



## **SURVEYLA COMPLETES FINAL FIELD SURVEYS, RECEIVES CONSERVANCY PRESERVATION AWARD**

The Office of Historic Resources has now completed the field surveys for all 35 Community Plan Areas in Los Angeles, marking the culmination of SurveyLA, the largest and most comprehensive survey ever completed by an American city. In honor of this achievement, the Los Angeles Conservancy has announced that SurveyLA will receive its Chairman's Award, to be presented at its annual Awards Luncheon, Wednesday, May 3 at the Millennium Biltmore Hotel.

In announcing the award, the Conservancy wrote, "The completion of SurveyLA represents a huge milestone for preservation in Los Angeles...In addition to providing great value for planning in Los Angeles, SurveyLA serves as a model for other local governments to link historic preservation with sound planning policies."



Vermont Knolls Historic District identified in SurveyLA; Photo courtesy of Stephen Schafer

With the completion of the field surveys, SurveyLA is now shaping historic preservation and preservation planning in Los Angeles. From the outset, the OHR articulated that SurveyLA was, at its essence, a planning tool, and historic documentation is the basic building block of any preservation planning program. Without

survey information, local land-use plans meant to guide change proceed without any understanding of how such plans or proposed development projects may affect yet unidentified historic resources.

SurveyLA also helps guide updates of Los Angeles' 35 Community Plans and other neighborhood plans that are reshaping the city's growth patterns around

the region's major investment in new transit lines. The information also assists with project review, compliance

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## **HPOZS UPDATE: OXFORD SQUARE, SUNSET SQUARE AND MIRACLE MILE BECOME NEWEST HISTORIC DISTRICTS**

With recent City Council votes, the City of Los Angeles now has 35 adopted Historic Preservation Overlay Zones (HPOZs), following the final approval of the Oxford Square, Sunset Square, and Miracle Mile HPOZs. These actions came soon after the approval in December of the El Sereno Berkshire Craftsman District and Carthay Square as the 31<sup>st</sup> and 32<sup>nd</sup> HPOZs.

Los Angeles' newest HPOZs include the following neighborhoods:

**Oxford Square**, located in central Los Angeles about five miles west of down-

town, on Windsor Boulevard and Victoria Avenue, between Olympic and Pico Boulevards. The neighborhood consists of 191 parcels, with 72% found to be Contributing Elements – those built within the neighborhood's period of significance and largely intact. Oxford Square was developed primarily between 1900 and 1920, with a some residences constructed in the 1930s. Most of the homes were designed in the Craftsman or various Period Revival styles, including American Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival. The neighborhood features concrete paved streets and sidewalks as well

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## SURVEYLA RELEASES FINDINGS FOR EAGLE ROCK, GLASSELL PARK, AND ATWATER VILLAGE

Throughout SurveyLA, we have been featuring in this newsletter some of the survey's most "interesting finds" in each Community Plan Area. As the project wrapped up, the survey teams completed their documentation one of the largest and most resource-rich Community Plan Areas of the city, Northeast Los Angeles. In this issue, we feature the interesting finds from Eagle Rock, Atwater Village and Glassell Park, with the remainder of Northeast Los Angeles, including Highland Park, Mount Washington, and Lincoln Heights to be summarized in our July issue.

For more information on these findings, click [here](#).



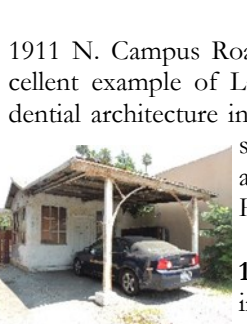
**James Gates Residence**, 5110 N. Caspar Avenue (1895), a Victorian Vernacular cottage that is a rare example of late-19th century residential development in Eagle Rock, pre-dating Eagle Rock's consolidation with the City of Los Angeles in 1923. James Gates built Gates Hall,

which became the social center of the community and Symphony Hall, Eagle Rock's first two-story commercial building; his wife, Mary, was founding member of the Women's Twentieth Century Club.

**Delevan Drive School Cupola**, 4168 W. Avenue 42 (1926), a rare unique remnant from an early LAUSD school in Eagle Rock, the Delevan Drive School building. In 1973, when ground was broken for a new school campus, the ornate cupola from the original 1926 school building was preserved and installed on a new classroom building.



**George Newhall House/The Rock House**, 1857 N. Campus Road, an excellent example of Tudor Revival style residential architecture with Craftsman influences in Eagle Rock.



**Paxson House**, 1911 N. Campus Road (1971), an excellent example of Late Modern residential architecture in Eagle Rock, designed by master architects Buff & Hensman.



**1659 W. Colorado Blvd.** (1919), a building that appears to be the oldest remaining

service station structure in the city. Originally constructed on Spring Street in Downtown Los Angeles, it was relocated to its current site in 1931.

