



Historic Resources Survey Report

Canoga Park- Winnetka- Woodland Hills-West Hills Community Plan Area



Prepared for:

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



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Table of Contents

Project Overview	2
SurveyLA Methodology Summary	2
Project Team	4
Survey Area	4
Community Plan Area Survey Methodology	14
Summary of Findings	15
Summary of Property Types	15
Summary of Contexts and Themes	17
Selected Bibliography	32
Appendices	
Appendix A: Individual Resources	
Appendix B: Non-Parcel Resources	
Appendix C: Historic Districts and Planning Districts	

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 Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area (CPA). This project was undertaken from March to October 2012 by Architectural Resources Group (ARG).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes and property types; and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (Master Report), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. In addition, a Survey Results Map has been prepared, which graphically illustrates the boundaries of the survey area and the location and type of all resources identified during the field surveys. The Master Report, Survey Report, Appendices and Results Map are available online at www.surveyla.org.

SurveyLA Methodology Summary

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

Field Survey Methods

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

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

SurveyLA Resource Types

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

- **Individual Resources** are generally resources located within a single assessor parcel, such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples may include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Historic districts may include single or multiple parcels depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, objects, sites and other features located within historic districts (such as residences, schools, and parks). Generally, non-contributing resources are those that are extensively altered, are built outside the period of significance, or 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 Canoga Park-Winnetka-Woodland Hills-West Hills CPA survey team included the following personnel from ARG: Charles E. Chase, Principal; Katie Horak, Senior Associate and Architectural Historian and Preservation Planner; Allison M. Lyons, Architectural Historian and Preservation Planner; and Katie Wollan, Architectural Historian. Additional assistance was provided by interns Jessica Blemker-Ferree, Mary Ringhoff, and Amanda Yoder. Katie Horak served as project manager.

Concurrent with ARG's survey of the Canoga Park-Winnetka-Woodland Hills-West Hills CPA, the three additional South San Fernando Valley CPAs of Encino-Tarzana, North Hollywood-Valley Village, and Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass were also surveyed by a team including ARG and the firm of Historic Resources Group (HRG). HRG conducted the survey of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass CPA. Personnel from HRG also participated in some aspects of this project. HRG staff included Kari Fowler, Senior Preservation Planner, and Christine Lazzaretto, Principal and Senior Architectural Historian.

The project team also included Kevin Roderick, journalist, editor, and author of *The San Fernando Valley: America's Suburb*. Kevin provided valuable expertise and input regarding the San Fernando Valley and its significant resources throughout all phases of the project.

Survey Area

Description of the Survey Area

The identified Survey Area corresponds with the boundary of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. The CPA is located in the southwestern portion of the San Fernando Valley, approximately 25 miles west of downtown Los Angeles. The Survey Area has an irregular, trapezoidal shape and is bounded roughly by Roscoe Boulevard to the north, Corbin Avenue to the east, and Mulholland Drive to the south. The southwestern and western boundaries are irregular and correspond with the City boundary, which roughly follows the meandering path of Valley Circle Boulevard. The Survey Area borders the Community Plan Areas of Encino-Tarzana and Reseda-West Van Nuys to the east and Chatsworth-Porter Ranch to the south.

The Survey Area includes four distinct communities:

- **Canoga Park** is located in the flats of the southwestern San Fernando Valley and is generally bordered by Roscoe Blvd to the north, De Soto Avenue to the east, Victory Boulevard to the south and Shoup Avenue to the west. The 1910s town of Owensmouth is located in today's Canoga Park.

- **Winnetka** abuts Canoga Park to the east, on the opposite side of De Soto Avenue. It is also located in the flats of the southwestern San Fernando Valley, without noticeable change in elevation. It is generally bounded by Roscoe Boulevard to the north, Victory Boulevard to the south, Corbin Avenue to the east and De Soto Avenue to the west. Winnetka is the former location of the Weeks Poultry Colony, a utopian agricultural community that was active between 1923 and 1934.
- **Woodland Hills** extends north and south of U. S. Route 101 Ventura Freeway (101 Freeway), into the hills of the Santa Monica Mountains to Mulholland Drive. The community is bordered to the north by Victory Boulevard and the east by Corbin Avenue. It is bordered to the southwest and west by the cities of Calabasas and Hidden Hills. The 1920s town of Girard was located in Woodland Hills, in the hills south of Ventura Boulevard.
- **West Hills** is located in the westernmost reaches of the south San Fernando Valley, extending into Bell Canyon and El Escorpion Park in the Simi Hills. West Hills is generally located west of Shoup Avenue, north of Victory Boulevard and south of Roscoe Boulevard. The western boundary is irregular and extends slightly west of Valley Circle Boulevard.

