

SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report DRAFT Van Nuys-North Sherman Oaks 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 Van Nuys-North Sherman Oaks Community Plan Area (CPA). This project was undertaken from June 2014 to July 2015 by Architectural Resources Group (ARG).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes and property types; and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (“Master Report”), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. The Master Report, Survey Report, and Appendices are available online at www.surveyla.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources and for local designation as Los Angeles Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the *Secretary of the Interior’s Professional Qualifications Standards* in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are taken of all evaluated resources.

- Field surveys do not include:
 - Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
 - Community Redevelopment Agency of Los Angeles (CRA/LA) surveys conducted within the last five years.
 - Potential HPOZ areas which have been surveyed within the last five years and are in the process of being designated.

SurveyLA Resource Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C of this Survey Report are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples may include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Historic districts may include single or multiple parcels depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, objects, sites and other features located within historic districts (such as residences, schools, and parks). Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area and making it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning concepts, such as height, massing, setbacks, and street trees, which may be considered in the local planning process.

Project Team

The Van Nuys-North Sherman Oaks CPA survey team included the following personnel from ARG: Katie E. Horak, Principal, Architectural Historian and Preservation Planner; Mary Ringhoff, Associate, Architectural Historian and Preservation Planner; and Evanne St. Charles, Architectural Historian and Preservation Planner. Katie Horak served as 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

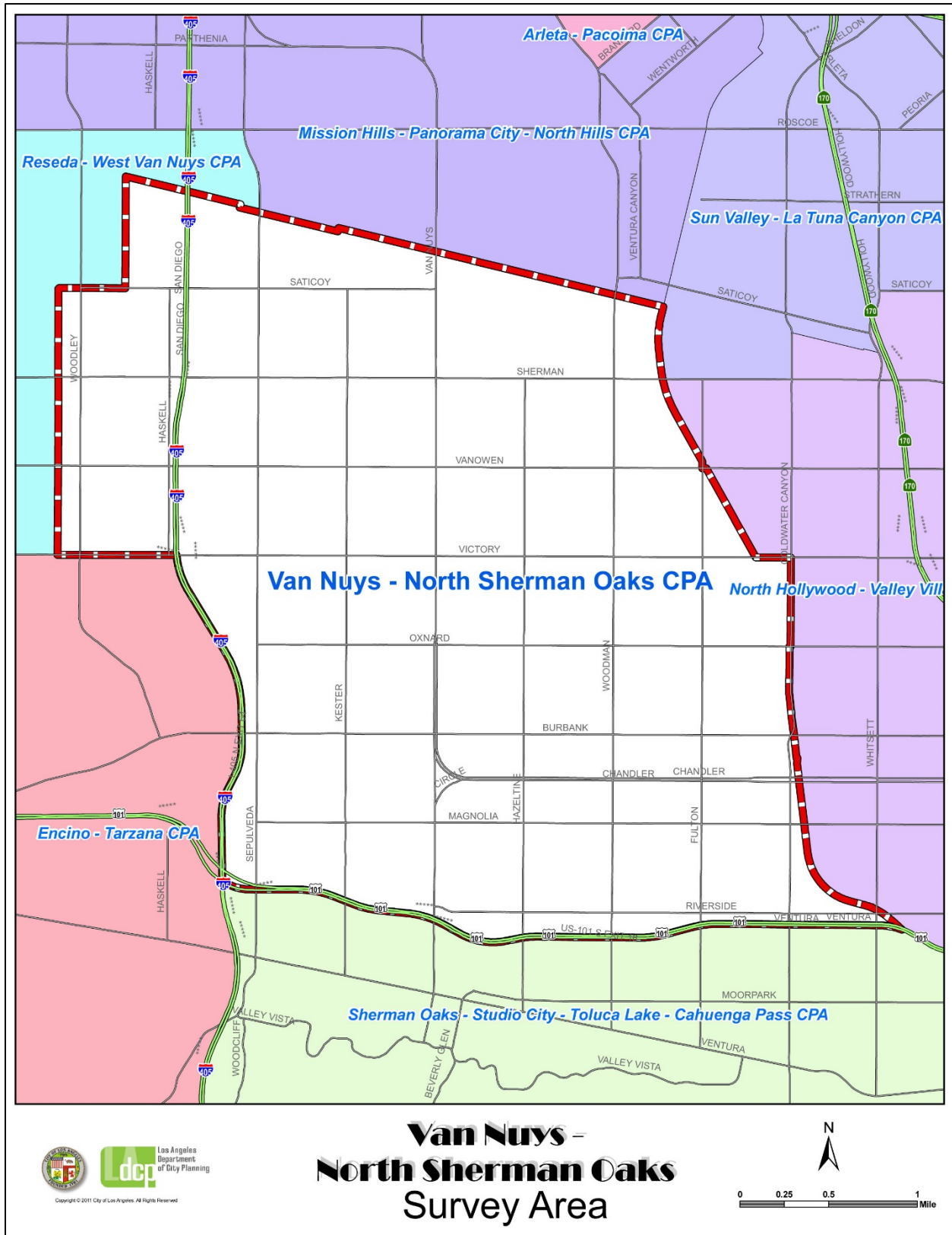
Description of the Survey Area

The identified Survey Area corresponds with the boundary of the Van Nuys-North Sherman Oaks Community Plan Area. The Van Nuys-North Sherman Oaks CPA is located near the center of the San Fernando Valley, north of the Santa Monica Mountains and approximately 15 miles northwest of downtown Los Angeles. It is irregular in shape. The northern boundary follows the Southern Pacific right-of-way/Raymer Street, the southern border runs along U.S. Route 101 (Ventura Freeway), and its eastern boundary follows the Pacoima Wash. The western border follows Gloria Avenue from the CPA's northern boundary to Saticoy Street; between Saticoy Street and Victory Boulevard, its western boundary follows Valjean Avenue; and from Victory Boulevard to the southern border of the CPA, the western border runs along Interstate 405 (San Diego Freeway).

The Van Nuys-North Sherman Oaks CPA is located on the central floor of the San Fernando Valley, north of the Santa Monica Mountains. No major land formations define the area. Aside from gradual changes in elevation, the area is generally flat. The Survey Area is bounded and shaped by human-made or human-altered features, including the Southern Pacific rail line at its northern end and the 101 and 405 Freeways to the south and west. At the Survey Area's eastern edge is the Pacoima Wash, a channelized tributary of the Tujunga Wash. The channelized Los Angeles River runs through the southwest corner of the CPA.

The major east-west arteries within the Survey Area are (from north to south): Sherman Way, Vanowen Street, Victory Boulevard, Oxnard Street, Burbank Boulevard, Chandler Boulevard, Magnolia Boulevard, and Riverside Drive. The major north-south arteries within the Survey Area are (from east to west): Coldwater Canyon Avenue, Woodman Avenue, Hazeltine Avenue, Van Nuys Boulevard, Kester Avenue and Sepulveda Boulevard.

Survey Area Map



Many of the wide avenues and boulevards that traverse the Survey Area historically served as connections to the commercial centers of Los Angeles and to major regional and national rail and automobile transportation routes. The routes remain mostly industrial and commercial in terms of zoning and land use. The Southern Pacific rail line, established in the early 20th century, runs along Raymer Street and is still an active freight rail route. A second, later Southern Pacific branch line once ran along what is now the current Orange Line busway. A Pacific Electric streetcar route ran along Sherman Way (now Chandler Boulevard, Van Nuys Boulevard, and Sherman Way) between 1911 and 1952, connecting Van Nuys and Sherman Oaks to North Hollywood and Hollywood.

The majority of the Survey Area is laid in an orthogonal street grid, with the exception of the Southern Pacific right-of-way and the 405 Freeway. The 405 Freeway is entirely above grade, creating numerous overpasses and onramps with physical and visual impacts on the neighborhoods to either side. It serves as a boundary between the Van Nuys-North Sherman Oaks CPA to the east and the Reseda-West Van Nuys CPA to the west. Most of the Survey Area's residential streets follow the hierarchical grid street pattern, with several concentrations of curvilinear, subdivision-based streets and cul-de-sacs that were developed after World War II.