**Bob's Big Boy/Kenney's Coffee Shop**, 1801 W. Colorado Blvd (1948), an excellent example of Mid-Century Modern restaurant architecture in Eagle Rock and the work of master architect Wayne McAllister, who designed a number of iconic restaurants for the Bob's Big Boy chain.



**All Star Lanes**, 4459 W. Colorado Blvd. (1959), a rare example of a 1950s bowling alley in Eagle Rock.

**Eagle Theater/New Eagle Theater/Yosemite Theater**, 4878 N. Eagle Rock Blvd.

(1928), a rare remaining example of an early neighborhood theater in Eagle Rock. Originally opened as the Yosemite Theater, a silent film house, in 1929, it installed talking picture equipment and reopened in 1930 as a Vox theater. In 1937, the name was changed to New Eagle Theater, and later became the Eagle Theater. It was renovated as a mainstream theater in 1983, but closed in 2001; it is now occupied by the Brazilian-based Universal Church of the Kingdom of God.



**Chambers House/Escarpa Pueblo**, 2068 Escarpa Dr. (1923), an excellent and rare example of Pueblo Revival style residential architecture in Eagle Rock. Designed by the owner, Virginia Treadwell Chambers, the style incorporates the Hopi symbol for "happiness" in various details and the floorplan.

**4510 N. Sunnycrest Dr.** (1967), an excellent example of Mid-Century Modern residential architecture in Glassell Park, designed by noted Los Angeles architect Raul F. Garduno, who was best known for his Modernist post-and-beam designs, specializing in challenging hillside sites.



**Club Tee Gee**, 3208 Glendale Blvd. (1946), a long-time neighborhood bar in Atwater Village; in continuous operation as



Club Tee Gee since 1946, with a 1940s neon sign. The bar is named for its original owners, Joe Grzybowski ("G") and Neal Tracy ("T").

**American Lithuanian National**

**Center of Los Angeles**, 3350 Glendale Blvd. (1937), a Streamline Moderne building in Atwater Village associated with the Lithuanian-American community in Los Angeles since 1961.



**Allen Wertz Candy Factory and Retail Store; Wertz Candies**, 3070 W. Los Feliz Blvd., (1948), the longtime Atwater Village home of Allen Wertz Candy Factory and Retail Store, operated by fifth-generation candymakers Allen and Karl Wertz at this location from 1948 to 2006.

**Theodore Payne Residence**, 3742 Revere Ave. (1926), a Spanish Colonial Revival style home in Atwater Village that was the longtime residence of English horticulturalist Theodore Payne, a gardener, landscape designer and botanist who promoted the preservation of wildflowers and native plants of Southern California, two blocks from his nursery on Los Feliz Blvd.



**Broxham/Cook House**, 1865 W. Hill Dr. (1885), a rare example of a Queen Anne style house in early Eagle Rock; this residence was built by John Broxham on land watered by a spring from a cave dug into the hills. In 1909, the house was occupied by W. J. Cook, who served as the president of the Eagle Rock school board.

**Sparkletts Water Bottling Plant**, 4500 E. Lincoln Ave. (1929), a building significant as both an example of Moorish Revival style industrial architecture in Eagle Rock and as the original and long-time location of the Sparkletts Bottling Plant, in continuous operation at this location since 1929.



**Schweizer Verein Helvetia**, 3247 W. Shasta Circle N. (1938), an excellent example of Swiss Craftsman architecture that was the home of the Schweizer Verein Helvetia, a Glassell Park social club originally established in 1887 to bring together the Swiss ethnic population living in Los Angeles to preserve Swiss traditions, assist in assimilation of new immigrants and to foster good relations with their new home country.



**Queens Market**, 3222 W. Larga Ave. (1926), a rare example of a 1920s neighborhood market building in Atwater Village.

**Sylvan Theater**, 1840 W. Yosemite Ave., (1938), an excellent and rare example of a 1930s amphitheater in Eagle Rock, located at Yosemite Park (now Yosemite Recreation Center); the Sylvan Theater was constructed by the Works Progress Administration in the 1930s as a public performing arts venue.



**Montgomery's Chanticleer Inn;**

**Tam O'Shanter Inn; The Great Scot**, 2966 W. Los Feliz Blvd. (1922), a long-time restaurant in Atwater Village, in continuous operation under different names since 1922. The restaurant was established by Lawrence Frank and Walter Van de Kamp, founders of the Van de Kamps Holland Dutch bakeries, who went on to establish the Lawry's restaurant chain. It was designed by noted Storybook architect Harry G. Oliver, and constructed with the aid of movie studio carpenters. Walt Disney was a very frequent patron, as the Tam O'Shanter was close to his Hyperion studio when it opened in 1926.