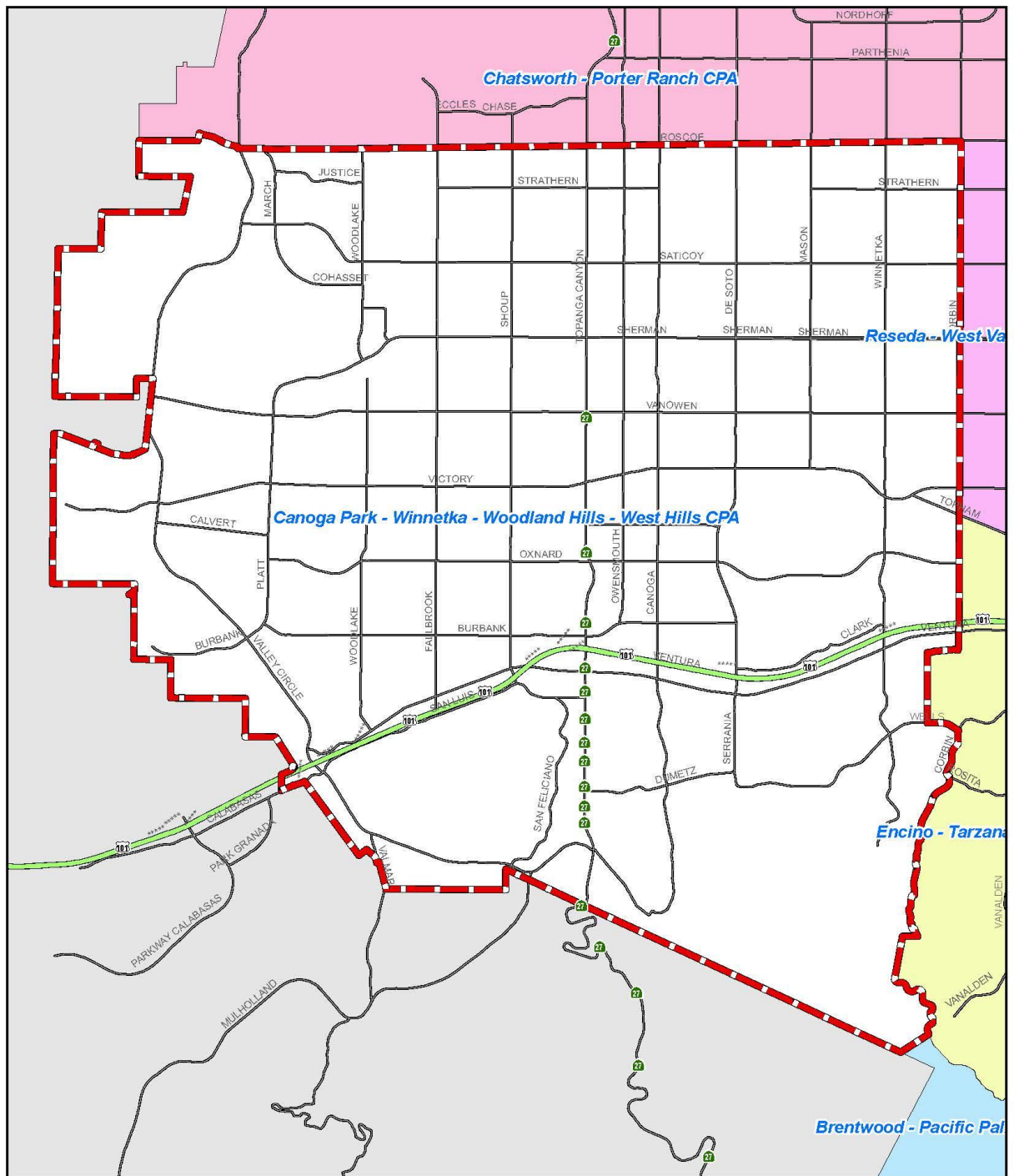
The Survey Area comprises 46,050 parcels. Of these, roughly 41,169 parcels within the CPA were surveyed by the SurveyLA team. In accordance with SurveyLA methodology, properties not surveyed include buildings constructed after 1980 and resources designated under local, state and/or federal programs.¹

The Canoga Park-Woodland Hills-Winnetka-West Hills CPA is located in the westernmost portion of the city of Los Angeles in the south San Fernando Valley, north of the Santa Monica Mountains and east of the Simi Hills. The area as a whole contains two distinct topographies: the flats, generally north of Ventura Boulevard and east of Woodlake Avenue, and the hills, at the southern and western parts of the Survey Area as they begin their ascent into the mountain ranges. Perpendicular to and adjoining the east-west range of the Santa Monica mountains are the Chalk Hills, a small north-south running range located generally between De Soto and Winnetka Avenues, from south of Ventura Boulevard to near Victory Boulevard.

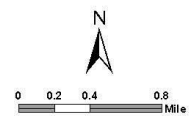
In addition to the varied topography of the region, the Survey Area is further defined by a number of man-made features, including channelized portions of Calabasas and Bell Creeks. The confluence of these two waterways forms the mouth of the Los Angeles River at Owensmouth Avenue and Vanowen Street. U.S. Route 101, Ventura Freeway (the 101 Freeway) runs east-west through the southern portion of the Survey Area. The freeway is entirely above grade, creating numerous overpasses and on-ramps with a physical and visual impact on the Woodland Hills neighborhoods to either side.

¹ For a list of designated resources within the Encino-Tarzana CPA, please refer to the Designated Resources Map on page 11 of this report or online at www.surveyla.org.