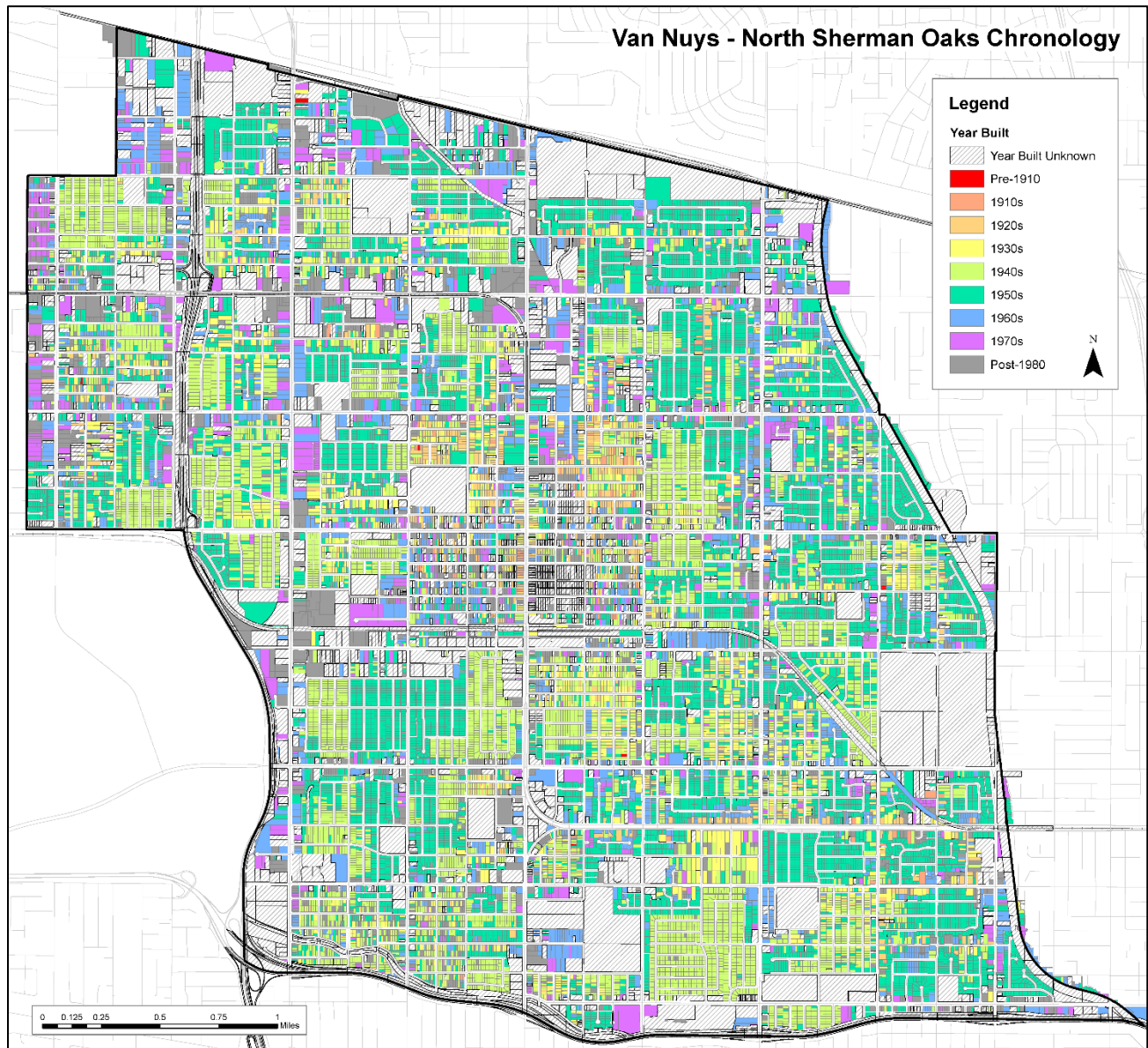
The Survey Area includes sections of three communities:¹

- **Van Nuys** comprises the majority of the CPA, north of Burbank Boulevard and west of Hazeltine Avenue. Its boundaries extend slightly north past the CPA boundary, to Roscoe Boulevard, and slightly west past the CPA boundary to encompass the Van Nuys Airport. It is bordered by the neighborhoods of Valley Glen and North Hollywood to the east.
- **Sherman Oaks** occupies the southern portion of the CPA, south of Burbank Boulevard. Sherman Oaks extends farther south than the CPA, to Mulholland Drive. Its western boundary follows Interstate 405, and it is bordered by the neighborhoods of North Hollywood and Studio City to the east.

Valley Glen occupies the northeastern edge of the CPA, north of Burbank Boulevard and east of Hazeltine Avenue. Its northern boundary follows the Southern Pacific right-of-way and its eastern boundary runs along State Route 170 (Hollywood Freeway). The neighborhood of Valley Glen was originally part of Van Nuys; its name was changed in 1998.

¹ Neighborhood definitions and boundaries are somewhat subjective, varying according to source; this report uses the most widely accepted definitions with an eye toward capturing the general development patterns of the Reseda-West Van Nuys CPA, not parsing the exact divisions between neighborhoods as perceived today. Neighborhood names and boundaries are loosely derived from "Mapping L.A. - Los Angeles Times." Mapping L.A. *Los Angeles Times*. Web. 07 August 2014. <<http://projects.latimes.com/mapping-la/neighborhoods/>>.

The Van Nuys-North Sherman Oaks CPA comprises 27,527 parcels. Of these, roughly 25,673 were surveyed by the SurveyLA team. Properties not surveyed include buildings constructed after 1980 and resources designated under local, state and/or federal programs.



Development History

Like the rest of the San Fernando Valley, the land currently occupied by the Van Nuys-North Sherman Oaks CPA was originally inhabited by members of the Tongva tribe. In 1797, the Spanish established Mission San Fernando, from which the valley would derive its name. When Mexico gained its independence from Spain in 1821, existing Spanish land grants in the San Fernando Valley were re-divided into a number of ranchos, including Rancho Ex-Mission San

Fernando, Rancho Cahuenga, Rancho Los Encinos, and Rancho Tujunga. By the mid-19th century, many of Southern California's rancho owners were beginning to sell off portions of their lands, and those in the Valley were no exception. In 1869, pioneer Isaac Lankershim led a small cohort of other German Jewish immigrants to form the San Fernando Valley Homestead Association; the group acquired a sizable portion of Rancho Ex-Mission San Fernando land, comprising much of the southern half of the San Fernando Valley, for \$2 an acre.² The men had intended to use the land for sheep farming, but a severe drought in the 1870s led them to experiment with dry wheat farming, which proved to be an enormous success.

The San Fernando Valley's first town, San Fernando, was established by state senator Charles Maclay in 1874 in anticipation of the Southern Pacific Railroad's completion through the valley. In that same year, Isaac Newton Van Nuys moved to California and became a stockholder in the San Fernando Valley Homestead Association. Soon after, he became a business partner and son-in-law of Isaac Lankershim (he married Lankershim's daughter Susanna). Van Nuys played a large role in mapping the Valley and establishing boundaries between the Lankershim, Maclay and Porter townships.³ What became known as the Lankershim-Van Nuys ranch extended across the Valley and from present-day Roscoe Boulevard south to present-day Mulholland Drive. When Lankershim died in 1882, his son, James B. Lankershim, went into business with Van Nuys. Together, they platted the town of Toluca near the Southern Pacific railroad tract in 1882. In 1896, the town was renamed Lankershim; and, in an effort to capitalize on the glamour of Hollywood, the community later adopted the name North Hollywood.

