



## A FRAMEWORK FOR PRESERVATION: PREPARING LA'S FIRST CITYWIDE HISTORIC CONTEXT STATEMENT

For several years, the Office of Historic Resources newsletter has featured regular articles showcasing some of the most “interesting finds” from SurveyLA. But just as important as the individual sites found by the survey has been the preparation of Los Angeles’ first-ever Citywide Historic Context Statement, the framework used to evaluate historic resources.

A historic context is a narrative, technical document specific to the field of historic preservation. Historic contexts differ from other types of narrative histories in that they are meant to identify important themes in history and then relate those themes to existing historic resources as opposed to “lost” places. In short, the context statement distills much of what we know about the city's evolution and development, and then helps establish why a particular place may be considered historically or architecturally significant within one or more themes.

Los Angeles’ historic context statement has been primarily developed as a resource for professional field

surveyors, providing a consistent format for property evaluations. However, since it offers a unique and broad perspective on the city’s development history, it is also a tremendously useful source of information for researchers and the general public.

Under the direction of the OHR, development of the context statement paralleled completion of SurveyLA field surveys. Survey findings were then used in the process of finalizing the narrative contexts. As they are completed, the contexts are being published in PDF format at <https://preservation.lacity.org/historic-context>. Many additional themes have been posted to the web site over the past several months, offering fresh and new perspectives on the evolution of Los Angeles. The OHR anticipates that the majority of the contexts and related themes will be published by the spring of 2018.

The context statement is organized into the nine broad

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Broadway Hollywood sign, HCM #664, from the “Commercial Signs” context.

## SURVEYLA WINS STATE AND NATIONAL HISTORIC PRESERVATION AWARDS

SurveyLA, the Office of Historic Resources’ Los Angeles Historic Resources Survey Project, is being honored with two major awards: the National Trust for Historic Preservation’s 2017 Richard H. Driehaus Foundation National Preservation Award and the California Preservation Foundation’s President’s Award.

Both awards recognize the totality of SurveyLA as a decade-long initiative, completed earlier this year, to document Los Angeles’ significant historic resources. SurveyLA was made possible through a partnership with the J. Paul Getty, which included a \$2.5 million

matching grant agreement with the Getty Foundation and significant technical assistance from the Getty Conservation Institute (GCI).

The Richard H. Driehaus National Preservation Award will be presented at a November 15th ceremony during PastForward, the National Preservation Conference, in Chicago. SurveyLA is one of only three preservation projects nationally to receive this honor, joining rehabilitation projects in Seattle, Washington and Wilkesburg, Pennsylvania.

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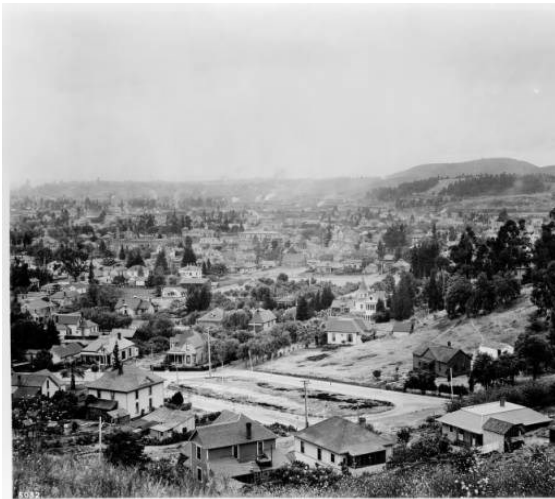
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## HPOZ SPOTLIGHT: LINCOLN HEIGHTS

In this issue, we debut a new feature, “HPOZ Spotlight”, putting a special focus on Los Angeles’ Historic Preservation Overlay Zones, or historic districts. For each HPOZ, we’ll feature historic highlights, recent projects, and even restaurant tips, encouraging you to explore LA’s historic neighborhoods.

For this first spotlight, we showcase Lincoln Heights, LA's original east side, which was subdivided in 1873, making it Los Angeles's first residential suburb. The neighborhood is notable for its unique collection of Victorian, Arts and Crafts, and Period Revival Style structures, built between 1875 and 1929. Beyond its exceptional architectural legacy, Lincoln Heights is also known for its diverse history. Nicknamed the "Ellis Island of Los Angeles," Lincoln Heights was home to successive waves of Anglo, Irish, German, Yugoslavian, and Italian immigrants. Home to an Alligator Farm that lasted half a century and Los Angeles's oldest winery, Lincoln Heights is a great place to spend an afternoon uncovering the past.