Survey Area Map



Canoga Park - Winnetka - Woodland Hills - West Hills Survey Area

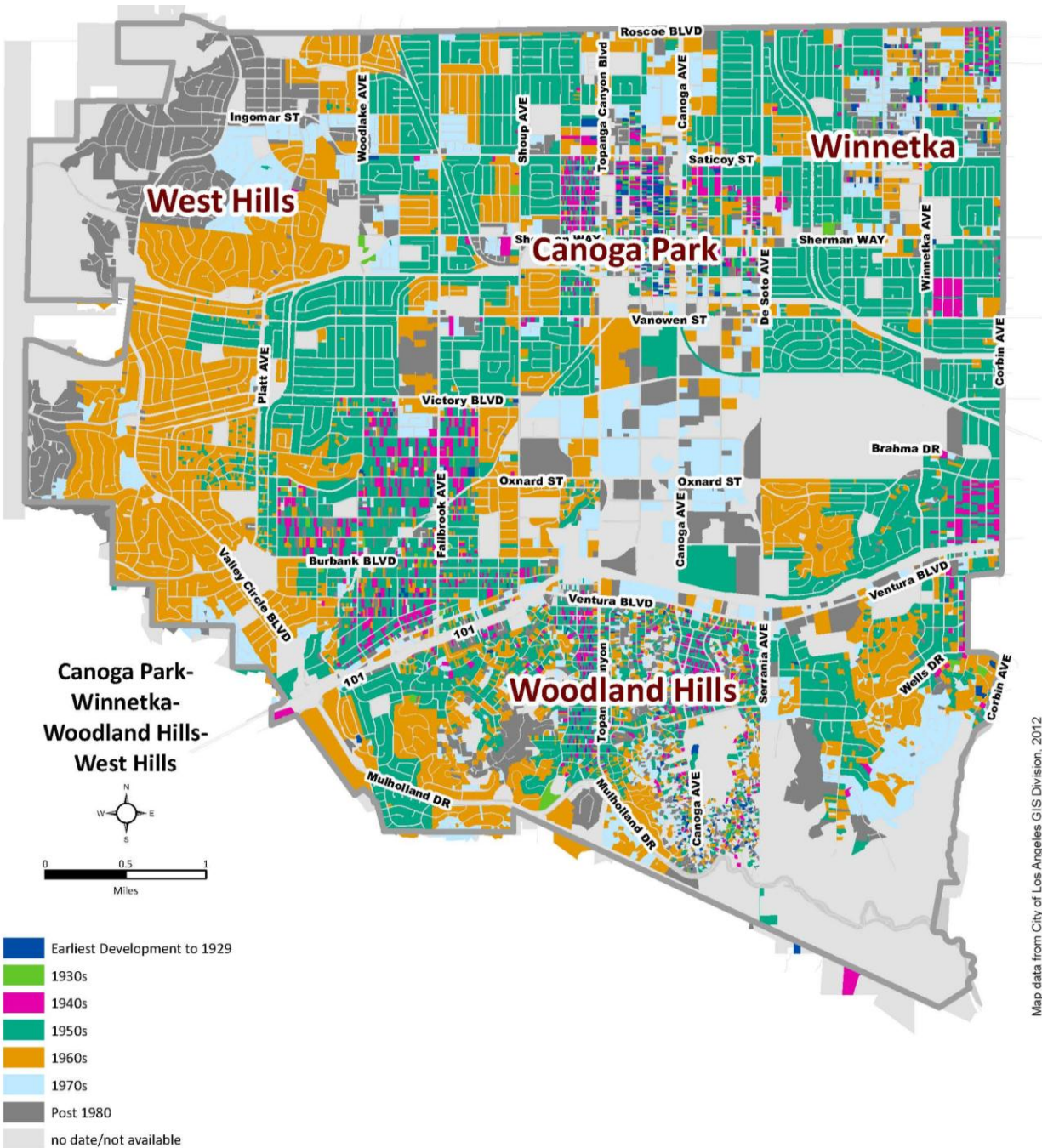


The Survey Area was predominantly developed in the 1950s and '60s; however, as noted above, it contained the earlier independent communities of Owensmouth, Girard, and the Weeks Poultry Colony. Scattered residential and commercial development associated with these communities still exists in the CPA, representing the early periods of the area's development. Outside of these communities, the rest of the Survey Area remained largely undeveloped and predominantly agricultural until the population boom of the post-World War II era. Development from the postwar years primarily consists of single-family neighborhoods of Ranch-style houses on lots ranging from modest to grand. Subdivisions in the flats generally contain regularly-sized lots in loosely gridded streets; as residential development climbs south and west into the hills, lots are more spacious, more irregular, and houses are generally larger.

With the exception of the former Owensmouth area in Canoga Park, which contains commercial resources dating to the 1910s and '20s, commercial development in the Survey Area generally dates to the 1950s, '60s and '70s and is located on major vehicular thoroughfares that traverse the Survey Area, including Ventura Boulevard, Victory Boulevard, Sherman Way, and Topanga Canyon Boulevard. A variety of institutional properties are located throughout the Survey Area, including churches, municipal properties such as fire stations and Department of Water and Power facilities, and a large number of public and private school campuses. Pierce College, a two-year public college, is located in the Woodland Hills community of the Survey Area.

The Survey Area also contains a significant concentration of industrial resources related to the aerospace and defense industries. Industrial uses are primarily located in Woodland Hills, north of Ventura Boulevard, and in Canoga Park, along Canoga Avenue (a former rail route).

The major east-west arteries within the Survey Area are (from north to south): Roscoe Boulevard, Saticoy Street, Sherman Way, Vanowen Street, Victory Boulevard, Oxnard Street, Burbank Boulevard, Ventura Boulevard, Wells Drive, and Mulholland Drive. The major north-south arteries within the CPA are (from east to west): Corbin Avenue, Winnetka Avenue, De Soto Avenue, Canoga Avenue, Topanga Canyon Boulevard (State Route 27), Shoup Avenue, Fallbrook Avenue, Woodlake Avenue, and Valley Circle Boulevard.



Development History

Although the San Fernando Valley is often thought of in terms of widespread, post-World War II suburban expansion, the southwest San Fernando Valley (where the Survey Area is located) has a rich development history that spans the previous two centuries. In the mid-nineteenth century, much of the far western San Fernando Valley (and part of Ventura County) was part of the large Leonis Ranch, under the control of Miguel Leonis. Leonis's landholdings included the

Rancho El Escorpion (now West Hills) and additional acreage acquired through California homestead laws. Leonis died in 1889 and the property's acreage was slowly sold off by relatives and his widow, Espiritu. In 1950, the remaining 100 acres were subdivided for the residential development of Hidden Hills, just outside the Survey Area boundary. The Leonis Adobe still exists at the western boundary of the Survey Area, near the intersection of Calabasas Road and Mulholland Drive (adjacent to the historic location of El Camino Real).²

At the turn of the twentieth century, the Survey Area remained a dry and mostly unpopulated expanse; despite intermittent fruit and walnut orchards, grazing lands, and wheat fields, the area was largely treeless and prone to periodic flooding, rendering it unattractive for residential development. The first major developmental changes were conceived in anticipation of the 1913 completion of the Los Angeles Aqueduct, which brought water to Los Angeles from the Owens Valley, and the 1915 annexation of the area into the City of Los Angeles. The San Fernando Valley's promise of future water attracted many homesteaders and businessmen seeking a new life – and fortune – in the West.