The construction of a Southern Pacific Railroad line through the Valley in the early 20th century brought increased commercial opportunities to the area. The corridor was built as a part of Southern Pacific's Coast Line, which connected Los Angeles and San Francisco via a route that bisected the San Fernando Valley and crossed over the Santa Susana Pass.⁴ Its right-of-way runs along the northern boundary of the Van Nuys-North Sherman Oaks CPA, at Raymer Street.

A number of other major developmental changes were conceived in anticipation of the completion of the Los Angeles Aqueduct, which brought water to Los Angeles from the Owens Valley. Construction on the aqueduct began in 1908, and the San Fernando Valley's promise of future water attracted many homesteaders and businessmen seeking a new life – and fortune – in the West. The prospect of a secure water source and improved infrastructure aided a major real estate boom, as the last of the vast Spanish ranchos gave way to smaller agricultural lots, fledgling commercial centers, and early residential subdivisions. In 1909, the Los Angeles Suburban Home Company syndicate purchased 47,500 acres of the San Fernando Valley for

² Roderick, 32; "Isaac Lankershim: Creator of the San Fernando Valley Breadbasket & Jewish Enigma," Jewish Museum of the American West, <http://www.jmaw.org/isaac-lankershim-jewish-wheat/#.UdTaeG39Vb0> (accessed 19 August 2014).

³ Roderick, 44.

⁴ "Santa Susana Pass State Historic Park Cultural Resources Inventory Historic Overview," prepared by Alexander D. Bevil for the California State Parks Southern Service Center, March-April 2007.

\$2.5 million. The largest land transaction ever recorded in Los Angeles County, Tract 1000 (the same land the San Fernando Valley Homestead Association had acquired years earlier, minus the town of Toluca) comprised almost the entire San Fernando Valley south of today's Roscoe Boulevard; it included Isaac Newton Van Nuys' share of the Lankershim township and today contains multiple Los Angeles communities including Reseda, Van Nuys, and Sherman Oaks.⁵ The LASHC's Board of Control included some of the most influential men in Los Angeles: Harrison Gray Otis, Harry Chandler, Otto Freeman Brant, Hobart Johnstone Whitley, and Moses Hazeltine Sherman. Each investor could choose a small holding to keep for himself, and members of the Board of Control kept the most valuable parcels.⁶

In order to lure potential buyers to the San Fernando Valley, the LASHC created three towns, sited miles apart across the center of the Valley: Van Nuys, Marian (named after Harrison Gray Otis' daughter, Marian was renamed Reseda in the 1920s), and Owensmouth (which later changed its name to Canoga Park). Van Nuys was the first of the three to be developed; Owensmouth was founded in March of 1912 and Marian was founded in July of 1912.⁷ The Board of Control's *Los Angeles Times* connections proved valuable, as the *Times* worked hard to promote the largely nonexistent communities as "The Wonder Towns of the San Fernando Valley."⁸ The Southern Pacific Railroad established a branch route in 1911, opening in time to deliver potential homebuyers to the grand opening of Van Nuys; it later hauled materials to and from the lumber companies and farms of this part of the Valley.

To promote the sales of the syndicate's land, Board of Control member Moses Sherman worked to establish a route of the Pacific Electric railway across the San Fernando Valley, connecting the region to Los Angeles. The line reached Van Nuys by 1911, continued through Marian, and ended in Owensmouth by 1912, proving a major boost to development in the area. Concurrent with the completion of the Pacific Electric line, Sherman Way was established as the first and most reliable traffic artery for commuters by automobile, running parallel to the streetcar route.⁹ The paved street boasted a separate lane for horses and wagons, electrical lighting, and thousands of trees and shrubs planted along the edges to make it feel like a grand paseo (and to hide the empty land that lay just beyond it).¹⁰

Of the three new communities, Van Nuys saw the most dramatic growth over the shortest period of time. This was partially thanks to the Board of Control's decision to hire William Paul Whitsett to market the town; Whitsett purportedly telephoned every person with a phone line

⁵ The transaction was so notable it was announced in a huge story on the front page of the *Los Angeles Times* on September 24, 1909. Roderick, 48.

⁶ Roderick, 56-57.

⁷ Roderick, 59-60.

⁸ Roderick, 57-58.

⁹ Catherine Mulholland, *The Owensmouth Baby: The Making of a San Fernando Valley Town* (Los Angeles: Catherine Mulholland, 1987), 10.

¹⁰ Roderick, 58.

in the Los Angeles vicinity to invite them to the opening day barbecue on February 22, 1911.¹¹ In preparation, Whitsett staged the construction of new sidewalks, wells and ten single-family residences in order to entice prospective buyers; by the end of the weekend barbecue, a town was born.

On November 5, 1913, the Los Angeles Aqueduct opened, bringing water to the burgeoning community. Two years later, Valley residents voted in favor of annexation to the City of Los Angeles, and the communities of Van Nuys and Marian became part of the city. Other communities, including Owensmouth, Lankershim, and Chatsworth, were annexed between 1917 and 1923. By 1913, Van Nuys had two lumber companies, two churches, a grammar school, hotel, sanatorium, bank, dentist, grocery store, barber shop and what became one of the most successful organ manufacturing companies in the world.¹² Its commercial core was located at the intersection of Sylvan Street and Sherman Way (renamed Van Nuys Boulevard after the 1915 annexation). Some of the Valley's earliest residential neighborhoods were established in Van Nuys, adjacent to the main business district and the Red Car line on Van Nuys.¹³ Sherman Oaks, Moses Sherman's 1,000 acre holding from the giant 1909 syndicate purchase, was subdivided and developed starting in 1927.

As the Valley moved away from its agricultural roots in the 1920s through the early 1940s, the Survey Area became an automobile-oriented suburban community. Major arterials, including Van Nuys Boulevard and Sepulveda Boulevard (formerly State Route 7), allowed quick access to and from Van Nuys, Sherman Oaks, and Los Angeles. Van Nuys became the institutional center of the San Fernando Valley with the 1932 erection of the Valley Municipal Building (also known as Van Nuys City Hall; HCM #202) by the Works Progress Administration; the building was modeled after Los Angeles City Hall and was designed by Peter K. Schabarum. It became the center of the San Fernando Valley Administrative Center, developed following a 1958 master plan; today it includes federal, state, and local government buildings as well as the Valley Police Headquarters, a Los Angeles public library branch, and a landscaped pedestrian mall.

In 1928, the Metropolitan Airport was established on 80 acres among walnut and peach groves in west Van Nuys, just west of the Van Nuys-North Sherman Oaks CPA.¹⁴ During World War II, the airport and its immediate surroundings became home to both civilian and government defense activities, becoming the Van Nuys Army Airfield. Several aircraft and defense manufacturing plants, including Lockheed Aircraft, Bach Aircraft, RCA, Marquardt and Radioplane, relocated to or near the airport during or soon after the war. These manufacturing plants, along with the Lockheed and Vega plants in the nearby city of Burbank, brought

¹¹ Roderick, 58.

¹² Sanborn Map, 1913; Van Nuys Historic Walking Tour with Richard Hilton, July 26, 2014.

¹³ The Valley's first HPOZ consists of three early residential neighborhoods in Van Nuys, between Cedros Avenue and Hazeltine Avenue, south of Vanowen Street. Van Nuys Historic Preservation Overlay Zone, adopted November 16, 2005.

¹⁴ "Los Angeles County," *Los Angeles Times*, 2 January 1943, H4.

thousands of workers to the Survey Area. Residential development boomed as the demand for housing escalated.

Between 1945 and 1950, the San Fernando Valley's population more than doubled to a total of 402,538 residents.¹⁵ Between 1940 and 1950, Reseda grew from a population of 3,725 to 14,810; Van Nuys grew from 28,268 to 79,973.¹⁶ Housing developers could barely keep up with the demand. Colonial Village, a development of single-family houses, was built for defense workers during World War II and advertised bus transportation from the neighborhood to the Lockheed and Vega plants. After the war, hundreds more subdivisions were built. They catered to a variety of income levels, ranging from developments of economical tract houses to communities of custom-designed residences sited on large, half-acre lots. Many of the new developments offered GI financing for veterans. Thousands of new houses were designed in various iterations of the Ranch style, which was immensely popular at the time and also paid homage to the community's rural roots and historically rustic culture.

