



Historic Resources Survey Report
**Sunland – Tujunga – Lake View Terrace –
Shadow Hills – East La Tuna Canyon
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 Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon Community Plan Area (CPA). This project was undertaken from July 2014 to June 2015 by Historic Resources Group (HRG).

The Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon CPA was previously surveyed by Page & Turnbull from June 2010 to August 2011. However, the CPA was re-surveyed to account for the subsequent refinement of survey methodology, as well as the development of additional historic contexts and themes that are pertinent to the development history of the area. Findings from the previous survey were consulted by HRG while conducting the present survey.

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. The Master Report, Survey Report, and Appendices are available 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 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 Qualification 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 Area (CRA) surveys conducted within the last five years
- Potential Historic Preservation Overlay Zone (HPOZ) areas which have been surveyed in the last five years and are in the process of being designated.

SurveyLA Resources 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 are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel, such as a residence. 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 include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. 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, sites, objects, and other features located within historic districts. 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 that makes 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 features – such as height, massing, setbacks, and street trees – which warrant consideration in the local planning process.

Project Team

The Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon Community CPA survey was conducted by Historic Resources Group. Personnel included Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Principal; Laura Janssen, Senior Architectural Historian; Heather Goers, Architectural Historian; Robby Aranguren, Planning Associate, and Christy Johnson McAvoy, Founding Principal. Additional assistance was provided by intern Lauren Postlmayr. Kari Fowler served as the project manager. 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 the Survey Area

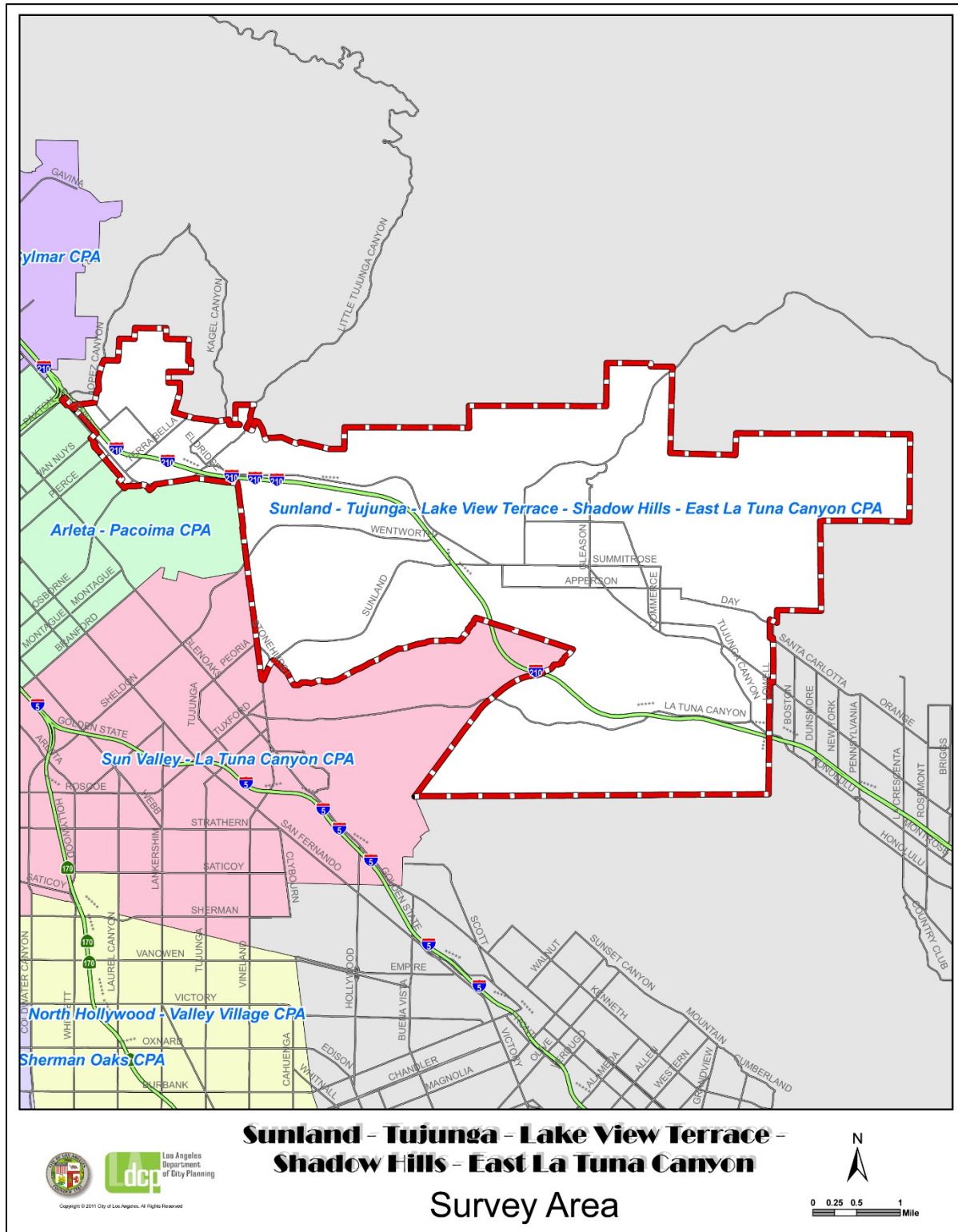
The identified survey area (“Survey Area”) corresponds with the boundary for the Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon Community Plan Area (CPA). Located in the northeastern portion of the San Fernando Valley, the Survey Area is bounded generally by open space on the north and south, Lowell Avenue on the east, and Clybourn Avenue and the Foothill (210) Freeway on the west. The Survey Area borders the CPAs of Sun Valley–La Tuna Canyon to the southwest and Arleta–Pacoima to the west. The survey area abuts the City of Glendale to the east. (*See Survey Area Map below.*)

The CPA consists of a total of 24,678 parcels. Of these, approximately 22,726 parcels were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980, or resources that have been designated under Federal, state, or local programs.¹

The topography of the Survey Area is highly varied, reflecting its location in the foothills of the San Gabriel Mountains. The central portion is generally flat and as a result is largely arranged in an orthogonal grid, with the exception Foothill Boulevard, an early corridor which bisects the area following the natural contours of the landscape. The Survey Area is traversed by several major thoroughfares, including Sunland Boulevard,

¹ For designated resources within the CPA at the time of the survey, refer to the Designated Resources map below. For the most up-to-date information on designated resources, go to zimas.lacity.org or www.HistoricPlacesLA.org, or contact the Department of City Planning's Office of Historic Resources.

Survey Area Map.



La Tuna Canyon Road, Wentworth Avenue, Summitrose Street, and Apperson Street running to the east/west; and Commerce Avenue and Tujunga Canyon Boulevard running north/south.

The Survey Area is composed of low- to medium-density urban land uses, including residential, commercial, institutional, and agricultural properties. The majority of the Survey Area is composed predominately of low-density single-family residential neighborhoods. Commercial development is primarily concentrated along the major thoroughfare of Foothill Boulevard. A small concentration of industrial properties is located along Tujunga Canyon Boulevard near its intersection with Commerce Avenue. Open space within the CPA includes several parks throughout the Survey Area, including Sunland Park, Haines Canyon Park, Sunland Recreation Center, Verdugo Mountain Park, Howard Finn Park, and Fehlhaber-Houk Park. The area is also served by the adjacent Hansen Dam Recreation Area.

Development History

The land comprising the Survey Area was first settled by the Native American Tongva tribe, who would later become known as the “Gabrielino” Indians when the Mission San Gabriel Arcangel was established on Tongva land. The first European settlers in the area were a group of explorers led by Spanish expeditioner Gaspar de Portola, who traveled north through the San Fernando Valley on August 7, 1769. Franciscan missionaries would soon establish the nearby Mission of San Gabriel Arcangel in 1771, located to the southwest of the present-day CPA, and later the Mission San Fernando Rey de España in 1797, located just west of the present-day CPA. Following the secularization of the missions in 1834, mission lands were converted to ranchos, which were granted to individuals by the Mexican government.