A syndicate represented by Harry Chandler, the son-in-law of *Los Angeles Times* owner Harrison Gray Otis, purchased 47,500 acres in 1909 that included most of the San Fernando Valley, including today's communities of Canoga Park, Winnetka, Woodland Hills, and West Hills.³ The syndicate became known as the Los Angeles Suburban Home Company (LASHC). The LASHC developed a "Board of Control" comprising five of the most prominent real estate developers in Los Angeles. Each Board member chose an area of the Valley for his own personal holding. To promote the sales of their land, syndicate member General Moses Sherman worked to establish a route of the Pacific Electric railway across the San Fernando Valley, connecting the remote region to Los Angeles. The line reached Owensmouth (now Canoga Park) by 1912, bolstering development in the area.

The name Owensmouth was derived to suggest that the community's location was at the newly formed mouth of the Owens River via the aqueduct, though this was little more than a real estate ploy and was, in reality, geographically false. The majority of homesteaders who first bought land at this site were from Southern California; of the 151 original purchasers of land in the early town, only 25 were from out of state, with some of these emigrating from Europe.⁴ Concurrent with the 1912 completion of the Pacific Electric line to Owensmouth, Sherman Way was established as the first and most reliable traffic artery for commuters by automobile, running parallel to the streetcar route.⁵ The street was also a renowned tourist attraction said

² The Leonis Adobe is Los Angeles Historic-Cultural Monument #1, declared August 6, 1962.

³ Tract 1000 was the largest real estate transaction in the history of Los Angeles County. It was announced in a huge story on the front page of the *Los Angeles Times* on September 24, 1909. Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2001), 48.

⁴ Catherine Mulholland, *The Owensmouth Baby: The Making of a San Fernando Valley Town* (Los Angeles: Catherine Mulholland, 1987), 38-42.

⁵ Mulholland, 10.

to mimic the Paseo de la Reforma route in Mexico City.⁶ The incentive to build the expensive 14-mile roadway was the potential of luring motorists (and prospective home buyers) to the blossoming Valley towns. A train depot (no longer extant) was located at the intersection of Sherman Way and Canoga Avenue.

Despite these early advances, growth in the west San Fernando Valley was fairly sluggish through the first half of the twentieth century. In 1922, Charles Weeks established a poultry colony (his second in the state) on 600 acres of open land in what would become the town of Winnetka.⁷ Weeks subdivided his land into one-acre parcels, each containing a single-family house, a poultry shed to accommodate 2,500 hens, and a garden for feed. The colony contained an egg co-op, warehouse, and packing plant. Weeks deeded five acres of land to the community for an elementary school on Roscoe Boulevard (now demolished). At its height, 500 families financially supported themselves from the sale of eggs.⁸ However, Weeks' vision was relatively short lived; the Great Depression took a toll on the community and it was disbanded by 1934. Though most of the one-acre parcels have been subdivided and their buildings demolished, a few remnants of this utopian community remain.

Also in the early 1920s, Victor Girard Kleinberger, a Persian rug salesman from Germany by way of Kentucky, purchased 2,886 acres of land south of Ventura Boulevard in today's Woodland Hills to begin development of a new town (aptly named Girard by its developer). He subdivided 400 acres of land for "mountain cabins" which he advertised as getaway retreats not far from the city. Girard marked the entrance to his development with grand, Moorish gates (no longer extant) at the intersection of Ventura and Topanga Canyon Boulevards. In addition to residential development, Girard constructed a country club (now Woodland Hills Country Club), community center, and school to serve the new community. The developer provided free auto tours to the town so that prospective homebuyers could spend a day at the country club and visit the quaint cabins in the hills. Forever changing the character of the once-barren landscape, Girard planted 120,000 shade trees, including scores of eucalyptus, sycamore, fir, pine and pepper trees, which remain today.

The demand for housing following World War II was central to the development of the Survey Area. In the five years between 1945 and 1950, the population of the San Fernando Valley doubled to just over 400,000. Anticipating postwar growth, the City initially planned for the development of the Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. Two planning documents—a 1943 Master Plan and a 1944 Zoning Plan—called for the retention of agricultural zones around self-contained urban communities with designated industrial and commercial areas to supplement the agricultural economy and supply employment for present

⁶ Roderick, 58.

⁷ Roderick, 74.

⁸ Roderick, 75.

and future residents.⁹ However, due to the area's exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions and the plans were never fully realized.

By the 1930s, the San Fernando Valley had also become one of the fastest-growing centers for the aviation industry in the United States, and one of the major employers in the Valley. This trend continued in the post-World War II era, with large defense engineering firms locating in the Survey Area. Rocketdyne and Litton Systems Industries (now Northrop Grumman) established their industrial campuses in Canoga Park and Woodland Hills in 1955 and 1959, respectively, becoming major employers in the area and bolstering the postwar housing boom.

The postwar years brought tremendous change to the character of the Survey Area, including the already established communities of Owensmouth and Girard. Large residential subdivisions cropped up throughout the area and as the demand for housing grew, land value skyrocketed. Fragmented urban development encroached on orchards and ranches. As a result, farmers could no longer make enough profit to cover rising property taxes and most were forced to downsize or sell. Properties that formerly included multiple acres were subdivided. The opening of the 101 and 405 Freeways in the early 1960s further bolstered suburban growth, connecting the Survey Area to the downtown and Westside business districts in Los Angeles. Single-family residential development continued south into the foothills of the Santa Monica Mountains and west into the Simi Hills during the late 1950s through the 1970s.