The new developments included notable neighborhoods like Hidden Woods (developed by William Mellenthin) and Hillview Park Estates (developed by Julian Weinstock, an architect as well as developer). The influence of Mellenthin and Weinstock is seen throughout the Valley but is especially strong in Van Nuys, the area now known as Valley Glen, and Sherman Oaks. Both developers were well known for building large neighborhoods of single-family houses during the 1950s, predominantly featuring Traditional Ranch designs with rustic decorative elements evoking the Valley's idealized rural past. Mellenthin's developments were particularly well known for their houses with exaggerated dovecotes, which earned them the nickname "birdhouses."

The Survey Area's rapid residential development was accompanied by the rise of various commercial properties serving the day-to-day needs of the area's steadily increasing population. In 1947, Valley Market Town opened on Sepulveda Boulevard, just north of Oxnard Street; it was the first shopping center of its kind in the Valley, offering free baby-sitting and sterilized dog kennels.¹⁷ Cheap land and a continuously improving highway system further aided automobile-oriented suburban development. Low-scale strip malls that catered to the automobile were developed along many of the community's major boulevards.

Postwar institutional development included the construction of numerous new public school campuses in and around the new residential tracts, as well as churches, parks, and hospitals. Kester Avenue Elementary School, established near the border of Van Nuys and Sherman Oaks in 1951, was designed by master architect Richard Neutra. Neutra's innovative design employed the use of long, covered walkways connecting single-story buildings that opened onto landscaped courtyards. In some classrooms, sliding walls enabled entire spaces to be open to

¹⁵ Roderick, 122.

¹⁶ Ruscardon Engineers, 23.

¹⁷ Roderick, 121.

the outdoors. His design emphasized the importance of fresh air, natural light and recreation, and was used as a prototype for LAUSD campuses in the postwar period. Valley College, the San Fernando Valley's second junior college, opened in 1949 in the east end of the CPA (what is now Valley Glen). Two hospitals were established in the Survey Area in 1958: Valley Presbyterian on Vanowen Street in Van Nuys, with its original building designed by master architects William Pereira and Charles Luckman, and Sherman Oaks Hospital on Van Nuys Boulevard in Sherman Oaks. Both institutions saw continued development through the 1970s-1980s, and continue to serve the community today.

Industrial growth during the 1940s and 1950s largely occurred in the north portion of the CPA, adjacent to the Southern Pacific right-of-way, and along its western edge, next to Van Nuys Airport. Another industrial area grew up along Oxnard Street and Bessemer Street west of Hazeltine Avenue in the central portion of the Survey Area, where building supply and manufacturing companies like Valley Builders Supply (1946) and Valley Sash and Door (1947) provided much-needed materials for the postwar construction boom. All of the industrial areas featured small-scale manufacturing and factories, with concentrations of aviation-related industries near the airport and more freight-based operations along the railroad line.

The Survey Area's population continued to grow through the 1960s, and residential and commercial development continued apace. As in most other parts of the San Fernando Valley, the new housing subdivisions were not open to all; a long history of racially restrictive housing and ownership practices meant that most of the Valley remained "a thoroughly white domain" even through the post-World War II boom.¹⁸ Restrictive covenants had factored into patterns of town building and settlement going back to the Valley's earliest history.¹⁹ While the Supreme Court had outlawed restrictive covenants in 1948, racism in the real estate market persisted through various off-the-record tactics including unofficial "gentleman's agreements," discriminatory lending practices, and brokers' tendency to "steer" minorities to the historically diverse communities of Pacoima and San Fernando.²⁰ These tactics made it nearly impossible for non-whites to purchase houses in the subdivisions that were being developed in and around Van Nuys and Sherman Oaks. Deed restrictions and discriminatory practices were not effectively addressed until well into the 1970s.²¹ Today, the communities within the Survey Area are considerably more diverse, with growing percentages of Asian American and Latin American ethnic groups; recent data indicate that Latin Americans constitute a 60% majority in Van Nuys.²²

¹⁸ Roderick, 139.

¹⁹ Roderick, 139-140; Laura R. Barraclough, *Making the San Fernando Valley* (Athens: University of Georgia Press, 2002), 62-63.

²⁰ Roderick, 146.

²¹ Mary Corbin Sies and Christopher Silver, *Planning the Twentieth-Century American City* (Baltimore: Johns Hopkins University Press, 1996), 104, 193.

²² "Mapping L.A.," *Los Angeles Times*, accessed March 2015.

The Survey Area continued to develop at a steady pace through the 1960s and into the 1970s, as any remaining open land was acquired by developers and subdivided into housing tracts; by the late 1970s, the Survey Area was completely developed. New commercial, institutional and recreational properties continued to appear in the Survey Area at this time, including one of the first shopping malls to be constructed in the Valley, Sherman Oaks Fashion Square (now the Westfield Fashion Square). Opened in 1962, the open-air shopping center consisted of two rows of stores separated by a central corridor and anchored by a Bullock's department store at its east end. The mall was later enclosed by a skylight and saw other alterations diminishing its historic appearance.

The Survey Area weathered the 1971 San Fernando (Sylmar) earthquake fairly well, but its built environment saw significant damage in the 1994 Northridge earthquake. This temblor, which was actually centered directly beneath Reseda, not Northridge, killed 57 people and caused billions of dollars in damage. Many of the Survey Area's single-family houses were damaged, most commonly seeing chimneys falling and porches cracking or shifting; as a result, chimney replacements are common throughout Van Nuys and north Sherman Oaks. Many commercial facades were also damaged, resulting in the modern alteration or outright demolition of some of the CPA's oldest buildings.

Several changes in Survey Area neighborhood nomenclature and identity were seen during the 1990s and 2000s. The area now known as Sherman Oaks is larger than the original Sherman Oaks subdivision developed by Moses Sherman in 1927, thanks to neighborhood boundary redrawings that re-identified portions of Van Nuys as belonging to Sherman Oaks in 1991 and 2009.²³ In 1998, residents of an area encompassing the northeastern portion of Van Nuys and the northwestern portion of North Hollywood successfully campaigned to have its name changed to Valley Glen.²⁴