In 1840, the land grant which contained the present-day CPA was issued to two brothers, Pedro and Francisco Lopez. They deeded it in 1845 to an Indian, Miguel Triunfo, who had been employed at San Fernando Mission. The transfer was a trade, not a sale; Triunfo owned Rancho Cahuenga, which the Lopez brothers desired. Triunfo sold Rancho Tujunga in 1850 for \$400 to three men. Francisco Lopez, who had owned the rancho before, bought a half-interest, and David W. Alexander and Francis Mellus, both Los Angeles merchants, took the other half-interest.²

Like many ranchos, the Rancho Tujunga passed through several changes of ownership during the second half of the 19th century. The earliest settlers were frequently prospectors and miners, brought to the area beginning in 1865 by the discovery of gold-bearing quartz in Little Tujunga Canyon. Other settlers were drawn to the area because of the canyons’ fertile soil and ideal farming conditions; those who moved to the area

² This paragraph, detailing the early history of the Rancho Tujunga, has been excerpted from “Back to the Rancho,” *Los Angeles Times*, January 18, 1998, <http://articles.latimes.com/print/1998/jan/18/local/me-9658> (accessed April 2015).

grew crops, cultivated orchards, and raised honeybees. Many smaller settlements began to emerge as the Valley's agricultural operations took hold, including the communities now known as Sunland, Tujunga, Lake View Terrace, Shadow Hills, and East La Tuna Canyon. While these communities have somewhat distinct stories of origin, over time they have become linked through a shared development history. Today, these communities collectively comprise the northeasternmost corner of the San Fernando Valley.

East La Tuna Canyon comprises the southern portion of the CPA and remains largely undeveloped, save for the construction of the 210 (Foothill) Freeway. The western portion of the Rancho Tujunga lands was surveyed in 1907 and platted by Dr. Homer Hansen, a settler who had first visited the area as a teenager. Hansen platted the land and named the area "Hansen Heights," which was later changed to Shadow Hills. The streets were named after members of Hansen's family.³ Lake View Terrace, to the northwest, was originally developed as an agricultural outpost "with fine soil for growing anything."⁴ Sunland, located in the center of the CPA, was originally developed as a health community called Monte Vista in the 1880s. One of the earliest non-residential resources within the CPA, Sunland Park, is located in this area. Sunland Park was the first county-owned park, dedicated to public use in 1883 when Sherman Paige and F. C. Howes purchased 2,000 acres and began subdividing the area into tracts of ten acres or more. At the time, this site was occupied by a grove of Live Oaks, believed to be several hundred years old. So Paige and Howes decided to preserve this space for a public park. In 1912, the Monte Vista amusement park was established across the street, increasing the popularity of the public park.

Sunland was developed from 2,300 acres of the original Rancho Tujunga tract, initially subdivided in 1884. Similarly, the site that became the independent city of Tujunga began as part of the Glorietta Heights subdivision of 1888. Glorietta Heights was one of the many developments that were created throughout Southern California during the boom years of the 1880s. Two intact examples of residential development remain from this period. The William Bernhart Ranch House was built in 1886 as part of what was one of the earliest and largest agricultural properties in this part of the San Fernando Valley. Today, this residence is the oldest extant property in Sunland. Another vernacular farmhouse in Lake View Terrace dates from 1896. These two properties appear to be the only residences in the Survey Area remaining from the 19th century.

In 1911, writer and real estate developer Marshall V. Hartranft purchased the unsold portions of the Glorietta Heights subdivision. He had earlier put out newspapers and magazines on agricultural subjects. He bought the Glorietta Heights land through the Western Empire syndicate, which consisted of investors made up of his publications' readers. The goal was to create a community of gentlemen farmers who would use the agricultural concepts that Hartranft advanced in his writings. The Western Empire

³ Marlene A. Hitt, *Sunland and Tujunga: From Village to City*, The Making of America series (Charleston, SC: Arcadia Publishing, 2002), 23.

⁴ Hitt, 74.

subdivision consisted of about 1,726 acres of the old Glorietta Heights land between Third Street in Sunland and the high point of the Crescenta Valley on the east side of Tujunga. To be sure of an adequate water supply for his land, Hartranft also bought the water rights to Haines Canyon. He divided the land into parcels of either two or ten acres which he thought large enough to sustain farming along the lines outlined in his publications. The Western Empire enterprise continued to sell land up through 1919.

The community now known as Tujunga, in the easternmost portion of the Rancho Tujunga land, was the most established of the early settlements. Development in this area was initially motivated by William Ellsworth Smythe – philosopher, journalist, and founder of the Little Lands movement – who sought to establish a utopian community that rejected capitalism and industrialism. The early settlers, known as “Little Landers,” lived cooperatively in a self-sustaining agrarian colony, with “a little land and a living.” Smythe partnered with Hartranft, who had already optioned the land in 1907 with the intention of developing a community similar to Glendale. Instead, the two men proceeded with Smythe’s plan for the Little Lands colony, and set aside 240 acres for the original townsite. The initial subdivision for the settlement was recorded in 1913 as the Los Terrenitos Tract. Hartranft’s development company, the Western Empire Suburban Farms Association, was listed as one of the owners, along with the Los Angeles Title and Trust Company. In 1913, Bolton Hall was erected at the corner of Commerce and Valmont Streets as a community center for the Little Landers. Constructed of local stone from the Tujunga Wash by self-described “nature builder” George Harris, the building would become emblematic of early construction in Tujunga. Bolton Hall was the second property to be designated locally as a City Historic-Cultural Monument; today it is occupied by the Little Landers Historical Society.

Commercial development first took place along Commerce Avenue (then known as Sunset Boulevard) beginning in the mid-1910s. Commercial development was spurred by the subdivision of the land south of Commerce Avenue and Valmont Street (then known as El Centro Avenue) in 1913 as part of the Los Terrenitos Tract. The Tujunga “Little Lands” post office, completed in 1914, was one of the first buildings to be constructed and was located at the intersection of Commerce Avenue and Valmont Street. Also constructed that year was the Wieman Chapel, Tujunga’s first house of worship. At the time, commercial offerings were limited; the only store in the area was the cooperative store for the Little Lands colony. Construction activity languished until the 1920s; by that time the Little Lands colony had largely dissolved, and the remaining colonists discovered that there was a greater financial benefit to subdividing their original farms into residential tracts to capitalize on the demand for land sparked by the regional population boom of the 1920s.

In 1919, Hartranft combined the unsold sections of the Little Landers Colony with some of the unsold parts of the Western Empire subdivision and combined them into the California Home Extension Association. Larger lots were subdivided into smaller lots and sold for the relatively low price of \$200 each, on terms of ten dollars down and four dollars a month. Each lot was promised access to piped water. The ideal of the

California Home Extension Association was that of the self-sufficient yeoman farmer. But in place of the co-operative ideology of the earlier Little Landers Colony, the California Home Extension Association stressed individual initiative. This was particularly true when it came to building. There were no restrictions for either residential or commercial structures. Owners could build as they pleased. As a result, the California Home Extension Association was more successful than the Little Landers Colony. The population of the Tujunga area was estimated to have increased 250 percent between 1919 and 1923. However, by the end of 1925 sales apparently flagged and the California Home Extension Association was dissolved.

Extant residential development from this period is often distinguished for its unique association with notable individuals. The Hi-Yan-Ka Castle was originally developed as the home of Mary and Ray Phillips. In 1922, Ray Phillips purchased a two-acre ranch and proceeded to build a garden, consisting of staircases, a stone tower, outdoor fireplaces, and guest houses. All of the structures were built from stones found on the property. Mary established a wildlife sanctuary on the site, primarily for desert terrapin tortoises. By 1938, the sanctuary had grown to include up to 115 tortoises, as well as numerous wild birds. Over time, the site drew over 100,000 visitors. While his wife ran the sanctuary, Ray continued to build on the site, adding rock-lined paths, grottos, and fountains, as well as planting thousands of trees, shrubs and flowers. The name "Hi-Yan-Ka" is derived from the Tujunga Native American language meaning "complete welcome," reflecting the Phillips' vision of their property as a welcoming refuge for wildlife and visitors alike. The stone tower on the original house collapsed in the 1971 Sylmar Earthquake. Other examples of early residential development from this period include the Henry Wieman Residence (1918), built for the first minister of Tujunga, and the Emil Kerchner Residence (1927), the home of the president of Tujunga Valley Bank.

Most houses constructed during the 1910s and 1920s reflected architectural styles which were popular at the time, such as the Spanish Colonial Revival, Craftsman, Tudor Revival, and American Colonial Revival styles. At the same time, the abundance of local fieldstone and the presence of skilled masons like George Harris – trained on the construction of Bolton Hall during the Little Lands years – produced a number of stone houses of architectural significance. During the late 1910s and 1920s, masons built stone houses for newcomers, or assisted new residents in the construction of their own homes. The lack of building regulations and the modest means of the new arrivals encouraged this kind of do-it-yourself approach. These stone houses typically followed one of two architectural styles. The first was a relatively conventional stone version of the California bungalow, featuring low-pitched gabled roofs and broad overhangs. The main difference between these houses and the standard bungalow was the use of load-bearing stone walls in place of traditional wood-frame construction. The second style was unique to Tujunga, and featured cubic volumes with vertical proportions, a flat or low-sloped roof with parapets, and little if any ornamentation. The most monumental example of this cubic style, the Blarney Castle from 1921, is a designated City Historic-Cultural Monument.