One of the last ranches in the area to be developed was that originally owned by Harry Warner, of the motion picture industry's famous Warner Brothers. Warner's ranch near De Soto Avenue and Oxnard Street comprised over a thousand acres used initially to raise thoroughbred horses. In the 1970s, this large piece of undeveloped land was transformed into Warner Center, which was first envisioned as a mass transit-oriented neighborhood that would help relieve automobile traffic moving between the Valley and downtown Los Angeles by providing the Valley with its own dense urban hub. Composed of low- and high-rise corporate office buildings, residential and commercial uses (including Westfield Promenade), Warner Center is facing another potential transformation with the development of a 2035 Specific Plan, which aims to make the community higher-density, more residential, and more pedestrian-friendly.¹⁰

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.¹¹ Historian Kevin Roderick observed that restrictive covenants had factored into patterns of town

⁹ Sies, Mary Corbin and Christopher Silver. *Planning the Twentieth-Century American City* (Baltimore: Johns Hopkins UP, 1996) 258.

¹⁰ Though initially planned in the 1970s, Warner Center appears to have been a work in progress well into the 1980s. Because the scope of SurveyLA does not extend beyond 1980, much of Warner Center and its buildings were not evaluated as part of this project.

¹¹ Roderick, 139.

building and settlement going back to the Valley's earliest history.¹² Members of ethnic minorities who resided in the San Fernando Valley were generally confined to the communities of San Fernando and Pacoima, which were relatively ethnically diverse from the early twentieth century. The early towns of Owensmouth and Girard were no exceptions, with enforced deed restrictions prohibiting non-white homebuyers. Deed restrictions like these were common throughout the greater San Fernando Valley and were not effectively eliminated until well into the 1970s.¹³ Today, the communities within the Survey Area are increasingly diverse, with growing percentages of Asian American and Latin American ethnic groups.

Designated Resources

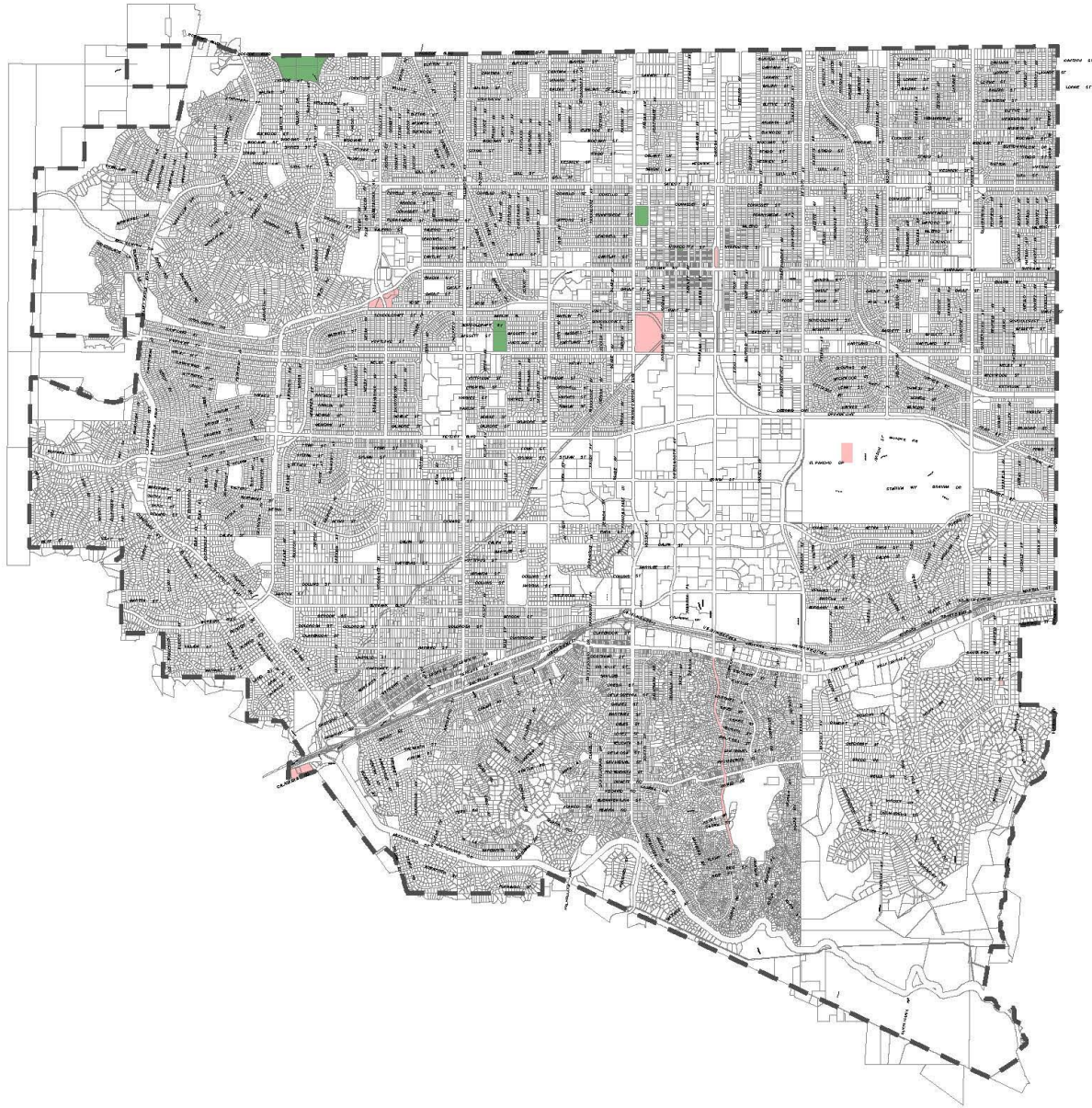
The following map depicts designated resources within the Canoga Park-Woodland Hills-Winnetka-West Hills CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ).