*Historic View from Staff's favorite viewpoint! Eastlake + Minnesota*

### NOTABLE PROJECTS

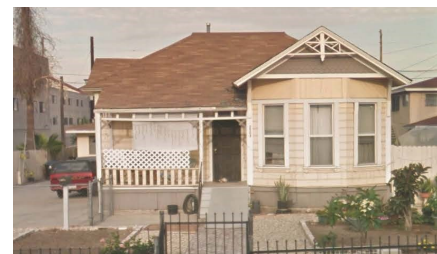
*Here's the “before”—see how these altered homes have now been restored!*



*2200 Daly Street*



*2655 Griffin Avenue*



*2503 Sichel Street*

### PROJECT HIGHLIGHT: 2820 MANITOU AVE

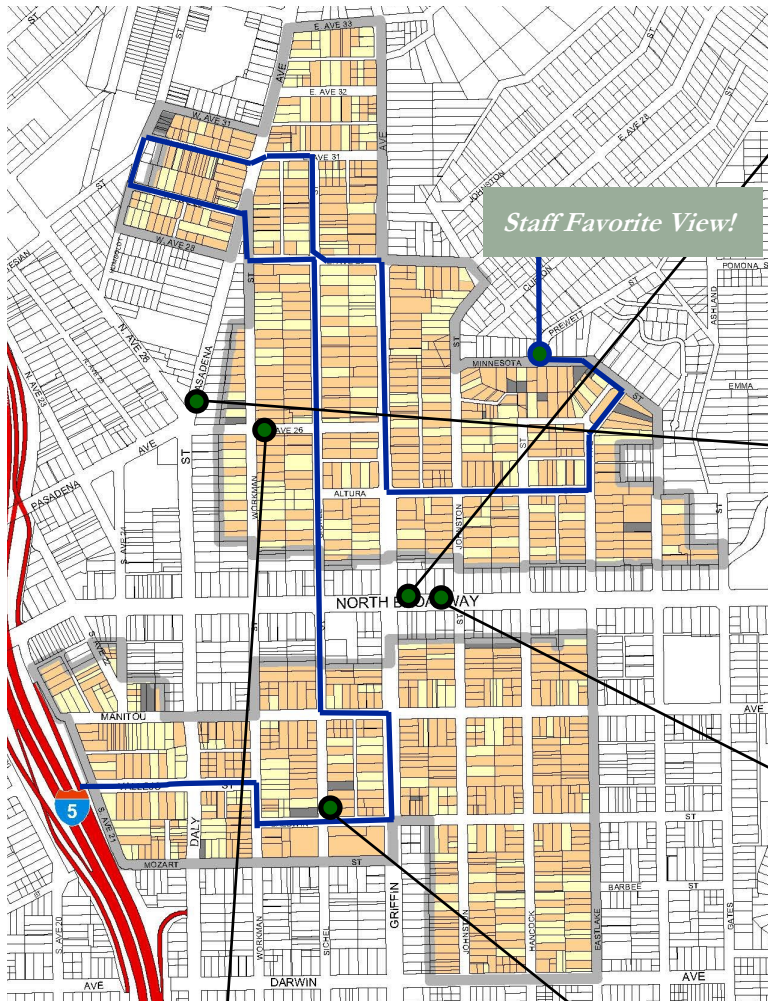
In 2014, the property at 2820 Manitou Avenue was significantly altered by a home flipper, who without approvals or permits issued, severely impacted the historic fabric of the house. Alterations included removal of all historic windows and replacement with vinyl windows, installation of stucco and a stone wainscot on top of the historic wood cladding, construction of an addition, and demolition of a garage. After purchasing the property, the new owner lovingly restored the lost historic fabric. The restoration was completed this past summer.







## LINCOLN HEIGHTS HPOZ MAP & DRIVING TOUR



## BOARD RECOMMENDED EATS



### *El Huarachito*

3011 N Broadway  
\$, Mexican, Great for breakfast



### *La Lllamarada*

2622 Pasadena Avenue  
\$, Authentic Mexican Cuisine



### *The Heights*

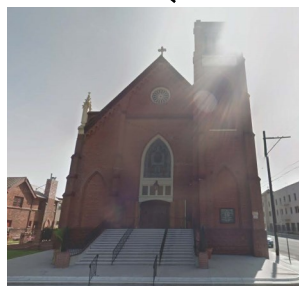
2927 N Broadway  
\$\$, Deli, Subs, and Craft Beers