As new residents settled in Tujunga in the 1920s, commercial development began in earnest in order to accommodate the needs of the growing community. More buildings were constructed within the commercial area during the 1920s than in any other decade. By 1924, offerings along Commerce Avenue included a grocery, post office, bank, dressmaker, barber, restaurant, movie theater, and an undertaker. The Breidt Building, one of the oldest remaining commercial buildings on Commerce Avenue, was constructed during this period. Named for Judge Herman H. Breidt, an early Tujunga resident, the building appears to have been constructed in two phases, in 1923 and 1929, and was the first two-story commercial building in Old Tujunga. It originally contained two storefront spaces on the ground floor, which housed a drug store and a post office, with a large space on the upper floor that was used for lodge hall meetings.

Institutional and municipal resources were also established during the 1920s and 1930s, including McGroarty Park (1920), Tujunga Library (1925), the American Legion (1930), and several early churches, including the Lake View Terrace American Baptist Church (1923), the Sunland-Tujunga Community Seventh Day Adventist Church (1928), and the Christadelphians Church (1932). One of the earliest schools in the area was constructed in 1921, and is now known as Hardin House; Verdugo Hills High School was established in 1937.

One of the most prominent institutions developed during this period was the Minnie Barton Recreation Camp, established in 1929. Barton was the first female parole officer and the second female to join the Los Angeles Police Department. She is best known for creating what we now refer to as halfway homes for women, and for establishing the Big Sister's League in Los Angeles (still in operation today as Children's Institute, Inc.). Barton's halfway homes were self-supported by selling handmade goods in temporary stores downtown, and hosting ham dinners for local dignitaries and women's clubs. The current site was originally a park, and became Barton's second halfway home in 1929.

The ever-expanding population inspired a community-led effort to incorporate Tujunga as a town in 1924, but the attempt failed due to a dispute over boundaries. The town was finally incorporated following an election in 1925. During the second half of the 1920s, many of the surrounding Valley communities were annexed to the City of Los Angeles, including Sunland and La Tuna Canyon. For a time, both the City of Los Angeles and the town of Tujunga attempted to annex the same land, a dispute which led to a protracted legal battle. It was perhaps due to the ill feeling created by this rivalry that the first two attempts to consolidate Tujunga with the City of Los Angeles failed; voters did not approve this union until 1932.

While residential development faltered through the years of the Great Depression, commercial development during this period helped to confirm the character of Sunland-Tujunga as an established settlement. Notable businesses such as the Old Vienna Gardens restaurant (1934) and the Shopping Bag Market (1938) were constructed. However, perhaps the most prominent business constructed during this period was the Hotel Tujunga. The Hotel Tujunga was constructed in 1932 as one of the

community's early large hotels, on property previously owned by Philip Begue, one of Tujunga's first families. The hotel was designed around an arroyo stone well head, known as "Sister Elsie's Well." The well was originally dug on the Rancho Las Hermanas and used by the Padres traveling over the Old Mission Trail during the Spanish regime. The well head was moved to its present location in 1930, dedicated by the Native Sons and Daughters of Glendale Parlors, and the hotel was constructed around it. Today, hotel buildings operate as Foothill Retirement, a senior living facility.

Also established in the 1930s was the Sunair Asthma Home. This facility was built by pharmacist George S. Davis, half-owner of Parke-Davis Pharmaceutical Company (now known as Pfizer), which was once the world's largest pharmaceutical company. When it was established in 1937, the Sunair Asthma Home was the only live-in rehabilitation center of its kind. The original stonework was built by George Harris, a local stone mason who built many stone structures throughout Tujunga in the early-20th century. The property is now occupied by the Smart Academy Christian School.

The 1930s also saw the initial development of the site which would eventually become the Tuna Canyon Detention Station. Located on the site of the present-day Verdugo Hills Golf Course, the camp was originally occupied by Army contractors in 1933 for use by the Civilian Conservation Corps (CCC). The camp compound consisted of seven barracks, a mess hall, administration building, office building, and infirmary. The CCC vacated the site in 1941; immediately following the attack on Pearl Harbor later that year, the site was converted into a temporary detention camp for Japanese, Japanese-American, German, and Polish detainees. The camp was one of the first temporary detention facilities to be established and was named the "Tuna Canyon Detention Station, Immigration, and Naturalization Service."⁵ The camp's original buildings were subsequently demolished in 1960 to develop the golf course, but today a portion of the land which comprised the former Tuna Canyon Detention Station is designated as a City Historic-Cultural Monument.

As building activity ground to a halt during World War II, the character of the area remained largely rural in nature through the first half of the 20th century, and residents continued to embrace the area's rustic lifestyle. Certain residential areas were zoned for equestrian use, and many properties in the area retain this use today. The Hansen Dam Equestrian Center, established in 1938, remains a popular community resource which is strongly tied to the character of the area. It was not until the years following the war, when the population of San Fernando Valley exploded as returning servicemen sought to settle in the area with their families, that widespread development began to impact the landscape of the area. The sudden and substantial demand for housing in the area gave rise to extensive residential subdivision. Several residential tracts were developed during this period, several of which remain largely intact today.

⁵ "Los Angeles Department of City Planning Recommendation Report," Cultural Heritage Commission Case No.: CHC-2013-844-HCM, <http://cityplanning.lacity.org/StaffRpt/CHC/4-18-13/CHC-2013-844.pdf> (accessed May 2015).

Development in the Creemore Drive/Creemore Place neighborhood commenced in 1953 and occurred in a piecemeal fashion throughout the 1950s and early 1960s through the subdivision of several tracts. The first tract was subdivided in 1953 by William O. and Lillian M. Roberts in 1953, representing the southern portion of the neighborhood, with a second tract recorded the following year. Construction commenced in 1953, but hit its peak in 1954, when fifteen homes were completed. Building activity remained steady throughout the second half of the 1950s. Original residences were designed in several variations of the Ranch style, including the Cinderella Ranch, Contemporary Ranch, Minimal Ranch, and Traditional Ranch styles. The development was expanded with an additional tract in 1957, recorded by Taylor & Allen, Inc., with subdivision completed with a fourth tract in 1962.

In the Haines Canyon/Mistletoe Road neighborhood, development activity began in December 1954 with the subdivision of the first tract. Although the tract map records a number of owners, advertisements dating from 1955 indicate the tract was developed by Victor W. Sease. Sease was an author and philosophy professor for the California State College system. Although his background in architecture and/or building and his interest in the land are not known, his name is attached to every advertisement for construction in the tract, then called "Manzanita Slopes." Advertisements touted sixteen "dramatic cantilever hillside homes by Vic Sease in healthful Tujunga."⁶ Homes with a "clean-cut contemporary design" were priced from \$20,500 and located on half-acre lots. Plans offered three bedrooms, two full bathrooms, a family room, and a workroom with 2,000 square feet of living space. Amenities included glass walls providing mountain views, shaded porches and patios, solid plank floors, and "lavish use of hardwoods in walls and cabinets."⁷ Home construction commenced in 1955, with thirteen residences completed that year. Designed in the Mid-Century Modern style, residences display post-and-beam construction, with simple, rectangular volumes; flat roofs with wide overhanging eaves and exposed rafters; wood cladding; upper-story porches; clerestory windows; and sliding-glass doors. In March 1956, high winds of 85 to 100 miles per hour contributed to the spread of an aggressive wildfire which fully engulfed seven homes in the Manzanita Slopes development. Several homes lost their roofs in the high winds before being consumed by flames. At least one of the homes affected along the westerly side of Haines Canyon Avenue also lost its walls due to the high winds. One residence was constructed in 1956, and two in 1957, although it is not known if these properties represent rebuilding efforts as a result of the fire.⁸ Today, this area represents a unique collection of Mid-Century Modern post-and-beam residential architecture in Tujunga.

The Marnice Avenue neighborhood was first subdivided in 1957 by real estate developer Webster Wiley. Wiley was a noted and self-taught homebuilder in the

⁶ "Display Ad 115," *Los Angeles Times*, July 24, 1955.