Designated Resources

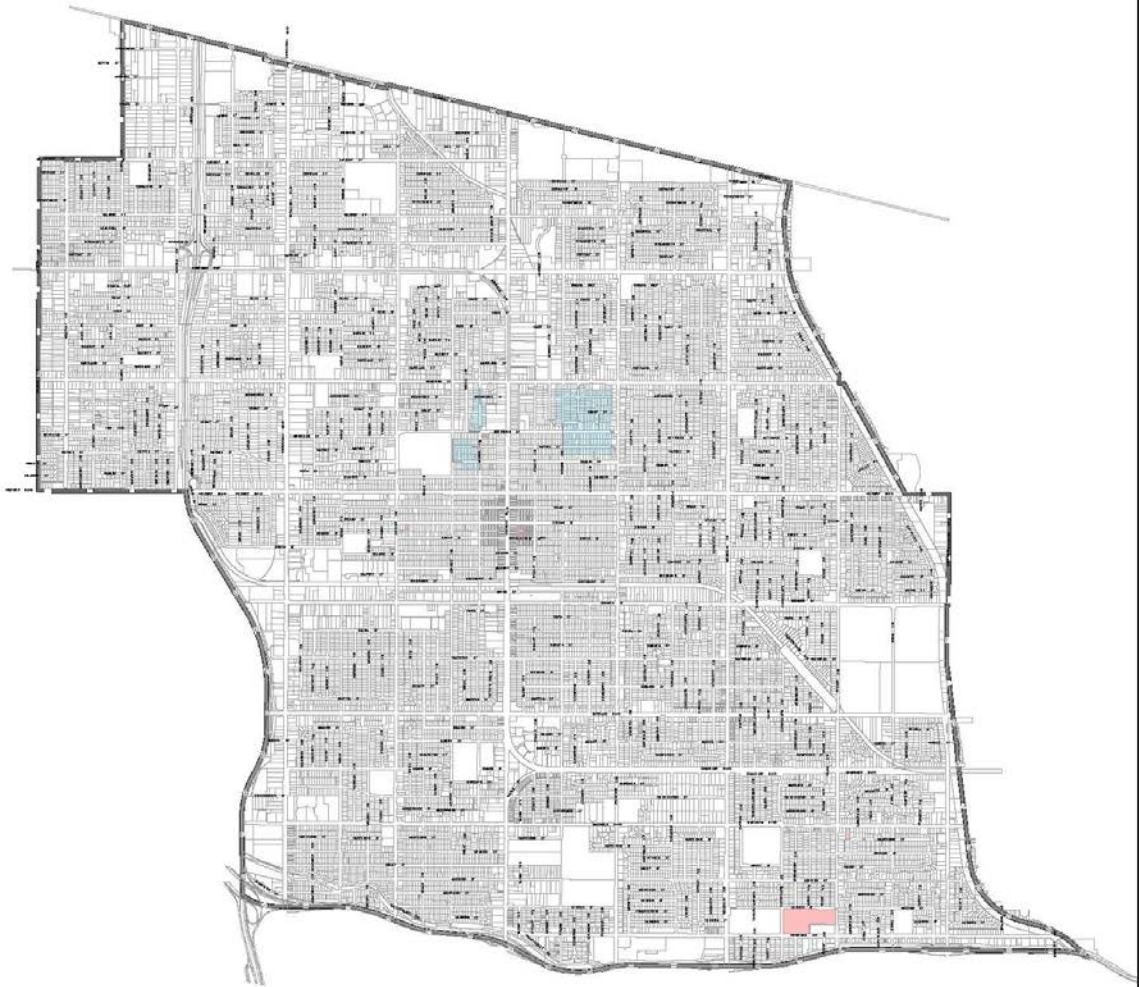
The following map depicts the location of designated resources within the Van Nuys-North Sherman Oaks CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and one designated, Historic Preservation Overlay Zones (HPOZ), the Van Nuys HPOZ. For the most up-to-date information on designated resources refer to ZIMAS.lacity.org and HistoricPlacesLA.org or contact the Los Angeles Department of City Planning's Office of Historic Resources.

²³ *Los Angeles Times*, "Neighborhood Presses for Identity It Lost in 1962," 30 May 1991; "Van Nuys Loses Another Area to Sherman Oaks," 22 August 1991; "Part of Van Nuys Will Get New Name," 15 July 2009.

²⁴ Valley Glen Neighborhood Association, ValleyGlen.org, <http://valleyglen.org/history/>, accessed 23 March 2015.

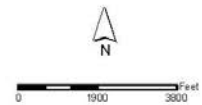
Van Nuys - North Sherman Oaks Community Plan Area

Designated Resources



Legend

- City Historic-Cultural Monument (HCM)
- Listed in the National Register; Listed in the California Register (Status Code 1)
- Formally determined eligible for listing in the National Register; Listed in the California Register (Status Code 2)
- City Historic Preservation Overlay Zone (HPOZ)



Community Plan Area Survey Methodology

The survey of the Van Nuys-North Sherman Oaks CPA was conducted using the methodology established by the OHR for SurveyLA which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).²⁵ Concurrent with the survey of the Van Nuys-North Sherman Oaks CPA, seven additional community plan areas were also surveyed, all located in the central and north San Fernando Valley.

Fieldwork was conducted in two phases: *reconnaissance* and *documentation*. The reconnaissance phase was conducted by the project managers and key staff of all four CPAs, all of whom meet the *Secretary of the Interior's Professional Qualifications Standards*. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. During this initial reconnaissance phase, surveyors reviewed pre-loaded data submitted by community members to MyHistoricLA and developed lists of pre-field research tasks that would help inform the field survey. By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results across CPAs. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

For use in the reconnaissance phase, ARG created Geographic Information Systems (GIS) maps of each neighborhood; these maps were printed for use in the field. A blank map showing only street names, address numbers, and parcel lines was used by surveyors in the field for notes and comments about resources identified during the reconnaissance phase. Another map featured parcels shaded by decade of building construction, which helped to illustrate chronological development patterns and concentrations of resources.

Once the reconnaissance phase was completed, the documentation phase began. During this phase, field work was conducted by teams of two. Properties that were identified during reconnaissance, along with those that had significant associative qualities identified in pre-loaded data in FiGSS, were recorded and evaluated for potential historic, cultural, or architectural significance. Documentation of each property included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It was also during the documentation phase that contexts and themes were applied and evaluation status codes were assigned.

²⁵ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

Surveyed properties included residential, commercial, institutional, and industrial buildings, and important landscape features like street trees. All field work was conducted from the public right-of-way. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout the data set.

Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed in order to complete an evaluation, additional research was conducted. Sources included building permits, historical newspapers and periodicals, Sanborn maps, tract maps, and city directories. This research utilized the collections of the Los Angeles Public Library; Online Archive of California; University of Southern California (USC); University of California, Los Angeles (UCLA); California State University, Northridge (CSUN); the Los Angeles Department of Building and Safety; the Los Angeles Assessor's Office; the Los Angeles Department of Public Works; online repositories including Newspaperarchive.com and Ancestry.com; and the Library of Congress archives. This research helped with the identification of historic tract names and boundaries, names of tract subdividers, dates of subdivision, and original building uses and footprints.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The Van Nuys-North Sherman Oaks CPA is predominantly composed of residential neighborhoods dominated by single-family housing. Although a variety of other property types exist, the patterns of development in this area, primarily post-World War II suburbanization, were conducive to widespread single-family residential development, with associated commercial and institutional development.

Residential Properties

Reflective of the single-family development that characterizes the Survey Area, most of the residential properties identified by the survey are single-family residences representing various periods of development and architectural styles. Twenty-five intact single-family houses dating between 1906 and 1919 were recorded as representing the area's earliest period of residential development. These properties are primarily located adjacent to the Van Nuys historic commercial core, but are outside of the Van Nuys HPOZ.

A handful of individual single-family residences were identified as excellent examples of architectural styles ranging from Craftsman to Traditional Ranch. However, aside from the early residential properties, most of the rest of the single-family residential properties are contributors to the 12 residential historic districts identified by the survey. All of the districts date to the post-World War II period and contain Ranch style, single-family residences; some are significant for their association with notable Valley developers William Mellenthin and Julian Weinstock. The survey also identified one residential planning district, Colonial Village, which was developed in 1940-1943 as housing for Lockheed and Vega defense plant workers.

Multi-family properties are common along larger streets, although intact examples are increasingly rare; they include 1950s apartment complexes, 1940s courtyard apartments, a 1948 garden apartment (Hazeltine Gardens), a bungalow court, and a district of Ranch-style duplexes on one block of Kester Avenue. A few are part of the Walnut Haven Residential Historic District, which otherwise contains single-family residences. Unusual multi-family properties include Horace Heidt's Magnolia Estates, a whimsical complex with Tiki/Polynesian and Mid-Century Modern elements, developed by popular bandleader Horace Heidt.

Commercial Properties

The survey identified a number of intact examples of commercial properties dating from the 1920s through the 1970s. Commercial resources in the Survey Area are primarily located along major commercial thoroughfares, including Van Nuys Boulevard, Oxnard Street, Sherman Way, Riverside Drive, and Woodley Avenue. The earliest properties (1925-1936) are found on or directly adjacent to Van Nuys Boulevard, reflecting the influence of the streetcar on the development of the Survey Area.