## PLACES TO VISIT



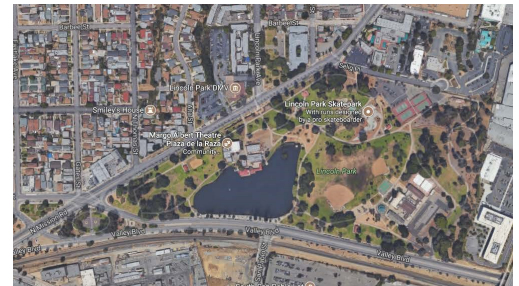
### *Lincoln Heights Branch Library*

2530 Workman Street  
A beautiful example of Italian Renaissance architecture that serves as the city's second oldest library



### *Sacred Heart Church*

2801 Baldwin Street  
The fourth parish in Los Angeles, built in the Gothic Revival style



### *Lincoln Park*

3501 Valley Blvd. Los Angeles, CA 90031  
Former home of an Alligator Farm and Carous-el, current home to Los Angeles' oldest win-ery and a skate park partly designed by Lance Mountain.



## SURVEYLA WINS STATE AND NATIONAL HISTORIC PRESERVATION AWARD

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The Fall 2017 issue of *Preservation* magazine included a spotlight [article](#) on SurveyLA and the award. The article noted that the project “surveyed more than 880,000 parcels of land across 500 square miles of Los Angeles, making it the largest survey of its kind ever conducted in the United States. It uncovered a host of resources of architectural, historical, and cultural importance – from houses, churches, and theaters to bridges, coffee shops, air-raid sirens, and car washes.” The project is also being recognized for its community-driven process and its creation, in collaboration of the GCI, of “the country’s most advanced digital historic resources inventory and management system, HistoricPlacesLA.”



Several participants in SurveyLA joined OHR staff in accepting the CPF President's Award: from left to right, Ken Bernstein, Matthew Dillhoefer, Sara Lardinois, CPF President Andrea Galvin, Carrie Chasteen, Katie Horak, Janet Hansen, Teresa Grimes, Christine Lazzaretto, Christy McAvoy, and Paul Travis

SurveyLA also received the California Preservation Foundation's highest honor, its President's Award, at the CPF Preservation Design Awards ceremony, held in San Francisco on October 13. It joined two other President's

Awards winners statewide – Charles Loveman, President and CEO of Heritage Housing Partners in Pasadena and the Salk Architecture Conservation Program of La Jolla's Salk Institute for Biological Studies – as well as Christy Johnson McAvoy, founding Principal of Historic Resources Group, who received CPF's Lifetime Achievement Award.

CPF's printed awards program concluded, “The completion of SurveyLA represents an important milestone – a coming-of-age for historic preservation in Los Angeles. The multiple uses of this rich survey data are coming fully into fruition, both in Los Angeles and as a model for other local governments to achieve the long-held promise of fully linking historic preservation with sound local planning.”

The OHR wishes to thank the National Trust and CPF, as well as the dozens of historic preservation professionals and more than 200 volunteers who helped make SurveyLA possible.

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contexts, listed below, which cover the period from about 1780 to 1980 and are specific to the City of Los Angeles: Spanish Colonial and Mexican Era Settlement; Pre-Consolidation Communities of Los Angeles; Residential Development & Suburbanization; Commercial Development; Industrial Development; Entertainment Industry; Public and Private Institutional Development; Architecture and Engineering; and Cultural Landscapes.

Each of the contexts is comprised of a number of themes, with more than 200 themes and sub-themes overall. It is worth reviewing the entire context outline, now been posted on-line at [https://preservation.lacity.org/sites/default/files/SurveyLA\\_HistoricContextOutline\\_Oct2017.pdf](https://preservation.lacity.org/sites/default/files/SurveyLA_HistoricContextOutline_Oct2017.pdf), which provides a unique window into the richness and diversity of Los Angeles' heritage.

The breadth of topics and historic resource types covered in the historic context is wide ranging. Published themes related to commercial development cover topics such as:

[Los Angeles and the Automobile](#)

[Neighborhood Commercial Development](#)

[Hotels](#)

[Commercial Signs](#)

[Post-World War II Commercial Recreation](#)

Architecture and Engineering themes include:

[Architecture after Statehood](#)

[The Arts and Crafts Movement](#)

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[Exotic Revival Architecture](#)

[Hill Houses](#)

[Quonset Huts](#)

Municipal themes within the Institutional context include:

[Water and Power](#)

[Post-World War II Fire Stations](#)

[Street Lights and the Bureau of Street Lighting](#)

Municipal Parks, Recreation, and Leisure



Platform Houses Residential District 1962-1966, Oakfield Drive, from the "Hill Houses" context.