⁷ "Display Ad 115," *Los Angeles Times*, July 24, 1955.

⁸ While these homes are located along the westerly side of the road, where the fire took place, it is unclear if these lots were developed after the fire, or if they contained residences at the time of the fire that were subsequently rebuilt.

Crescenta-Cañada Valley, where he constructed nearly 1,000 homes from the 1950s through the 1970s “known for their contemporary styling and progressive amenities.”⁹ Similar developments completed by Wiley at the time included “Wiley’s Westerner Homes” in Glendora, which was described in advertisements of the time as “the nicest thing that can happen to your family.”¹⁰ Although developed independently, one feature that likely motivated Wiley’s concurrent development of the Marnie Avenue tract was the establishment of the Mountain View School. Completed in 1958, the elementary school was constructed with funds from a 1955 school bond measure.¹¹ The proximity of the school was likely an attractive amenity to prospective homebuyers, particularly in the mid-1950s, at the height of the postwar baby boom. Construction activity commenced in 1957, with 27 of the 49 residences completed that year; the remaining 22 lots were developed the following year. Homes were constructed for an average cost of \$14,000 and designed in variations of the Ranch style which were so popular at the time, including the Minimal Ranch and Traditional Ranch styles.

The Amanita Avenue neighborhood was first developed in March 1955, when the land was subdivided by real estate developer Frank H. Ayres. Ayres relocated to Los Angeles from Ohio, and his first real estate transaction was to purchase eight ranches in the mid-Wilshire area for his Ohio employer. In 1905, Ayres founded his own real estate development company, Frank H. Ayres & Son, to develop land in Los Angeles County. In response to the postwar demand for subdivision communities in the years following World War II, the family business introduced a homebuilding component to its operations in 1957. Construction along Amanita Avenue commenced in 1959, and all of the residences were completed that same year. Homes were relatively large – over 2,000 square feet – and yet cost a modest \$10,000. Building permits indicate that many of the homes were designed by architect Gilbert A. Griffin, who frequently partnered with architectural designer Glenn M. Krebs and was largely known for his designs of apartment houses and complexes. Griffin’s homes in the neighborhood were primarily designed in the fanciful “Cinderella” Ranch style. Originating in Southern California in the mid-1950s, this iteration of the Ranch style became popular with homebuyers seeking a more traditional alternative to some of the more modern tract house designs being constructed at the time.

Although much of the postwar residential development in the area occurred on a larger scale, individual examples of work by prominent or notable designers are also represented. A 1951 hillside residence in Shadow Hills was the home of area subdivider and former L.A. City Councilman Howard A. Finn. Finn designed a number of homes after World War II, and developed a successful grading ordinance for hillside development that was ultimately adopted citywide. The Scott Exposed Steel House was designed in 1956 by noted Case Study architect Pierre Koenig, and stands today as one of the architect’s earliest steel house designs. Other examples include the Hatherall

⁹ “Webster Goodall Wiley, Jr., August 29, 1922 – July 19, 2014,” *Glendale News Press*, August 5, 2014.

¹⁰ “Display Ad 114,” *Los Angeles Times*, May 4, 1958.

¹¹ “Mountain View School Will Open Doors for First Pupils Tomorrow,” *Los Angeles Times*, February 2, 1958.

House, completed in 1957 by John Lautner; a unique example of an Oriental Ranch, designed by Thomas Y. Saeda in 1962; and a Mid-Century Modern residence by Benton & Park, constructed in 1963.

Mobile homes also rose in popularity during the postwar years, as they offered an affordable alternative to the site-built single-family residence and could be mass-produced swiftly in response to the sudden demand. While two parks were already established in the area – the Sunland Trailer Park (1937) and the Oakdale Mobile Home Park (1943) – three additional parks were established following World War II: the Monte Vista Mobile Home Park (1949); the Sherman Grove Mobile Home Park (1952); and the Blue Star Mobile Home Park (1964). Also reflecting the need for affordable housing units during this period was the Sunland Park Apartments, a ten-building garden apartment complex completed in 1962.

Building activity in the postwar years was not exclusive to housing, but also included the development of institutions to serve the needs of the growing community. Municipal services which were expanded during this period included Fire Station No. 74 (1951); the Sunland-Tujunga Municipal Building (1956); and Sunland branch U.S. Post Office (1966). Several elementary schools were also constructed to accommodate the growing young families of the baby boom. Intact examples include the Apperson Street Elementary School (1949); Plainview Elementary School (1955); and Brainard Avenue Elementary School (1964). Several churches were also built during this period, often displaying a more expressive version of the popular Mid-Century Modern style. Notable examples include Our Lady of Lourdes Church (Chaix & Johnson Associates, 1950), and the United Methodist Church of Tujunga (Hal C. Whittemore, 1970).

Two recreation facilities constructed during this period – the Verdugo Hills Pool and the Verdugo Hills Golf Course – reflected the growing emphasis on leisure and family life in the postwar era. The Verdugo Hills Pool, designed by Holmes & Narver, opened in 1949. The Verdugo Hills Golf Course opened in 1960.¹² Designed by Bill Hairston, the site includes a putting green, driving range, an 18-hole 3-par golf course, a disc golf course, and a Ranch house-style pro shop.

Neighborhood-serving businesses also grew in importance as the so-called bedroom communities of the San Fernando Valley expanded. Offerings which opened in the area included Al Read's Restaurant (1950) and Mario's Restaurant (1965). Building activity along Commerce Avenue resumed promptly following the war, with infill construction taking place primarily in the late 1940s, but the area never regained the momentum of its earlier development. Subsequent development occurred sporadically over the following decades; more recent projects have combined multiple parcels of land to accommodate the construction of larger buildings. However, business along Foothill Boulevard continued to expand as the automobile exploded in popularity and the

¹² The golf course has been identified in SurveyLA as needing additional research and analysis to determine its eligibility for designation.

boulevard continued to serve as the area's primary vehicular thoroughfare. Auto-related businesses in particular flourished along Foothill. Extant examples include a Googie-style car wash (1954); an auto repair shop (1959); Tommy's Burgers walk-up food stand (1964); and a drive-through dairy (1964). Later construction evolved away from the Mid-Century Modern aesthetic to reflect other architectural trends, such as New Formalism, as exemplified by the former Home Savings of America branch bank, designed by Frank Homolka and prominently sited at the intersection of Foothill Boulevard and Tujunga Canyon Boulevard (1978).

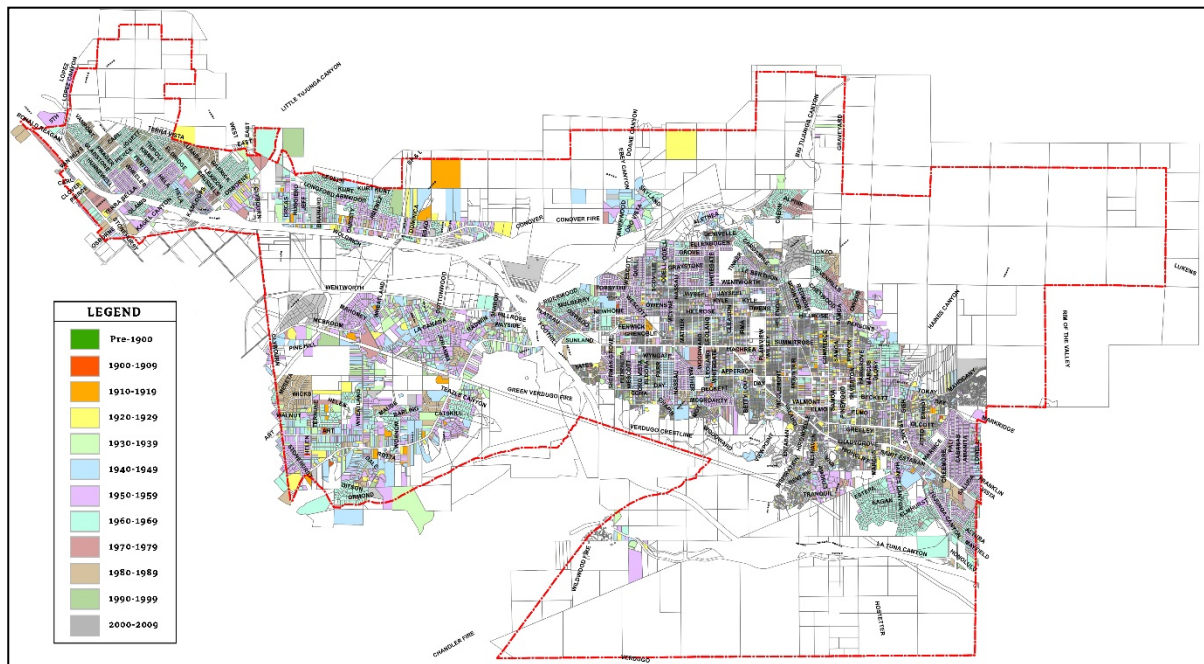
With the expansion of population, commerce, and industry in the postwar era, the infrastructure capacity of the San Fernando Valley as a whole became a major concern. Along with the Sunland-Tujunga Telephone Company building, which was constructed in 1947, the Los Angeles Department of Water and Power constructed three facilities in the years following the war: a water pump plant in 1954, and two power distributing stations, in 1960 and 1969.