Most of the other commercial properties date from the 1940s to the 1960s and include restaurants, car washes, signs, office buildings, a department store (Joseph Magnin, now a Ross), and a variety store. Several properties were identified as excellent examples of Mid-Century Modern, Gogie, Late Modern, Corporate International, Brutalist, or New Formalist architectural styles; the best-known example is the Sunkist Headquarters building on Riverside Drive. A number of properties were identified as long-term businesses that had been in continuous operation in the Survey Area for decades, including Hart's Jewelers, Valley Builders Supply, and Bill's Burgers.

Institutional Properties

The Survey Area contains a number of institutional property types that serve the local communities. The survey identified eligible properties including churches, Los Angeles Unified School District campuses (both post-1933 Long Beach earthquake and post-World War II), fraternal organizations, hospitals, and government buildings ranging from fire stations to Department of Water and Power facilities. Nearly all of those recorded are individually eligible as exemplary of the property type and/or their representative architectural styles. Six World War II-era air raid sirens were also identified.

The Survey Area's more notable institutional properties include a PWA Moderne-style Department of Water and Power meter repair and office building; the Pereira and Luckman-designed Valley Presbyterian Hospital; and the large San Fernando Valley Administrative Center, developed from a 1958 master plan. It also includes Kester Avenue Elementary School, which was designed by master architect Richard Neutra as the prototype for many other postwar Los Angeles Unified School District campuses.

A number of institutional properties were recorded as non-parcel resources. These include air raid sirens; Sherman Way street trees planted as municipal improvements along the streetcar and automobile line in the 1910s; and the half-mile-long "Great Wall of Los Angeles" mural in Tujunga Wash.

Industrial Properties

The industrial resources of the Survey Area are typically utilitarian buildings and complexes located adjacent to the Van Nuys Airport, railroad lines, and major automobile thoroughfares; they are largely concentrated at the northern and western edges of the CPA, and in the industrially zoned area around Oxnard Street and Bessemer Street west of Hazeltine Avenue. Eligible industrial properties include an early industrial property (Valley Planing Mill, 1926), and the Valley Sash & Door carpentry shop (1947), building materials operations that represent two major periods of development in the San Fernando Valley. Also identified was the longtime residence of notable film editor Owen Marks, significant in the history of the entertainment industry.

Summary of Contexts and Themes

A significant percentage of the contexts and themes of the Citywide Historic Context Statement are represented in the Van Nuys-North Sherman Oaks CPA. Following are examples of the common contexts and themes used in the survey and representative examples of eligible resources.

For a complete list of all individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ, please refer to Appendix A.

Appendix B contains a complete list of all non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ, please refer to Appendix C.

Residential Development and Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

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

The Survey Area was sparsely populated prior to the arrival of water from the Los Angeles Aqueduct in 1913 and the annexation of Van Nuys and Marian (Reseda) to Los Angeles in 1915. Its first burst of development, from about 1911 to 1929, established the area as a residential haven but many of the earliest residences were altered or lost during the more intense and widespread development following World War II. As a result, intact examples from the earlier era are rare. Remaining early single-family residential development in the Van Nuys-North Sherman Oaks CPA primarily includes Craftsman cottages from the 1910s, mostly located in the areas adjacent to the historic commercial core along Van Nuys Boulevard.



Address: 14249 W. Gilmore St.
Date: 1913



Address: 14842 W. Lemay St.
Date: 1906



Address: 5511 N. Ethel Ave.
Date: 1910



Address: 6851 N. Kester Ave.
Date: 1911

Residential Development and Suburbanization, 1850-1980

Theme: Postwar Suburbanization, 1938-1975

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

Most of the residential development in the Survey Area took place in the postwar era. Six districts were found eligible under this Context/Theme as examples of postwar suburbs that embody the characteristics of suburban planning of the era. Some are also significant for their collections of Ranch-style architecture and/or their association with important developers. The Ethel Avenue-Otsego Street (Sherman Oaks, top photos) and Walnut Haven (Valley Glen, bottom photos) Residential Historic Districts illustrate the essential characteristics of suburban planning and development in the postwar period. Although Walnut Haven's period of significance extends to include several earlier and later properties, most of its residences date to 1951-1954.



District: Ethel Ave.-Otsego St. Residential Historic District

Description: District overview

Period of Significance: 1950-1957



District: Ethel Ave.-Otsego St. Residential Historic District

Address: 13036 W. Otsego St.

Date: 1950



District: Walnut Haven Residential Historic District

Description: Overview, single-family residences

Period of Significance: 1933-1962



District: Walnut Haven Residential Historic District

Description: Overview, multi-family residences

Period of Significance: 1933-1962

Residential Development and Suburbanization, 1850-1980

Theme: Developers and the Development Process, 1888-1975

Sub-Theme: Merchant Builders, 1940-1975

This Context/Theme was used to evaluate five residential historic districts of single-family residences; three (Hidden Woods, Longridge Avenue-Atoll Avenue, and Wortser Avenue-Ethel Avenue in Sherman Oaks) were developed by prominent Valley developer William Mellenthin, and two (Hillview Park Estates and Walnut Haven in the part of Van Nuys now known as Valley Glen) were developed by prominent Valley developer Julian Weinstock. Both men were known for creating subdivisions with bucolic, rural settings and picturesque Ranch-style residences. The primary period of development for all of the subdivisions was between 1947 and 1955, reflecting the booming residential development of the Survey Area during the postwar period.



District: Hidden Woods Residential Historic District

Description: Context view

Period of Significance: 1951-1965



District: Hidden Woods Residential Historic District

Address: 13036 W. Weddington St.

Date: 1953



District: Hillview Park Estates Residential Historic District

Description: Context view

Period of Significance: 1947-1955



District: Hillview Park Estates Residential Historic District

Address: 5849 N. Varna Ave.

Date: 1950

Residential Development and Suburbanization, 1850-1980

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

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Courtyard Apartments, 1910-1980

Sub-Theme: Garden Apartments, 1938-1960

This Context/Theme was used to evaluate excellent examples of multi-family residential development in the Survey Area; notable examples included courtyard apartments and garden apartments. Courtyard apartments like those at 5700-5724 Hazeltine Avenue (top left) and 6228 N. Hazeltine Avenue (top right) are a common multi-family residential type in the Survey Area, though few retain integrity. They are one or two stories, oriented around a common open courtyard. Garden apartments like Hazeltine Gardens (bottom left) are a characteristic postwar housing type in Los Angeles, featuring two-story buildings on large properties with shared open spaces. Horace Heidt's Magnolia Estates Apartments (bottom right) is an unusual garden apartment complex with Tiki/Polynesian design elements.



Address: 5700-5724 Hazeltine Ave.
Date: 1948



Address: 6218-6228 N. Hazeltine Ave.
Date: 1953



District: Hazeltine Gardens
Date: 1948



District: Horace Heidt's Magnolia Estates Apartments
Period of Significance: 1957-1964

Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

This Context/Theme was used to evaluate a number of commercial properties in the Van Nuys-North Sherman Oaks CPA. Properties found eligible under this theme are significant as the locations of long-term businesses whose buildings represent their commercial identity (in most cases). These buildings are found eligible if they are the first or long-term location of a business of local, regional or national importance and have distinctive emblematic architectural details and signs that reflect their corporate identities. In the Survey Area, examples included local businesses like Hart's Jewelers and Bill's Burgers, as well as regionally and nationally known businesses like Firestone.



Address: 6362 N. Van Nuys Blvd.

Name: Hart's Jewelers

Date: 1936



Address: 14742 W. Oxnard St.

Name: Bill's Burgers

Date: 1948



Address: 6530 N. Van Nuys Blvd.

Name: Firestone

Date: 1946

Commercial Development, 1850-1980

Theme: Restaurants, 1880-1980

This Context/Theme was used to evaluate a number of restaurants in the Survey Area, dating from the 1930s to the 1960s. Eligible restaurants are strong examples of the property type, and some are also significant as excellent examples of an architectural style and/or as long-time businesses of local, regional, or national importance. They represent a range of building types, from walk-up food stand to large purpose-built restaurant buildings. The oldest restaurant building identified, The Chili-Burger (now Won's Coffee Shop), was originally owned by early Van Nuys promoter W.P. Whitsett.