The context on Pre-Consolidation Communities of Los Angeles discusses the early history of communities which were once separately incorporated cities, such as San Pedro, Eagle Rock, Venice, and Watts.

The citywide context statement also features precedent-setting ethnic and cultural contexts relating to the

city's LGBT, Latino, Jewish, and African American histories. While these ethnic and cultural context have been developed as "stand alone" documents, their themes are also woven into the overall citywide framework.

In the coming months, the OHR will focus on publishing resi-

dential development themes associated with Streetcar, Automobile, and Post-WWII Suburbanization, and Multi-Family Residential Development; architectural themes, such L.A. Modernism and Post-Modernism; industrial development themes, including the Entertainment Industry, and ethnic/cultural themes relating to Los Angeles' Asian American histories and Women's Rights.

Developing a comprehensive HCS for a city as large and complex as Los Angeles has been an enormous undertaking. Since 2007, more than 40 historic preservation professionals, interns, and volunteers have played a role in its completion. Each published context/theme includes a "Contributors" section to acknowledge writers and describe their qualifications. Where relevant, this section also identifies other individuals and organizations that provided input to inform the narratives and help identify important associated places.

The OHR has relied heavily on a variety of funding sources to develop the historic context including the Getty Conservation Institute and grant funds from the California Office of Historic Preservation (Certified Local Government Grant Program)



Olympic pendant with original teardrop lamp, Olympic Boulevard from Downtown to West Los Angeles, from the "Street Lights and the Bureau of Street Lighting" context.

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## OHR OBTAINS GRANT TO PREPARE WOMEN'S RIGHTS CONTEXT

The Office of Historic Resources has been awarded a \$40,000 grant by the California Office of Historic Preservation, as part of the 2017-18 Certified Local Government (CLG) grant program. The grant will fund the completion of a Women's Rights Historic Context, one of several ethnic/cultural contexts developed for SurveyLA's Citywide Historic Context Statement (see related article starting on p. 1).

In Los Angeles, as elsewhere, historically recognized and designated resources associated with women are generally limited to civic and social clubs that promoted community improvement, social welfare programs, charitable services, and philanthropic work. The completion of this context provides a timely opportunity to showcase and expand on designated resources to focus

on a broader array of places associated with important programs, groups, organizations, institutions, events, and individuals that contributed significantly to promoting women's rights. The context will result in a clear framework to evaluate these resources under multiple historic designation programs.

Work for the context will be conducted by staff from the Office of Historic Resources and a historic preservation consultant firm, in consultation with experts in the field of women's history. The context will be completed by September 2018.

If you have questions or information to contribute, please contact Janet Hansen at [janet.hansen@lacity.org](mailto:janet.hansen@lacity.org) or Sara Delgadillo Cruz at [sara.cruz@lacity.org](mailto:sara.cruz@lacity.org).



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and the National Park Service. Grant funds focused heavily on contexts relating to Los Angeles ethnic/cultural history.

Eventually the entire citywide historic context will be included, in a searchable format, in HistoricPlacesLA, the city's online historic resource inventory and management system. Users can search for specific contexts, themes, and associated historic resources and map their location citywide.

The OHR hopes that this extensive work on historic contexts will serve as a consistent framework for all future historic resource surveys, evaluations, and designations and enhance Angelenos' appreciation of our city's rich heritage.



Boyle Hotel-Cummings Block, HCM #889, from the "Hotels" context.

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

The Cultural Heritage Commission and City Council designated five new Historic-Cultural Monuments (HCMs) from June to early October 2017. Los Angeles' newest HCMs include the following:



### **HCM #1145 Commercial Exchange Building, 416-436 W. 8th Street and Olive Street**

Constructed in 1924, the Commercial Exchange Building is a 13-story Renaissance Revival-style commercial building located in Downtown Los Angeles at the intersection of 8<sup>th</sup> and Olive. Designed by prominent Los Angeles architects Albert R. Walker and Percy A. Eisen, the building was constructed as an office building

during a period of major high-rise development in the city's central business district. The subject property has a rectangular plan with a classical, tripartite composition conveyed by a horizontal division of base, shaft, and cornice, and is clad in red brick with

contrasting terra cotta window sills. The top two floors feature a decorative floral treatment, engaged pilasters, Corinthian capitals, and a terra cotta cornice. In 1935, a five-foot section of the building was removed, and a 55-foot section of the building was moved five feet east, in order to accommodate a sidewalk widening project. Walker and Eisen together designed over 200 buildings and are responsible for such landmarks as the Fine Arts Building (HCM #125), the Beverly Wilshire Hotel, and the Normandie Hotel (HCM #1013). The Commercial Exchange Building is a notable example of traditional Beaux Arts design, including its tripartite composition, brick walls, and rusticated first floor.