Development throughout the late 1960s and through the 1970s was largely characterized as an encroachment upon the rustic, rural character of the area. Access to the newly-completed 210 (Foothill) Freeway, which provided an abbreviated commute to downtown Los Angeles, along with comparatively low land prices, drew developers to the area. Several residential neighborhoods, which were located along the northern and southern boundaries of the community near open space areas, were subdivided during the 1960s. Residents fought to preserve the equestrian resources which defined the identity of the community. Eventually, development commenced on a master plan for the area which allowed for higher-density residential development in some areas, but compromised by downzoning to lower densities in others.¹³ The plan, which was adopted in 1980, permitted a thirty-six percent increase in population over the next twenty years.¹⁴

¹³ "Rural Dwellers Fight to Save Their Corner of the World," *Los Angeles Times*, January 27, 1980.

¹⁴ "Sunland-Tujunga Plan Provides for Growth," *Los Angeles Times*, April 20, 1980.

Development by Decade Map.



Designated Resources

The following map depicts designated resources within the Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon 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 (HCMs). The CPA does not contain any designated Historic Preservation Overlay Zones (HPOZs).

Designated resources in the this CPA include the Oak Glen Ranch (1912), Bolton Hall (1913), the Verdugo Hills of Peace Pioneer Cemetery (1922), the Cross of San Ysidro atop Mt. McGroarty (1923), the McGroarty House and Grounds (1923), Blarney Castle (1925), Weatherwolde Castle (1927), the Tuna Canyon Detention Station, and the Richard Neutra-designed Serulnic House (1952).¹⁵

¹⁵ For the most up-to-date information on designated resources, go to zimas.lacity.org or www.HistoricPlacesLA.org, or contact the Department of City Planning's Office of Historic Resources.

Designated Resources Map.

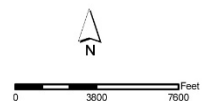
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan Area

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 field survey was conducted using the methodology established by the Office of Historic Resources for SurveyLA, which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).¹⁶

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of two qualified survey professionals, both of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. 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. 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. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

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 documented and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned. 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.

In addition to identifying significant properties based on physical characteristics as observed from the public right-of-way, some properties in the Survey Area may be significant for historic associations, such as an association with an important person. To address this, extensive research was conducted prior to fieldwork to assist surveyors in identifying potentially significant properties. Sources included building permits, Sanborn maps, historic photos, historic and contemporary aerial images, city directories, genealogical records, voter registration records, census records, and historical newspapers and periodicals. Research for SurveyLA utilizes the collections of the Los Angeles Public Library; University of Southern California (USC); University of California, Los Angeles (UCLA); Huntington Library; Historical Los Angeles Times; the Online Archive of California; and the Pacific Coast Architecture Database, among others.

¹⁶ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

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 Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon CPA contains a diverse range of extant property types, representing a number of periods of development. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

Residential Properties

The survey identified a number of single-family residences dating from the first two decades of the 20th century as representative of some of the area’s earliest development. In Tujunga, these properties also represent development pre-dating the community’s consolidation with the City of Los Angeles. The survey also identified numerous examples of residential arroyo stone construction, a particular building type in this area of the San Fernando Valley. The oldest extant properties identified in the Survey Area are remnants of the area’s agricultural past, vernacular residences dating from 1896 and 1886. A handful of residences were identified for their association with important persons. Other identified residential properties include a 1950s residential court and a 1960s garden apartment. A small number of residences were identified individually for their architectural merit, including examples in the Craftsman, American Colonial Revival, Spanish Colonial Revival, Tudor Revival, and Mid-Century Modern styles. Additionally, three residential historic districts were surveyed as cohesive collections of Ranch-style architecture, and one historic district as a collection of Mid-Century Modern residential architecture.

Commercial Properties

A small number of commercial properties dating from the 1920s and 1930s were identified by the survey, including a commercial block, a neighborhood market, a restaurant building, and a hotel. Also from this period, the survey identified a planning district comprising Tujunga’s original commercial corridor. An additional number of commercial properties dating from the postwar era were identified, primarily located along Foothill Boulevard. Examples include a car wash, a drive-through dairy, a service station, a commercial office, and a branch bank.

Institutional Properties

The survey identified two postwar LAUSD elementary school campuses. A high school and an elementary school were identified for their architectural merit. Several churches were identified, some as early examples and others for their design. The survey identified a number of government services properties, including a municipal building, a fire station, a post office, a water pump plant, and two power distributing stations. Other institutional examples include a community library, an American Legion post, a golf course, a recreation camp, a sanatorium, and two public parks.

Other Properties

The survey identified a number of unique property types, including two postwar neon pole signs, and four World War II-era air raid sirens.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon CPA. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a complete list of individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix A.

For a complete list of non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix B.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix C. This appendix also includes Planning Districts, which do not meet eligibility standards and criteria for listing but may warrant special consideration for local planning purposes.

Context: Pre-Consolidation Communities of Los Angeles, 1850-1932

Theme: Tujunga, 1850-1932

Sub-Theme: Important Events in Tujunga History, 1850-1932

This Context/Theme was used to evaluate a number of properties from the period pre-dating Tujunga's consolidation with the City of Los Angeles. These properties are predominantly single-family houses. Eligible examples date from teens and are substantially intact on the primary façade. Also identified under this Context/Theme was the Tujunga Library building, a modest Craftsman bungalow located in Tujunga's commercial area; this building served as the community's library from 1925 to 1952.



Address: 10342 Mountair Avenue
Date: 1918



Address: 10760 Mountair Avenue
Date: 1914



Address: 10216 Mountair Avenue
Name: Mary Forster Residence
Date: 1914



Address: 7212 Valmont Street
Name: Tujunga Library
Period of Significance: 1925-1952

Also identified under this Context/Theme was Tujunga's neighborhood commercial corridor. Located in the heart of Tujunga, the Old Tujunga Commercial Planning District includes properties along both sides of Commerce Avenue north of Foothill Boulevard. Original commercial buildings were constructed primarily during the 1920s and designed in commercial vernacular styles. Today, these early buildings share the block with more recent construction. The district retains an overall pedestrian scale and orientation, with zero front setbacks, building entrances fronting Commerce Avenue,

and facades with glass storefronts and large display windows. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, this district may warrant special consideration for local planning purposes. The Breidt Building, a 1920s commercial block constructed by at the corner of Commerce Avenue and Valmont Street in the 1920s, was identified individually as a rare remaining example of commercial development from this period.



District: Old Tujunga Commercial Planning District
Description: Context view



District: Old Tujunga Commercial Planning District
Description: Context view



District: Old Tujunga Commercial Planning District
Description: Context view



Address: 10067 Commerce Avenue
Name: Breidt Building
Date: 1923-1929

Context: Residential Development & Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Single-Family Residential Development, 1880-1930

This Context/Theme was used to evaluate intact single-family residences representing the earliest residential development in the Survey Area, most of which date from the first two decades of the 20th century. Few examples remain from this period; therefore, intact examples were identified as historically significant. Also identified is a very rare vernacular farmhouse in Lake View Terrace dating from 1896; this property appears to be one of only two remaining residences in the Survey Area from the 19th century.



Address: 10744 Foothill Boulevard

Date: 1896



Address: 10204 Oro Vista Avenue

Date: 1910



Address: 10122 Leona Avenue

Date: 1917



Address: 10738 Sherman Grove Avenue

Date: 1905



Address: 8714 Apperson Street
Date: 1910



Address: 11201 Osborne Street
Date: 1919

Also evaluated under this Context/Theme were a few remnants of the area's agricultural past. The property at 10701 Art Street includes a ranch house and a mature orange orchard; this property appears to be the oldest residence in Shadow Hills as well as its only orchard. The property at 9738 Helen Avenue, also located in Shadow Hills, contains a Craftsman residence as well as a barn and horse jumping arena.



