

Date: 1954

Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Streamline Moderne, 1934-1945

Several buildings exemplary of the Streamline Moderne style are located throughout the Survey Area. The short period of popularity for the style corresponded with a period of residential and commercial growth in the Survey Area. Eligible resources consist of a variety of property types, including multi-family residential buildings (top left), low-rise commercial (top and bottom right), and automobile-related commercial buildings (bottom left) along Lankershim Boulevard.



Address: 10720 W. Camarillo St.

Date: 1941



Address: 5130 N. Lankershim Blvd.

Date: 1949



Address: 5745 N. Lankershim Blvd.

Date: 1950



Address: 4789 N. Vineland Ave.

Date: 1941

Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Postwar Modernism, 1946-1976

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

The survey area has many commercial, residential, industrial and institutional resources that were recorded under this Context/Theme, corresponding to the Mid-Century Modern style's popularity during the concurrent post-World War II development boom in the area. The church designed by J. George Szeptycki features a distinctive sweeping roof (below, left). The Poster Apartments were designed by master architect Richard Neutra (below, right). Another significant example includes the Laurel Plaza May Company building (top right, next page). A number of Mid-Century Modern low-rise office buildings (example at top left, next page) are located along the major commercial corridors on Laurel Canyon and Lankershim Boulevards. Two examples (bottom row, next page) are architect-designed industrial office and warehouse spaces for industries that moved into the industrial areas of the survey area during the mid-century period. The McKesson & Robbins Drug Co. Wholesale Warehouse (bottom right, next page) was designed by notable Los Angeles architect Claud Beelman. The Bobrick Chemical Company (bottom left, next page) was designed by prolific Los Angeles architect William Krisel. Both industrial buildings feature distinctive entrances to their office spaces with simpler, more utilitarian warehouse spaces to the rear.



Address: 13001 W. Victory Blvd.

Name: St. Jane Frances De Chantal Church

Date: 1967



Address: 6851 N. Radford Ave.

Name: Poster Apartments

Date: 1958



Address: 5315 N. Laurel Canyon Blvd.
Name: unknown
Date: 1961



Address: 6180 N. Laurel Canyon Blvd.
Name: May Company
Date: 1959



Address: 11605-11611 Hart St.
Name: Bobrick Chemical Company
Date: 1965



Address: 11149 W. Vanowen St.
Name: McKesson & Robbins Drug Co. Wholesale Warehouse
Date: 1951

Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Postwar Modernism, 1946-1976

Sub-Theme: Googie, 1935-1969

Commercial resources eligible under the Googie sub-theme are located along the wide boulevards that traverse the Survey Area. Several of the eligible examples found in the North Hollywood-Valley Village CPA are carwashes also recorded under the Context/Theme of Automobile-related Commercial Development (top and bottom left). A Denny's restaurant (top right) is based on a design prototype by Armet and Davis, preeminent architects of Googie-style coffee shops in Los Angeles. These buildings exhibit the distinctive design characteristics of the Googie style.



Address: 13310 W. Sherman Way

Name: Car Wash

Date: 1963



Address: 5612 N. Tujunga Ave.

Name: Denny's

Date: 1967



Address: 6622 N. Lankershim Blvd.

Name: Lankershim Car Wash

Date: 1963

Industrial Development, 1850-1980

Sub-Context: Manufacturing for the Masses, 1883-1989

Theme: Factories, 1887-1980

Theme: Food Processing, 1883-1965

Most of the resources found eligible under the Sub-Context of Manufacturing for the Masses are located along Burbank Boulevard between Vineland Avenue and Lankershim Boulevard, reflective of the concentration of industrial development in this area. Burbank Boulevard runs adjacent to the Southern Pacific Railroad tracks, an important freight transportation route. Industrial buildings located along Burbank Boulevard are characterized by irregular set-backs that provide easier vehicular access to loading docks (below, right). The concentration of factories and distribution centers dating to the 1940s along Burbank Boulevard demonstrates that resources eligible under this Sub-Context needed to be close to multiple forms of transportation (rail and truck) and to residential populations. Recorded industrial buildings feature distinctive street-facing facades, while processing and manufacturing areas to the rear are utilitarian in style and form. The Helms Bakery Distribution Center (below, left), is a food processing facility that was constructed concurrent with the initial growth of residential development in the area.



Address: 11044 W Burbank Blvd

Name: Helms Bakery Distribution Center

Date: 1941



Address: 10824 W Burbank Blvd

Name: Jansen Shoe Co. Factory

Date: 1947

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