Address: 14440 W. Gilmore St.
Name: The Chili-Burger (Won's Coffee Shop)
Date: 1936



Address: 13726 W. Oxnard St.
Name: Hoppe's Old Heidelberg (now Barone's)
Date: 1947



Address: 7534 N. Woodley Ave.
Name: DeFranko's Submarines
Date: 1951

Commercial Development, 1850-1980

Theme: Streetcar Commercial Development, 1873-1934

Theme: Neighborhood Commercial Development, 1875-1960

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

Early neighborhood and streetcar commercial development in the Survey Area is located on and directly adjacent to Van Nuys Boulevard (originally Sherman Way), which was the main streetcar and automobile route through Van Nuys and Sherman Oaks. The early commercial properties were intended to serve the adjacent residential neighborhoods, and were oriented toward pedestrians. The survey identified two mixed-use buildings typical of 1920s streetcar-related development; most of the 1920s mixed-use buildings on Van Nuys Boulevard have been extensively modified. The survey also identified a one-story 1920s commercial strip (14512-14516 W. Sylvan Street) as a rare intact example of the property type.



Address: 14426 W. Friar St.

Date: 1925



Address: 6203 N. Van Nuys Blvd.

Date: 1926



Address: 14512-14516 W. Sylvan St.

Date: 1925

Public and Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools and the LAUSD, 1876-1980

Sub-Theme: Post-1933 Long Beach Earthquake, 1933-1945

This Context/Theme was used to evaluate two campuses constructed for the Los Angeles Unified School District after the 1933 Long Beach Earthquake. Both represent the school district's rebuilding efforts after the earthquake using more durable and seismically sound materials such as reinforced concrete. They are located on larger campuses that were further developed in the post-World War II era. Van Nuys Elementary School also contains one building that pre-dates the 1933 earthquake; the rest of the buildings were designed to match it. Van Nuys High School was constructed in the Art Deco architectural style between 1933 and 1937 and was also evaluated under the Architecture Context.



Address: 6464 Sylmar Ave.

Name: Van Nuys Elementary School

Period of Significance: 1934-1936



Address: 6535 Cedros St.

Name: Van Nuys High School

Period of Significance: 1933-1937

Public and Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools and the LAUSD, 1876-1980

Sub-Theme: Post WWII Schools, 1946-1966

Responding to the need for new public schools in the post-World War II era, city voters passed three bond measures to fund new construction and improve existing facilities. A 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 34 new Valley campuses were funded by this measure. These campuses reflect LAUSD school planning and design concepts of the period, like “building for learning,” which placed emphasis on fresh air, natural light, and color. They were designed with inventive site plans that encourage outdoor circulation. Kester Avenue Elementary School, designed by Richard Neutra, was the prototype for many later LAUSD designs. Due to the relatively common nature of these resources, only those examples that are highly intact in terms of buildings, site plan, and landscape were recorded as eligible.



Address: 5353 Kester Ave.

Name: Kester Avenue Elementary School

Period of Significance: 1951-1957

Architect: Richard Neutra



Address: 13000 Oxnard St.

Name: Ulysses S. Grant High School

Date: 1959

Architect: J.E. Stanton and William Stockwell



Address: 5041 Sunnyslope Ave.

Name: Robert A. Milliken Junior High School

Date: 1959



Address: 14030 Weddington St.

Name: Chandler Elementary School

Period of Significance: 1949-1956

Public and Private Institutional Development, 1850-1980

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

Theme: Municipal Water and Power, 1916-1980

The need for government infrastructure was associated with the residential growth of the Survey Area, and the resources documented under this Context/Theme show the expansion of Department and Water and Power facilities in the San Fernando Valley. The DWP resources in this area date from the late 1930s to the 1960s. One resource evaluated under this Context/Theme, a DWP meter repair shop/office building at 14603 W. Aetna Street, was also evaluated under the Architecture Context as an excellent example of the PWA Moderne style. Another, the DWP Valley District Office at 6550 N. Van Nuys Boulevard, was an unusual property containing an auditorium for demonstrating the latest 1950s electrical appliances.



Address: 14603 W. Aetna St.

Name: DWP Meter Repair Shop/Office Building

Date: 1938



Address: 6550 N. Van Nuys Blvd.

Name: DWP Valley District Office

Date: 1956

Public and Private Institutional Development, 1850-1980

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

Theme: Government Administration Buildings and Center, 1904-1970

This Context/Theme was used to evaluate the San Fernando Valley Administrative Center, the hub for government services in the San Fernando Valley. The administrative center began in 1932 when the Valley Municipal Building/City Hall was constructed. With the end of World War II and the subsequent population boom, the need for additional governmental services in the Valley became apparent. In 1958, a master plan was developed for the enlargement of the government complex, leading to Mid-Century Modern and Late Modern buildings as well as a pedestrian mall, completed 30 years later.



District: San Fernando Valley Administrative Center
Description: Overview with Valley Municipal Building
Architect: Peter K. Schabarum
Period of Significance: 1932-1988



District: San Fernando Valley Administrative Center
Name: Los Angeles Public Library, Van Nuys Branch
Architect: Kegley, Westphall, Arbogast & Stewart
Date: 1964



District: San Fernando Valley Administrative Center
Name: James C. Corman Federal Building
Architect: Honnold, Rex, Rochlin & Baran
Date: 1974



District: San Fernando Valley Administrative Center
Name: Northwest District Superior Court
Architect: Joe Jordan and Leon Edgar
Date: 1967

Public and Private Institutional Development, 1850-1980

Sub-Context: Cultural Development and Institutions, 1850-1980

Theme: Public Art, 1900-1980

Sub-Theme: Murals, 1920-1980

This Context/Theme was used to evaluate a non-parcel resource, the “Great Wall of Los Angeles” mural on the west wall of the channelized Tujunga Wash through the Survey Area. Stretching for half a mile along the channel between Oxnard Street and Burbank Boulevard, the mural originally known as “The History of California” was the first project of the Social and Public Art Resource Center (SPARC), founded by artist Judy Baca. It was designed and executed by teams of artists, historians, and local students in multiple phases between 1976 and 1983. The mural depicts the social and cultural development of California from prehistoric to modern times and is one of the longest murals in the world.



Name: The Great Wall of Los Angeles Mural

Location: Tujunga Wash

Period of Significance: 1976-1983



Name: The Great Wall of Los Angeles Mural

Location: Tujunga Wash

Period of Significance: 1976-1983

Public and Private Institutional Development, 1850-1980

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

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

Sub-Theme: Air Raid Siren

Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods. Six eligible air raid sirens were identified in the Van Nuys-North Sherman Oaks CPA. The air raid sirens of the Survey Area include examples of the “flattened birdhouse” type (make and model unknown) (top left), the Federal Model SD-10 “wire spool” type, (top right), and the Federal Model 500T “rotating” type (bottom left).



Location: NW corner of Van Nuys Blvd. and Valerio St.
Name: Air Raid Siren No. 207
Date: circa 1940



Location: SW corner of Woodley Ave. and Vanowen St.
Name: Air Raid Siren No. 13
Date: circa 1940



Location: NE corner of Vanowen St. and Costello Ave.
Name: Air Raid Siren No. 118
Date: circa 1940

Industrial Development, 1850-1980

Theme: Early Industrial Development, 1880-1945

Theme: Building the City, 1876-1965

The Van Nuys-North Sherman Oaks CPA has only a few intact industrial properties dating to the early development of the area, as well as a few associated with the massive construction boom that shaped the San Fernando Valley during the post-World War II period. The Early Industrial Development Theme was used to evaluate Valley Planing Mill (1926), an early planing mill located near the commercial heart of Van Nuys. The Building the City Theme was used to evaluate Valley Sash & Door, a carpentry shop in the Oxnard Street industrial area which has been in operation since 1947. These properties illustrate the industrial development of the Survey Area during its most dynamic periods of growth.