### **HCM #1146 Chateau Chaumont, 855 S. Serrano Avenue**

Constructed in 1928, Chateau Chaumont is a six-story multifamily residential building located in the Wilshire Center neighborhood at the intersection of 9<sup>th</sup> street and Serrano Avenue. Chateau Chaumont was designed in the French Revival-style by architect Kenneth MacDonald, Jr. for Marie Julie Pellissier, widow of Germaine Pellissier, whose family was a major landowner and developer of the Wilshire area; the Pellissiers were responsible for the Pellissier Building/Wiltern Theater (HCM #118) and

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## L.A.'s Newest Historic-Cultural Monuments

the development of several tracts along Wilshire Boulevard. The building is H-shaped in plan from the second story to the sixth floor. The first level consists of a centrally placed recessed loggia with five quoined archways, and the exterior of the first floor is defined by a rusticated concrete finish capped by a bracketed cornice. Kenneth MacDonald, Jr.'s architecture firm specialized in European-style apartment buildings, and he was the architect for the Spring Street Arcade Building in Downtown Los Angeles and the Portal of the Folded Wings, Shrine to Aviation Valhalla Memorial Park in Burbank. Chateau Chautmont is significant as an excellent, usually intact example of a 1920s apartment house and for its association with the development of the Wilshire communities.



in 1961, it was designed by internationally-recognized master architect Richard Neutra for Leo and Matilda Cytron. This one-story post-and-beam residence has an S-shaped plan and occupies the lower, flat portion of a large, sloping site. The primary elevation is characterized by a wooden footbridge spanning a creek that leads to the front door, overhanging eaves, and steel single-lite windows. On the southern-facing elevation, there are both fixed and louvered clerestory windows. Over the years, the Cytron House has endured only minor alterations. Considered one of Modernism's most important architects, Neutra designed numerous significant structures that have become Historic-Cultural Monuments, including the Jardinette Apartments (HCM #390), Kun Residence (HCM #1006), Kelton Apartments (HCM #365), and the Maxwell House (HCM #808).



**HCM #1147 Case Study House #16, 1811 N. Bel Air Road**

Case Study House #16 is a Mid-Century Modern single-family residence located in Bel Air. Completed in 1953 and designed by master architect Craig Ellwood, it was the

first of three homes Ellwood would design for the Case Study House Program, and is the only one of the three to remain fully intact. The one-story property features steel post-and-beam construction, and has a predominantly rectangular plan. The dwelling's steel frame supports exterior walls of glass and grooved Douglas fir siding, while walls of hollow clay tile block or obscure glass delineate exterior spaces. Ellwood was an influential Los Angeles-based architect whose career spanned through the 1950's and 1970's. He was responsible for additional projects such as the Smith House in Brentwood and the Bridge Building for the Art Center College for Design in Pasadena. The Case Study House Program would run from 1945 to 1966, and represented one of the most significant efforts to bring affordable, mass-producible, and technologically advanced housing to America's growing middle class.

### **HCM #1148 Cytron House, 2249 N. Benedict Canyon Drive**

The Cytron House is a Mid-Century Modern single-family residence located in the Beverly Crest neighborhood. Constructed



**HCM #1149 Irvin Tabor Family Residences, 605-607 E. Westminster Avenue**

The Irvin Tabor Family Residences is a multi-family, residential courtyard property spanning two lots in the Oakwood neighborhood of Venice.

It was developed between 1916 and 1926 by Irvin Tabor, Venice founder Abbot Kinney's chauffeur and an important early African American resident of Venice, and was intended as housing for his extended family. The subject property consists of multiple structures situated around a central courtyard—one two-story structure, one duplex, and five one-story bungalows – all of which are obscured from view by a high fence. The majority of the buildings have board and batten or clapboard siding and gabled roofs, with the exception of at least two that have stucco cladding. Due to segregation in hiring practices and real estate sales, the development of the Oakwood neighborhood was largely driven by African American laborers who settled in the area with few options along the coast. The complex is significant as an example of residential properties associated with the African American community in Venice during the early 20th century, and for its association with Irvin Tabor, one of the first African Americans to settle in the Oakwood neighborhood.