Address: 10701 Art Street
Date: 1908



Address: 10701 Art Street
Date: 1908



Address: 9738 Helen Avenue
Date: 1925



Address: 9738 Helen Avenue
Date: 1925

Context: Residential Development & Suburbanization, 1850-1980

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

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Courtyard Apartments, 1910-1980

Sub-Theme: Garden Apartments, 1938-1960

These Context/Themes were used to evaluate two rare examples of multi-family residential development in the Survey Area. Identified properties include an excellent 1950s one-story residential court in Tujunga, as well as a 1950s Mid-Century Modern garden apartment complex in Sunland.



Address: 6834-6838 Valmont Street

Date: 1952



Address: 6834-6838 Valmont Street

Date: 1952



Address: 8620-8640 Hillrose Street
Name: Sunland Park Apartments
Date: 1962

Address: 8620-8640 Hillrose Street
Name: Sunland Park Apartments
Date: 1962

Context: Commercial Development, 1850-1980

Theme: Markets, 1880-1980

This Context/Theme was used to evaluate a rare example of a 1930s neighborhood market building in Tujunga.



Address: 6656 Foothill Boulevard

Name: Former Shopping Bag Market

Date: 1938

Context: Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

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

This Context/Theme was used to evaluate an excellent example of a 1950s car wash, as well as a rare 1950s service station, both located along Foothill Boulevard. The car wash was also evaluated for its architectural merit.



Address: 8220 Foothill Boulevard

Name: Car Wash

Date: 1957



Address: 7545 Foothill Boulevard

Name: Pete's Complete Auto Repair

Date: 1959

Context: Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

Sub-Theme: Commercial Drive-Thru, 1920-1980

This Context/Theme was used to evaluate a rare remaining example of a 1960s drive-through dairy. Now occupied by the Code Blue Café, this property retains its distinctive butterfly roofline and pole sign.



Address: 7939 Foothill Boulevard

Name: Code Blue Café

Date: 1964

Context: Commercial Development, 1850-1980

Theme: Hotels, 1880-1980

This Context/Theme was used to evaluate an excellent and rare example of a 1930s hotel in Tujunga. The Hotel Tujunga was originally constructed in 1932 on property previously owned by Philip Begue, one of Tujunga's first families. The hotel was designed around an arroyo stone well head, known as "Sister Elsie's Well." The well was originally dug on the Rancho Las Hermanas, and was used by the Padres traveling over the Old Mission Trail during the Spanish regime. The well head was moved to this location in 1930 and dedicated on May 11th by the Native Sons and Daughters of Glendale Parlors. Today, the property operates as Foothill Retirement, a senior living facility.



Address: 6720 St. Esteban Street
Name: Hotel Tujunga and Sister Elsie's Well
Date: 1932



Address: 6720 St. Esteban Street
Name: Hotel Tujunga and Sister Elsie's Well
Date: 1932

Context: Commercial Development, 1850-1980

Theme: Restaurants, 1880-1980

This Context/Theme was used to evaluate a unique example of a 1930s restaurant building in Shadow Hills. The property was developed by August Furst, who had emigrated from Nuremburg, Germany in the 1920s. In 1935, Furst built an elaborate Moorish Revival-style residence on the hilltop above,¹⁷ with the intention of establishing an “Old World” restaurant at the bottom of the hill. The result was the Old Vienna Gardens restaurant, built in 1937, whose whimsical design was inspired by various European Revival styles, including English Tudor and Swiss Chalet. The surrounding grounds consisted of a variety of landscape features – including hillside terracing, stairways, gardens, patios, and duck ponds – some of which were constructed of local arroyo stone. More recently, the building was occupied by the Villa Terraza restaurant; currently the building appears to be unoccupied.



Address: 9955 Sunland Boulevard
Name: Old Vienna Gardens
Date: 1934



Address: 9955 Sunland Boulevard
Name: Old Vienna Gardens
Date: 1934

¹⁷ Furst's 1935 residence, known as Furst Castle, was also identified. However, the property is not fully visible from the public right-of-way, so the evaluation could not be completed.

Context: Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

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

This Context/Theme was used to evaluate two excellent examples of neon pole signs in the Survey Area. The sign for Mario's features a rotating cube displaying the letter "M" and a cook holding a pizza. The Al Read's sign features a stylize font that evokes the mid-century.



Address: 8737 Fenwick Street
Name: Mario's Restaurant Sign
Date: 1965



Address: 10504 Mt. Gleason Avenue
Name: Al Read's Restaurant Sign
Date: 1950

Context: Public & 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

This Context/Theme was used to evaluate two examples of intact LAUSD elementary school campuses, in Tujunga and Lake View Terrace. Dating from the 1950s and 1960s, these schools reflect LAUSD planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in the San Fernando Valley.



Address: 11407 Brainard Avenue
Name: Brainard Avenue Elementary School
Date: 1964



Address: 11407 Brainard Avenue
Name: Brainard Avenue Elementary School
Date: 1964



Address: 10819 Plainview Avenue
Name: Plainview Avenue Elementary School
Date: 1955



Address: 10819 Plainview Avenue
Name: Plainview Avenue Elementary School
Date: 1955

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Religion and Spirituality, 1850-1980

Theme: Religious Property Types, 1850-1980

This Context/Theme was used to evaluate several examples of early neighborhood churches in the Survey Area, primarily dating from the 1920s and 1930s. Also identified was Tujunga's first church. The Wieman Chapel was established in 1914 by Henry Wieman, Tujunga's first minister and one of the founders of the Little Landers.



Address: 7156 Valmont Street
Name: Wieman Chapel
Date: 1914



Address: 11901 Foothill Boulevard
Name: Lake View Terrace American Baptist Church
Date: 1923



Address: 7156 Valmont Street
Name: Sunland-Tujunga Community Seventh Day Adventist Church
Date: 1928



Address: 10210 Commerce Avenue
Name: The Christadelphians Church
Date: 1932

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Social Clubs and Organizations, 1850-1980

Theme: Fraternal Clubs and Organizations, 1850-1980

This Context/Theme was used to evaluate an excellent and rare example of 1930s fraternal organization building in Tujunga. Originally established as American Legion Post 250, this property has been in continuous use as an American Legion hall since 1930.



Address: 10039 Pinewood Avenue

Name: American Legion, Sunland-Tujunga
Post 377

Date: 1930

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Public and Private Health and Medicine, 1850-1980

Theme: Medical Building Types, 1850-1980

This Context/Theme was used to evaluate a rare example of a 1930s sanatorium in Tujunga. The Sunair Asthma Home was established on this site in 1937 by pharmacist George S. Davis. David was half-owner of Parke-Davis Pharmaceutical Company, now known as Pfizer, which was once the world's largest pharmaceutical company. When it opened, the Sunair Asthma Home was the only live-in rehabilitation center of its kind. The original stonework was built by George Harris, a local stone mason who built many stone structures throughout Tujunga in the early 20th century. The property is now occupied by the Smart Academy Christian School, but retains numerous arroyo stone features, including retaining walls, steps, and planters.



Address: 7754-7770 McGroarty Street

Name: Sunair Asthma Home

Date: 1937-1985



Address: 7754-7770 McGroarty Street

Name: Sunair Asthma Home

Date: 1937-1985

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Municipal Parks, Recreation, and Leisure, 1886-1978

Sub-Theme: Municipal Parks, 1904-1931

This Context/Theme was used to evaluate an excellent and rare example of a 1920s neighborhood park in Tujunga. Originally established as Manzanita Park, it was renamed for writer and journalist John Steven McGroarty, California's first poet laureate. The park was donated to the City of Tujunga by the North Angeles Land Company in 1930, although the property existed as a neighborhood park in the 1920s. Situated down the hill from the McGroarty Residence, the park includes a tennis court, picnic tables, playground equipment, a restroom building, mature oaks trees, and open lawns. Arroyo stone features occur throughout the park, including stone walls, the tennis court foundation, and portions of the restroom building.



Address: 7598 McGroarty Street
Name: McGroarty Park
Date: c. 1920



Address: 7598 McGroarty Street
Name: McGroarty Park
Date: c. 1920



Address: 7598 McGroarty Street
Name: McGroarty Park
Date: c. 1920



Address: 7598 McGroarty Street
Name: McGroarty Park
Date: c. 1920

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Government Administration Buildings and Centers, 1904-1970

Sub-Theme: Post WWII Branch City Halls and Administration Centers, 1957-1970

This Context/Theme was used to evaluate an excellent example of a 1950s municipal building in Tujunga, representing the expansion of municipal services in the San Fernando Valley during the postwar period.