Address: 6103 N. Cedros Ave.

Name: Valley Planing Mill

Date: 1926



Address: 14829 W. Oxnard St.

Name: Valley Sash & Door

Date: 1947

Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

Sub-Theme: Mission Revival, 1887-1942

Spanish Colonial Revival and Mission Revival buildings are not as common in the Van Nuys-North Sherman Oaks CPA as in some other sections of the city, and intact examples are increasingly rare. Resources were found eligible under this Context/Theme if they are intact, excellent examples of their style and if they exhibit high quality of design and distinctive features. The property types found eligible under the Spanish Colonial Revival sub-theme include churches, a school, and a single-family residence designed by notable African American architect James Homer Garrott; two churches, including Central Christian Church (now Church of the Valley) at 14603 W. Kittridge St., were found eligible under the Mission Revival sub-theme.



Address: 14647 W. Kittridge St.

Name: St. Elisabeth School

Date: 1928



Address: 15363 W. Saticoy St.

Architect: James Homer Garrott

Date: 1933 (moved to this location 1953)



Address: 14658 W. Hamlin St.

Name: Twelfth Church of Christ, Scientist

Date: 1932



Address: 14608 W. Kittridge St.

Name: Central Christian Church

Date: 1925

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Ranch House Neighborhoods, 1938-1975

Ranch house neighborhoods are located throughout the Survey Area south of Sherman Way, with a cluster of particularly intact neighborhoods in the southeastern portion of the Van Nuys-North Sherman Oaks CPA. Nine districts were found eligible under this Context/Theme; most are predominantly Traditional Ranch in style, with some exhibiting excellent examples of Minimal Ranch, American Colonial Ranch, and Contemporary Ranch styles. Some of the districts are also eligible as excellent examples of postwar suburbs and/or for their association with important developers like William Mellenthin and Julian Weinstock.



District: Cameron Woods Estates Residential Historic District

Description: Context view

Period of Significance: 1947-1951



District: Cameron Woods Estates Residential Historic District

Address: 6308 N. Orion Ave.

Date: 1947



District: Sunnyslope Ave. Residential Historic District

Description: Context view

Period of Significance: 1947-1960



District: Sunnyslope Ave. Residential Historic District

Address: 6619 N. Sunnyslope Ave.

Date: 1958



District: Longridge Ave.-Atoll Ave. Residential Historic District

Description: Context view

Period of Significance: 1951



District: Longridge Ave.-Atoll Ave. Residential Historic District

Address: 4856 N. Longridge Ave.

Date: 1951



District: Firmament Ave.-Chisholm Ave. Residential Historic District

Description: Context view

Period of Significance: 1947-1954



District: Firmament Ave.-Chisholm Ave. Residential Historic District

Address: 6900 N. Firmament Ave.

Date: 1948

Architecture and Engineering, 1850-1980

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

Theme: Postwar Modernism, 1946-1976

Sub-Theme: Googie, 1935-1969

Commercial resources eligible under the Googie Sub-Theme are located along the wide boulevards that traverse the Survey Area. Two of the eligible examples found in the Van Nuys-North Sherman Oaks CPA are carwashes also recorded under the Context/Theme of Automobile-related Commercial Development; the other two Googie properties identified are restaurants, including Beep's and Stanley Burke's (now Corky's). Stanley Burke's was designed by Armet and Davis, preeminent architects of Googie-style coffee shops in Los Angeles. These buildings exhibit the distinctive design characteristics of the Googie style.



Address: 7212 N. Woodley Ave.

Name: Beep's

Date: 1960



Address: 13720 W. Victory Blvd.

Name: Valley Glen Hand Car Wash

Date: 1964



Address: 5049 N. Van Nuys Blvd.

Name: Stanley Burke's (Corky's)

Architect: Armet & Davis

Date: 1958



Address: 5328 N. Van Nuys Blvd.

Name: Rob's Car Wash

Date: 1958

Architecture and Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

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

Sub-Theme: New Formalism, 1955-1976

This Context/Theme was used to evaluate a number of resources in the Survey Area; these properties reflect the popularity of the Mid-Century Modern and New Formalist styles during the post-World War II development boom. They mostly include commercial and institutional properties, with a few residential. Particularly notable are the buildings of the San Fernando Valley Administrative Center, including the 1964 police headquarters, and the Paul R. Williams-designed Bank of America building featuring an exterior mosaic by artist Millard Sheets.



Address: 14424 W. Delano St.

Name: Van Nuys Community Police Station

Architect: DMJM; Larson, Kohn & Farrell

Date: 1964



Address: 6551 N. Van Nuys Blvd.

Name: Bank of America

Architect: Paul R. Williams

Date: 1967



Address: 6110 N. Mary Ellen Ave.

Architect: Benton & Park

Date: 1961



Address: 6622 N. Cedros Ave.

Name: St. Elisabeth Church

Date: 1949

Architecture and Engineering, 1850-1980

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

Theme: Late Modernism, 1966-1980

Sub-Theme: Late Modernism, 1966-1980

Sub-Theme: Brutalism, 1966-1980

This Context/Theme was used to evaluate significant examples of Late Modern and Brutalist architecture; residential, commercial, and institutional properties were identified. They include residential buildings like the retirement community at 14805 W. Sherman Way and the single-family residence at 13630 W. Addison Street, as well as institutional buildings like a semi-subterranean Brutalist medical building next to Valley Presbyterian Hospital and the iconic 1970 Sunkist Headquarters on Riverside Drive, designed by Albert C. Martin and Associates.



Address: 14130 W. Riverside Dr.

Name: Sunkist Headquarters

Architect: Albert C. Martin and Associates

Date: 1970



Address: 14805 W. Sherman Way

Name: Fickett Towers

Date: 1974



Address: 6855 N. Noble Ave.

Name: Fleming Health Education Center

Architect: Peter Munselle

Date: 1975



Address: 13630 W. Addison St.

Architect: Robert L. Byrd

Date: 1977

Cultural Landscapes, 1875-1980

Sub-Context: Designed Landscapes, 1875-1980

Theme: Monumental Civic Improvements, 1916-1940

The Survey Area contains three intact segments of historic street trees (Mexican fan palms and deodar cedars) along Sherman Way, Van Nuys Boulevard, and Chandler Boulevard (the latter two were originally part of Sherman Way). The trees were planted in 1911 as part of a campaign to publicize the new Valley communities of Owensmouth (Canoga Park), Marian (Reseda), and Van Nuys. Sherman Way held a Pacific Electric Red Car line, a paved street for motorists, and a lane for horses and wagons; it was the main corridor from central Los Angeles to Van Nuys and Reseda. The Sherman Way Street Trees continue west into the Reseda-West Van Nuys CPA.



Name: Sherman Way Street Trees

Location: Van Nuys Blvd. between Sherman Way and Hamlin St.

Date: 1911



Name: Sherman Way Street Trees

Location: Chandler Blvd. between Van Nuys Blvd. and Ethel Ave.

Date: 1911

Other Context, 1850-1980

Theme: Event or Series of Events, 1850-1980

Theme: Important Persons/Individuals, 1850-1980

The Other Context was used to evaluate a number of properties, including unusual resources like a 1950s Army Reserve Center. Other properties include the longtime location of the Van Nuys Daily News (1936-1986) on West Sylvan Street, and the Ranch-style residence that significant Valley developer William Mellenthin designed and built for himself and his family.



Address: 14521-14539 W. Sylvan St.
Name: Van Nuys News (former location)
Period of Significance: 1936-1986



Address: 5161 N. Sepulveda Blvd.
Name: Lt. Patrick H. Daniels U.S. Army Reserve
Date: 1959



Address: 4949 N. Ethel Ave.
Name: William Mellenthin Residence
Date: 1949

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