¹² Roderick, 139-140.

¹³ Sides, 104, 193.

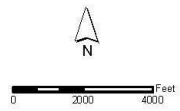
Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area

Designated Resources



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Legend
 Green City Historic-Cultural Monument (HCM)
 Red Listed in the National Register, Listed in the California Register (Status Code 1)
 Blue Formally determined eligible for listing in the National Register, Listed in the California Register (Status Code 2)
 Yellow City Historic Preservation Overlay Zone (HPOZ)



Community Plan Area Survey Methodology

The survey of the Canoga Park-Winnetka-Woodland Hills-West Hills 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).¹⁴ Concurrent with the survey of the Canoga Park-Winnetka-Woodland Hills-West Hills CPA, three additional community plan areas were also being surveyed, all located in the south San Fernando Valley.

The field work was conducted in two phases: *reconnaissance* and *documentation*. The Reconnaissance Phase was conducted by the project managers and key staff of all four CPA surveys, all of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. The reconnaissance team for the Canoga Park-Winnetka-Woodland Hills-West Hills CPA included Katie Horak and Allison Lyons of Architectural Resources Group, and Kari Fowler and Christine Lazzaretto of Historic Resources Group. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. During this initial reconnaissance phase, surveyors reviewed pre-loaded data submitted by community members to MyHistoricLA, identified concentrations of resources that might later be recorded as eligible historic districts and planning districts, 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.

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

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

¹⁴ For more information about the SurveyLA methodology, see the ***SurveyLA Field Results Master Report***.

significance. It was also during this phase that contexts and themes were applied and evaluation status codes were assigned.

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

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

Summary of Findings

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

Summary of Property Types

The Canoga Park-Woodland Hills-Winnetka-West Hills CPA predominantly comprises single-family neighborhoods. Although a variety of other property types exist, the patterns of development in this area, primarily post-war suburbanization, were conducive to widespread single-family residential development.

Residential Properties

Reflective of the single-family development that characterizes the Survey Area, nearly all residential properties identified by the survey are single-family residences representing various periods of development and architectural styles.

A handful of intact single-family houses, primarily dating from the 1910s, '20s and early '30s, were recorded as representing the area's earliest period of residential development. These properties are primarily located in or near the early communities of Owensmouth and Girard.

Seven residential properties associated with the Weeks Poultry Colony were identified in Winnetka; though residential, these properties were recorded under the Industrial context for their role in the early agricultural development of Winnetka.

A number of residential properties were identified for their architectural merit. These properties typically date from the 1930s through the 1960s, with a small number of later examples. Residences display the prevalent styles of the period, including American Colonial Revival, Tudor Revival, Mid-Century Modern, Custom Contemporary Ranch, Late Modern, and Late Hollywood Regency.

The survey identified nine residential historic districts and two residential planning districts. Eligible residential historic districts were evaluated as significant examples of post-World War II suburbanization and/or as cohesive collections of residential architecture.

Commercial Properties

The survey identified numerous intact examples of commercial properties dating from the 1940s through the 1970s. Commercial resources in the Survey Area are primarily located along the major commercial thoroughfares of the CPA, including Ventura Boulevard, Topanga Canyon Boulevard and Sherman Way. They include intact branch banks, Googie carwashes, auto showrooms, restaurants, and corporate office buildings. A small handful of properties were identified as long-term businesses that had been in continuous operation in the Survey Area for decades.

In addition to individual commercial properties, two commercial historic districts and one commercial planning district were identified. Concentrations of commercial properties recorded as historic districts include a Mimetic outdoor mall that mimics a 19th century French quarter and a small concentration of Brutalist bank buildings. The commercial corridor on Sherman Way originally associated with the Owensmouth community was recorded as a planning district.

The survey also identified a number of intact neon rooftop signs, angled towards traffic on major commercial boulevards and advertising their associated businesses.

Institutional Properties

The Survey Area contains a number of institutional property types that serve the local communities. Common eligible institutional properties include churches, schools, and government buildings such as post offices, Los Angeles Unified Public School campuses, fire stations, and churches of varying denominations. Nearly all of those recorded are individually eligible as exemplary of the property type and/or their representative architectural styles. Several World War II-era air raid sirens were also identified.

Industrial Properties

Industrial resources in the CPA are typically large utilitarian buildings and/or campuses related to the aerospace industry. They are located adjacent to major automobile thoroughfares. Most are located on large parcels and are significant for their role in industrial development in the San Fernando Valley. A small number are also excellent examples of their architectural styles and were designed by significant architects.

Other Properties

Finally, a number of non-parcel resources were identified in the Survey Area. These include street trees that are features of early residential subdivision designs or civic improvements; the convergence point of two creeks that form the mouth of the Los Angeles River; and a vernacular landscape at the Los Angeles Pierce College campus.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Canoga Park-Winnetka-Woodland Hills-West Hills 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 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

Although the San Fernando Valley is typically thought of in terms of postwar suburbanization, the Survey Area had a small wave of residential development in the 1910s and '20s. Examples include the “mountain cabins” built by Victor Girard (top row) in his early settlement of Girard, in what is today known as Woodland Hills. Other examples include residences associated with the early community of Owensmouth (bottom left). In all cases, these residences long pre-date surrounding development.



Address: 21360 W. Rios St.

Date: 1925



Address: 4242 N. Elzevir Rd.

Date: 1926



Address: 6964 N. Shoup Ave.