Address: 7747 Foothill Boulevard
Name: Sunland-Tujunga Municipal Building
Date: 1956



Address: 7747 Foothill Boulevard
Name: Sunland-Tujunga Municipal Building
Date: 1956

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Municipal Fire Stations, 1900-1980

Sub-Theme: Post WWII Fire Stations, 1947-1960

This Context/Theme was used to evaluate an example of a 1950s fire station in Tujunga, which represents the expansion of municipal services in the San Fernando Valley during the postwar era.



Address: 7777 Foothill Boulevard

Name: Fire Station No. 74

Date: 1951

Context: Public & Private Institutional Development, 1850-1980

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

Theme: Federal Infrastructure and Services, 1850-1980

Sub-Theme: U.S. Postal Services and Post Office Construction, 1850-1980

This Context/Theme was used to evaluate an intact example of a 1960s post office in Sun Valley, representing the expansion of federal services in the San Fernando Valley during the postwar period.



Address: 8587 Fenwick Street

Name: U.S. Post Office, Sunland Branch

Date: 1966

Context: Public & 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

Sub-Theme: Reservoirs, Dams and Water Supply Infrastructure, 1916-1980

This Context/Theme was used to evaluate significant examples of Department of Water and Power buildings in the Survey Area. Examples include two 1960s distributing stations, as well as a 1950s water pump plant, all of which represent the expansion of municipal services in the San Fernando Valley during the postwar era.



Address: 7240 Valmont Street
Name: DWP Distributing Station No. 48
Date: 1969



Address: 8636 Foothill Boulevard
Name: DWP Distributing Station No. 72
Date: 1960



Address: 7333 Summitrose Street
Name: DWP Water Pump Plant
Date: 1954

Context: Public & Private Institutional Development, 1850-1980

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

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

Air raid sirens were evaluated under this Context/Theme for their association with World War II and Cold War military infrastructure in Los Angeles. Four examples were identified in the Survey Area.



Location: Silverton Avenue near Beckett Street

Name: Air Raid Siren No. 96

Date: circa 1940



Location: Hillrose Street near Oro Vista Avenue

Name: Air Raid Siren No. 97

Date: circa 1940



Location: Sunland Boulevard at Wheatland Avenue

Name: Air Raid Siren No. 98

Date: circa 1940



Location: Van Nuys Boulevard at Foothill Boulevard

Name: Air Raid Siren No. 99

Date: circa 1940

Context: Industrial Development, 1850-1980

Theme: Agricultural Roots, 1850-1945

Sub-Theme: Ranching and Dairies

This Context/Theme was used to evaluate a rare example of a 19th-century ranch house in Sunland, a remnant of the area's agricultural past. The William Bernhart Ranch House was built in 1886 as part of what was one of earliest and largest agricultural properties in this part of the San Fernando Valley. Today, this residence is the oldest extant property in Sunland.



Address: 10359 Oro Vista Avenue
Name: William Bernhart Ranch House
Date: 1886



Address: 10359 Oro Vista Avenue
Name: William Bernhart Ranch House
Date: 1886

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980

This Context/Theme was used to evaluate the former residence of Francis X. Bushman, silent film actor, director and screenwriter. It is believed that the property also served as a sanatorium for a time.



Address: 9521 Conover Street
Name: Francis X. Bushman Residence
Date: 1926



Address: 9521 Conover Street
Name: Francis X. Bushman Residence
Date: 1926

Context: Architecture & Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Arroyo Stone Buildings, 1898-1930

This Context/Theme was used to evaluate numerous examples of arroyo stone construction in the Survey Area, primarily single-family residences. Arroyo stone houses are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences were built here using local stone. The Hardin House, with a distinctive two-story tower, may have originally been constructed as a school.



Address: 9920 Hirondele Lane
Date: 1921



Address: 10423 Fair Grove Avenue
Date: 1923



Address: 10218 Floralita Avenue
Date: 1921



Address: 10143 Mountair Avenue
Date: 1927



Address: 7400 Valaho Lane
Date: 1921



Address: 10620 Samoa Avenue
Date: 1924



Location: Lake View Terrace Equestrian Center
Date: (No date)



Address: 10226 Marcus Avenue
Name: Hardin House
Date: 1921

Context: Architecture & Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Craftsman, 1905-1930

Sub-Theme: Tudor Revival, 1895-1929

This Context/Theme was used to evaluate excellent examples of architecture from the Arts and Crafts Movement in the Survey Area, including Craftsman and Tudor Revival residences dating from the 1920s. Many of the Craftsman-style residences in the area incorporate arroyo stone features, including foundations, porch piers, and chimneys.



Address: 9725 Hillhaven Avenue
Date: 1922



Address: 11226 Osborne Street
Date: 1927



Address: 6718 Shadygrove Street
Date: 1927

Context: Architecture & Engineering, 1850-1980

Theme: American Colonial Revival, 1895-1960

Sub-Theme: American Colonial Revival, Early, 1895-1940

Sub-Theme: American Colonial Revival, Late, 1940-1960

This Context/Theme was used to evaluate excellent examples of American Colonial Revival architecture in the Survey Area. Examples include a 1950s community church, as well as a large 1930s residence now used as a group home. This residence was originally constructed as the Spence family home, known as “The Frog Jump.” Later, the residence was sold to a Catholic school; today it is occupied by the Tierra del Sol Foundation, a residential facility for persons with disabilities.



Address: 10438 Oro Vista Avenue
Name: New Hope Community Church
Date: 1953



Address: 9919 Sunland Boulevard
Name: Tierra del Sol Foundation
Date: 1932

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

This Context/Theme was used to evaluate excellent examples of Spanish Colonial Revival architecture in the Survey Area. Tujunga's Mt. Lukens High School was established in the early 1930s as Verdugo Hills High School. While the campus has been significantly expanded over time, it retains its elegant and highly-intact main school building. The Heath Residence, also in Tujunga, is one of the largest residences in the area; this residence was once home to Los Angeles Chief of Police Robert Lee Heath.



Address: 10625 Plainview Avenue
Name: Mt. Lukens High School
Date: 1937



Address: 10625 Plainview Avenue
Name: Mt. Lukens High School
Date: 1937



Address: 10418 Fairgrove Avenue
Name: Robert Lee Heath Residence
Date: 1925

Context: Architecture & Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

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

This Context/Theme was used to evaluate excellent examples of Mid-Century Modern architecture in the Survey Area. Identified examples include one of the earliest steel houses designed by Case Study architect Pierre Koenig, with steel post-and-beam construction, corrugated steel walls, and a curtain wall of windows. Other examples include two 1960s single-family residences, a 1940s public elementary school, a 1940s public pool, and a 1950s church. A 1970s church by architect Hal C. Whittemore exhibits an Expressionist iteration of the Mid-Century Modern style.



Address: 10300 Haines Canyon Avenue

Name: Scott Exposed Steel House

Architect: Pierre Koenig

Date: 1956



Address: 10300 Haines Canyon Avenue

Name: Scott Exposed Steel House

Architect: Pierre Koenig

Date: 1956



Address: 9619 Creemore Drive

Architect: Benton & Park

Date: 1963



Address: 10630 Johanna Avenue

Architect: Thomas Y. Saeda

Date: 1962



Address: 10233 Woodward Avenue
Name: Apperson Street Elementary School
Architect: Maynard Lyndon
Date: 1949



Address: 10233 Woodward Avenue
Name: Apperson Street Elementary School
Architect: Maynard Lyndon
Date: 1949



Address: 10662 Irma Avenue
Name: Verdugo Hills Pool
Architect: Holmes & Narver
Date: 1949



Address: 10662 Irma Avenue
Name: Verdugo Hills Pool
Architect: Holmes & Narver
Date: 1949



Address: 10321 Tujunga Canyon Boulevard
Name: Our Lady of Lourdes Church
Architect: Chaix & Johnson
Date: 1950



Address: 10321 Tujunga Canyon Boulevard
Name: Our Lady of Lourdes Church
Architect: Chaix & Johnson
Date: 1950



Address: 9901 Tujunga Canyon Boulevard
Name: United Methodist Church of Tujunga
Architect: Hal C. Whittemore
Date: 1970



Address: 9901 Tujunga Canyon Boulevard
Name: United Methodist Church of Tujunga
Architect: Hal C. Whittemore
Date: 1970

This Context/Theme was also used to evaluate the Haines Canyon/Mistletoe Road Residential Historic District. The district is composed of 16 two-story single-family residences overlooking Haines Canyon in Tujunga. Original residences were constructed between 1955 and 1957 and designed with post-and-beam construction in the Mid-Century Modern style. Features include rectangular plans; flat roofs with wide overhanging eaves and exposed rafters; wood cladding, frequently vertical board or board-and-batten; upper-story porches; clerestory windows; and sliding-glass doors. District features include hillside siting, mature landscaping, and the absence of curbs or sidewalks.