Date: 1914

Residential Development and Suburbanization, 1850-1980

Theme: Post-War Suburbanization, 1938-1975

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

Post-World War II residential subdivisions identified in the Survey Area reflect the design, planning, and development techniques common to the San Fernando Valley in the 1950s. These subdivisions were in many cases subdivided by prominent developers and filled with houses designed by notable postwar architects. They typically contain houses that are similar in design, with a handful of models repeated throughout the subdivision. Three districts were found eligible under this Context/Theme: Westridge Park, Eastwood Estates, and Woodside. Two were also recorded as containing significant concentrations of buildings representing the Mid-Century Modern and Contemporary Ranch architectural styles. Corbin Palms, a subdivision containing houses designed by the noted architectural firm of Palmer and Krisel, was recorded as a planning district due to the fact that many of the individual buildings have been altered, compromising the district's overall integrity. An intact portion of the Eastwood Estates subdivision, also designed by Palmer and Krisel, was recorded as eligible.



District: Corbin Palms Planning District

Description: Street view

Period of Significance: 1953-1955



District: Westridge Park Historic District

Address: 21004 W. Lanark St.

Date: 1952



District: Eastwood Estates Historic District

Address: 6152 N. Jumilla Ave.

Date: 1955



District: Woodside Historic District

Address: 4408 N. Coloma Ave.

Date: 1959

Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

Buildings found eligible under the Commercial Identity theme in the Survey Area are significant as the location of long-term businesses that have been established in the area for a number of decades and, in most cases, whose buildings represent their corporate identity. These buildings are found eligible if they are the first or long-term location of a business of regional or national importance and have distinctive emblematic architectural details and signs that reflect their corporate identities.



Address: 20925 W. Sherman Way

Name: Der Wienerschnitzel

Date: 1968



Address: 21150 W. Ventura Blvd.

Name: My Brother's BBQ Restaurant

Date: 1957

Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Projecting Blade Signs, 1906-1980

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

Sub-Theme: Rooftop Signs, 1906-1980

Prominent signs dating to the middle of the twentieth century were designed to attract passing motorists and create an identifiable brand for their associated businesses. Commercial signs are found locally eligible if they are excellent, intact examples of their type and bear the iconic design features of their representative eras. Resources identified include free-standing pole signs (upper left and right), projecting blade signs (lower left), and rooftop signs (lower right).



Address: 21415 W. Vanowen St.

Name: Rocket Liquor Sign

Date: 1957



Address: 21614 W. Ventura Blvd.

Name: Little Orchids Sign

Date: 1960



Address: 21906 W. Ventura Blvd.

Name: Liquor Sign

Date: 1954



Address: 7011 N. Topanga Canyon Blvd.

Name: Arby's Sign

Date: 1965

Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

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

The automobile was a dominant feature in the postwar growth of the San Fernando Valley. Resources recorded under this Context/Theme are located along major streets, commonly on corner parcels for greater visibility and accessibility. All resources exhibit the character-defining features of commercial buildings constructed to accommodate automobiles, including prominent signage, parking, and convenient automobile access from the street. Examples include one-story automobile dealerships featuring large showrooms and flat roofs (at right) and a prominent Googie carwash along Sherman Way (at left).



Address: 21008 W. Sherman Way
Name: Canoga Park Hand Car Wash
Date: 1960



Address: 6133 Topanga Canyon Blvd.
Name: Keyes Woodland Hills
Architect: Paul R. Williams
Date: 1968

Public and Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools and the LAUSD, 1876-1980

Sub-Theme: Post WWII Schools, 1946-1966

Responding to the incredible need for new public school facilities in the rapidly-growing city in the post-World War II era, voters passed three bond measures in the 1940s and 50s for the city's schools. Money went to new construction, improvements to existing facilities, and purchase of land for future construction. The 1955 bond measure in particular aided the expansion of LAUSD facilities in the San Fernando Valley; 34 new Valley campuses (26 elementary schools, six middle schools and two high schools) were funded by this measure.

As the location of expansive residential development in the postwar era, the Canoga Park-Winnetka-Woodland Hills-West Hills CPA has a notable collection of public school facilities constructed to accommodate this growing population. These campuses are reflective of LAUSD school planning and design concepts of the period, following contemporary ideas in "building for learning," which placed emphasis on fresh air, natural light, and the use of color. The campuses were designed for outdoor learning and mobility with outdoor "classrooms," recreation areas, and inventive site plans that encourage outdoor circulation in exterior corridors.

Due to the relatively common nature of these resources, only those examples that are highly intact in terms of buildings, site plan, and landscape were recorded as eligible. Eight LAUSD campuses (including elementary, middle and high schools) were found eligible in the Survey Area.



Address: 22250 Elkwood St.

Name: Columbus Middle School

Date: 1959



Address: 20620 Arminta St.

Name: Sunny Brae Elementary School

Date: 1956

Public and Private Institutional Development, 1850-1980

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

Theme: Municipal Water and Power, 1916-1980

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

The Los Angeles Aqueduct, opened in 1913 by William Mulholland, brought water to the Los Angeles basin from the Owens Valley. The anticipation of the aqueduct bolstered growth in the San Fernando Valley as real estate developers capitalized on the promise of water by assuring potential homeowners that the dry, barren land would be transformed into a lush, residential paradise. Periodic flooding of the Los Angeles River, which flowed into the Valley from the Simi Hills, prompted the channelization of the river in the late 1930s. The point of confluence of the Calabasas and Bell Creeks, seen below, represents the start of the Los Angeles River and tells the story of water and its role in the growth of the San Fernando Valley.



Address: Owensmouth Ave., near the intersection of Bassett St.

Name: Los Angeles River Confluence

Date: 1938

Public and Private Institutional Development, 1850-1980

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

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

Sub-Theme: Air Raid Siren

Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods. Five air raid sirens were identified in the Canoga Park CPA: one “flattened bird house” type (upper left); two Federal Model 5 “birdhouse” types (one seen at lower right); and two examples of the Federal Model SD-10 “wire spool” type (upper right and lower left).



Address: Gomeres St., south of Ventura Blvd.

Name: Air Raid Siren #199

Date: circa 1940



Address: Woodlake Ave., near the intersection of Strathern St.

Name: Air Raid Siren #166

Date: circa 1940



Address: Lubao Ave., north of Ventura Blvd.

Name: Air Raid Siren #17

Date: circa 1940



Address: Northwest corner of Strathern St. and Winnetka Ave.

Name: Air Raid Siren #222

Date: circa 1940

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Ranch House Neighborhoods, 1938-1975

Subdivisions of single-family houses sprang up throughout the San Fernando Valley as the population doubled from 1950 to 1960. The predominant architectural style within these neighborhoods was the Ranch style; numerous Ranch sub-styles were developed, such as Cinderella Ranch, Traditional Ranch, and Contemporary Ranch, to provide stylistic variety within these neighborhoods. Identified historic districts comprise single-family, one-story houses set back on wide lots to accommodate rambling floor plans and an attached garage. The neighborhoods display a unified appearance and typically feature curvilinear streets, concrete curbs (often without sidewalks), driveways, and mature trees.



District: East Woodland Hills Historic District

Address: 20523 DeForest St.

Date: 1955



District: Kingswood Historic District

Address: 5733 N. Wilhelmina Ave.

Date: 1963



District: Melba Avenue Residential Historic District

Address: 6207 N. Melba Ave.

Date: 1957



District: Calenda Ostronic Residential Historic District

Address: 5157 N. Calenda Dr.

Date: 1956

Architecture and Engineering, 1850-1980

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

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Late Hollywood Regency, 1956-1970

Resources exemplary of the Late Hollywood Regency style are somewhat uncommon throughout the city; as a result, only a few were identified in the Survey Area. Resources are found eligible under this Context/Theme if they are excellent examples of their style and exhibit high quality design and distinctive features. The two Late Hollywood Regency residences identified in the Survey Area (and shown below) feature steeply-pitched Mansard roofs and tall, narrow windows and doors with arched openings.



Address: 20193 W. Adele Dr.

Date: 1971



Address: 4963 Queen Victoria Rd.

Date: 1963

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

The Survey Area was predominantly developed in the post-World War II era; as a result, it contains a notable concentration of Mid-Century Modern architecture represented by a variety of property types, ranging from residential to institutional. A handful of Mid-Century Modern churches were identified in the Survey Area; some were designed by notable architects such as Edward Davies (upper right) and Jones and Emmons. Mid-Century Modern ecclesiastical architecture often takes a more expressive appearance, with sweeping rooflines and expanses of stained glass. In addition to individual resources, the Eastwood Estates Historic District is notable for its concentration of intact Mid-Century Modernism residential architecture (upper left).



District: Eastwood Estates Historic District

Address: 6270 N. Lubao Ave.

Architect: Palmer and Krisel

Date: 1955



Address: 7769 N. Topanga Canyon Blvd.

Name: Epiphany Lutheran Free Church

Architect: Edward Davies

Date: 1959



Address: 4143 N. Cachalote St.

Architect: Rex Lotery

Date: 1968

Architecture and Engineering, 1850-1980

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

Theme: Post-War Modernism, 1946-1976

Sub-Theme: New Formalism, 1955-1976

New Formalism was a popular style for commercial and institutional buildings constructed in the 1960s; it drew from historic styles while maintaining an overall modern aesthetic. Examples of the style are located throughout the Survey Area. The Broadway (upper left) and the Lytton Savings and Loan (upper right) have similar massing that consists of strict symmetry, a flat roof with a projecting overhang, and a colonnade of stylized full-height columnar supports. The May Company (lower left) has an asymmetrical façade and monumental appearance.



Address: 21851 Victory Blvd.

Name: The Broadway (now Sears)

Date: 1963



Address: 6630 N Randi Ave.

Name: Lytton Savings and Loan (now Chase Bank)

Date: 1965



Address: 6100 N. Topanga Canyon Blvd.

Name: May Company (now Macy's)

Date: 1972

Industrial Development, 1850-1980

Theme: Agricultural Roots, 1850-1965

Sub-Theme: Truck Farming and Local Markets, 1850-1945

The Survey Area contains what was historically known as the Weeks Poultry Colony, in the community of Winnetka. Active between 1923 and 1934, the Weeks Poultry Colony was a utopian agricultural community founded by Charles Weeks in which property owners raised chickens on their properties for egg production. The community originally contained large processing plants (no longer extant), which would consolidate eggs produced by resident farms for sale and distribution. Seven residences were identified in the Survey Area as representative of this community; they were recorded under the Truck Farming and Local Markets Context/Theme. Several identified properties still contain their associated chicken coops (upper left and right). Others retain only an extant residence (lower left and right).



Address: 20303-20309 W. Stagg St.

Date: 1927



Address: 20147 Strathern St.

Date: 1932



Address: 20117 Stagg St.

Date: 1924



Address: 19811 W. Stagg St.

Date: 1926

Industrial Development, 1850-1980

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

Theme: Aviation and Aerospace, 1911-1989

Sub-Theme: Aerospace, 1946-1989

The late 1950s and early '60s saw marked progress in the field of aerospace technology in the Survey Area, contributing to the rapid growth of the greater San Fernando Valley. Resources identified under this Context/Theme are significant as excellent examples of Cold War-era industrial defense engineering and manufacturing facilities. Litton Systems Industries (left) is also significant for its association with notable architects Albert C. Martin and Charles Luckman, who designed the main buildings; Rocketdyne (right) is significant for its association with the development and testing of the F-1 engine used for the successful Apollo 8 mission in 1968.



Address: 21240 Burbank Blvd.

Name: Litton Systems Industries

Period of Significance: 1959-1991



Address: 6633 Canoga Ave.

Name: Rocketdyne

Period of Significance: 1955-1968

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