Address: 9716 Haines Canyon Avenue
Date: 1955



Address: 9540 Haines Canyon Avenue
Date: 1955



Address: 9700 Mistletoe Road
Date: 1955



Address: 9700 Haines Canyon Avenue
Date: 1955

Context: Architecture & Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

Sub-Theme: New Formalism, 1955-1976

This Context/Theme was used to evaluate an excellent example of New Formalist commercial architecture. Now a Chase branch, this Tujunga bank building represents the corporate design of Home Savings of America, including the incorporation of a stylized mural above the main entrance depicting aspects of Tujunga history.



Address: 6589 Foothill Boulevard
Name: Former Home Savings of America
Architect: Frank Homolka
Date: 1978



Address: 6589 Foothill Boulevard
Name: Former Home Savings of America
Architect: Frank Homolka
Date: 1978

Context: Architecture & Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Ranch House Neighborhoods, 1938-1975

This Context/Theme was used to evaluate three historic districts as excellent examples of Ranch house residential architecture. The Amanita Avenue Residential Historic District in Tujunga contains 48 single-family residences. Original residences were constructed in 1959 and designed primarily in the Cinderella Ranch style. Buildings display dovetails with attic vents, scalloped bargeboards, divided-light wood windows, and decorative shutters. District features include uniform setbacks, concrete curbs and sidewalks, street trees, and mature landscaping.



District: Amanita Avenue Residential Historic District

Description: Context view



District: Amanita Avenue Residential Historic District

Description: Context view



Address: 9921 Amanita Avenue

Date: 1959



Address: 6284 Day Street

Date: 1959

The Creemore Drive/Creemore Place Residential Historic District in Tujunga contains 56 single-family residences. Original residences were constructed throughout the 1950s and 1960s and designed in several variations of the Cinderella Ranch, Contemporary Ranch, Minimal Ranch, and Traditional Ranch styles. Buildings display low-pitched cross-gable roofs; stucco or wood board-and-batten cladding, often with stone or brick accents; and divided-light wood windows. District features include

uniform setbacks, curvilinear streets, concrete curbs and sidewalks, landscaped parkways, and mature liquidambar street trees.



District: Creemore Drive/Creemore Place Residential Historic District
Description: Context view



District: Creemore Drive/Creemore Place Residential Historic District
Description: Context view



Address: 9559 Creemore Place
Date: 1956



Address: 9420 Creemore Place
Date: 1955



Address: 9532 Creemore Place
Date: 1955



Address: 9447 Creemore Drive
Date: 1954

The Marnice Avenue Residential Historic District, also in Tujunga, contains 49 single-family residences. Original residences were constructed in 1957 and 1958 and were designed in the Traditional and Minimal Ranch styles. Buildings display low-pitched,

flared cross-gabled roofs; shaped bargeboards; wood clapboard or board-and-batten cladding, often with brick or stone accents. District features include curvilinear streets, uniform setbacks, concrete curbs and sidewalks, and mature street trees.



District: Marnice Avenue Residential Historic District
Description: Context view



District: Marnice Avenue Residential Historic District
Description: Context view



Address: 9954 Marnice Avenue
Date: 1957



Address: 10021 Marnice Avenue
Date: 1957



Address: 6466 Haywood Street
Date: 1957



Address: 9976 Marnice Avenue
Date: 1957

Context: Other Context, 1850-1980

Theme: Events or Series of Events, 1850-1980

The Other Context is used to capture unusual or unique property types for which a specific theme has not been developed. In this Survey Area, this Context/Theme was used to evaluate an early public park in Sunland. Sunland Park was the first county-owned park when it was dedicated to public use in 1883. The site was occupied by a grove of Live Oaks believed to be several hundred years old, so area developers decided to preserve this space for a public park. Today, the park contains mature trees, arroyo stone retaining walls, playing fields, picnic areas, and buildings from various periods.



Address: 8701 Foothill Boulevard
Name: Sunland Park
Date: 1883



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Name: Sunland Park
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Address: 8701 Foothill Boulevard
Name: Sunland Park
Date: 1883

This Context/Theme was also used to evaluate remnants of an early institutional facility in Shadow Hills. The Minnie Barton Recreation Camp was established in 1929 by Minnie Barton, the first female parole officer and the second female to join the Los Angeles Police Department. Barton is best known for creating what we now refer to as halfway homes for women, and as founder of the Big Sister's League in Los Angeles

(now Children's Institute, Inc.). Today, the site contains various arroyo stone remnants of the camp, including stairways, walls, benches, and water features.



Address: 10131 Johanna Avenue
Name: Site of Minnie Barton Recreation Camp
Date: 1929



Address: 10131 Johanna Avenue
Name: Site of Minnie Barton Recreation Camp
Date: 1929

Context: Other Context, 1850-1980
Theme: Design/Construction, 1850-1980

The Other Context is used to capture unusual or unique property types for which a specific theme has not been developed. In this Survey Area, this Context/Theme was used to evaluate a unique residential compound in Tujunga. The property known as "Castle Hi-Yan-Ka" was developed as the home of Mary and Ray Phillips. In 1922, Ray purchased a two-acre ranch and proceeded to build a garden, consisting of staircases, a stone tower, outdoor fireplaces, and guest houses, all constructed of stones found on the property. Mary established a wildlife sanctuary on the site, primarily for desert terrapin tortoises; by 1938 the sanctuary was also home to numerous wild birds. Over time, the site drew over 100,000 visitors. While his wife ran the sanctuary, Ray continued to build on the site, adding rock-lined paths, grottos, and fountains, as well as planting thousands of trees, shrubs and flowers. The name "Hi-Yan-Ka" is derived from the Tujunga Native American language meaning "complete welcome," reflecting the Phillips' vision of their property as a welcoming refuge for wildlife, as well as for visitors.



Address: 9936 Redmont Avenue
Name: Castle Hi-Yan-Ka
Date: 1922



Address: 9936 Redmont Avenue
Name: Castle Hi-Yan-Ka
Date: 1922



Address: 9936 Redmont Avenue
Name: Castle Hi-Yan-Ka
Date: 1922



Address: 9936 Redmont Avenue
Name: Castle Hi-Yan-Ka
Date: 1922

This Context/Theme was also used to evaluate a unique example of a fantasy cottage in Tujunga. This residence bears an unmistakable resemblance to a series of nine cottages located in the 200 and 300 blocks of Hollywood Way in Burbank, along with two examples in North Hollywood and eight in Studio City. These cottages were constructed in 1950 and 1951 and share a similar design, including their overall scale and massing, steeply pitched roof at the facade, and prominent chimney. The Burbank cottages were designed by Kenneth Worthen, Sr. Though not a licensed architect, Worthen was responsible for a number of more traditional Storybook and Period Revival residences throughout the Toluca Lake and Burbank areas. However, all of these cottages were constructed a few years after Worthen's death in 1947, suggesting that his designs were sold to one or more builders.

Also evaluated under this Context/Theme was an excellent and rare example of a residential log construction in Tujunga. Known as the Valentino House, this property includes a single-family residence and a detached garage, both constructed of wooden logs.



Address: 10011 Tujunga Canyon Boulevard
Date: c. 1950



Address: 6406 Valmont Street
Name: Valentino House
Date: 1923

For Further Reading

The following is a list of general sources on the history and development of the Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon Community Plan Area. This list is not comprehensive but is being provided for informational purposes.

Bearchell, Charles A. and Larry D. Fried. *The San Fernando Valley: Then and Now*. Windsor Publications, 1988.

Hitt, Marlene A. *Sunland and Tujunga: From Village to City*. The Making of America Series. Charleston, SC: Arcadia Publishing, 2002.

Roderick, Kevin. *The San Fernando Valley: America's Suburb*. Los Angeles: Los Angeles Times Books, 2001.

Wanamaker, Marc. *San Fernando Valley*. Images of America. Charleston, SC: Arcadia Publishing, 2011.