**Happyland Residential Historic District**, along Oak Grove Drive from Loleta Avenue on the east to its western terminus at Eagle Rock High School, and parcels along Townsend and Vincent avenues, between Yosemite Drive on the north and Oak Grove Drive on the south, an excellent and cohesive collection of Period Revival style residential architecture in Eagle Rock, developed predominantly from 1924-1928.



## HPOZ UPDATE: OXFORD SQUARE, SUNSET SQUARE AND MIRACLE MILE BECOME NEWEST HISTORIC DISTRICTS

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as landscaped parkways with mature Canary Island date palms.

**Sunset Square**, bounded by Hollywood Boulevard to the north, Vista Street to the east, Sunset Boulevard to the south and Fairfax to the west, and situated just north of the Spaulding Square HPOZ. The proposed HPOZ includes 323 parcels, with 64% Contributing Elements. It is composed of single and multi-family residences, mostly constructed occurring between 1910 and the 1920s. Architecturally, Sunset Square is significant for its diverse array of architectural styles, including Spanish Colonial Revival bungalows, and Craftsman (including Japanese-influenced examples) and ornate Tudor Revival houses. Sunset Square also features wide parkways with mature trees and historic concrete streets.

**Miracle Mile**, a mix of single-family and multi-family residences, in the neighborhood roughly bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the



Oxford Square HPOZ



Sunset Square HPOZ



Miracle Mile HPOZ

west. The HPOZ includes 1,329 properties, with 80% Contributing Elements. The neighborhood was largely constructed between 1921 and 1953 in several Period Revival styles, but is characterized by an overall consistency of building styles and massing.

While the Miracle Mile HPOZ did have substantial neighborhood support, it also elicited significant community opposition, based largely on concerns regarding private property rights and potential limitations on new development near the Wilshire Purple Line extension stations being constructed near the district. The OHR worked closely with the community to revise the Miracle Mile Preservation Plan to provide additional flexibility for alterations to side and rear facades, clarify how second-story additions could be approved, and exempt paint color and landscaping from review. The OHR also held additional working meetings and community town halls, in coordination with Councilmember David Ryu, to address remaining questions and concerns. Following these efforts, the City Council unanimously approved the HPOZ in March.

## SURVEYLA RELEASES FINDINGS FOR EAGLE ROCK, GLASSELL PARK AND ATWATER VILLAGE

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**Atwater Village Equestrian District**, located south of Chevy Chase Drive, and north of Veselich Avenue, between the L.A. River on the west and the abutting residential neighborhood on the east; sig-



nificant as one of the last equestrian communities in Los Angeles, and the only equestrian community in the city situated along the Los Angeles River. The area's continued equestrian use since at least the 1920s, along with barns, stables, riding arenas, and equestrian trails – contribute to the district's distinctive feel.



## ASIAN AMERICAN COMMUNITY CONTEXT MEETINGS UNDERWAY

The OHR invites you to participate in upcoming community meetings that will shape the City's first-ever initiative to document significant resources associated with Los Angeles' Asian American communities.

Supported by a grant from the National Park Service, the Asian American Context Statement will cover the history and development of five Los Angeles neighborhoods previously designated as "Preserve America" communities (Little Tokyo, Thai Town, Historic Filipinotown, Koreatown, and Chinatown), but will extend to other areas of the city in which these groups settled over time.



Korean Bell of Friendship, San Pedro

Community outreach meetings with the Chinese American, Filipino American, and Thai American contexts were held in March and early April, but the project team is still collecting information from community members across the city. Two remaining context meetings are upcoming. Please click on the following links for more information and to register:

[April 22 – Korean American Context Community Meeting at the Korean Independence Memorial Building](#)

[May 6 – Japanese American Context Community Meeting location to be determined](#)

At these meetings, following an overview presentation, community members will have the opportunity to share with us information regarding significant places, people, dates, and events associated with Los Angeles' Asian American history.

Your participation is essential to ensure that the context reflects a comprehensive history of Los Angeles, contributing significantly to the City's identification and protection of long-overlooked historic resources associated with Los Angeles' Asian American history. For direct links to the RSVP pages,

please visit [SurveyLA](#).

For questions please contact Sara Delgadillo Cruz at [sara.cruz@lacity.org](mailto:sara.cruz@lacity.org) or (213) 978-1189.

In addition, the OHR is a partner organization with Asian and Pacific Islander Americans in Historic Preservation (APIAHiP) on a May 13<sup>th</sup> event at the Japanese American National Museum: *The APIs and Historic Preservation Community Symposium: Preserving and Elevating Our Stories and Places*.

Despite the historical and cultural contributions of Asian and Pacific Islanders in America, the number of historic and cultural sites designated on the National Register of Historic Places and/or as National Historic Landmarks associated with APIs is less than 1%. The National Park Service is addressing these gaps by developing theme studies to help identify, document, and recognize potential national landmarks and monuments in our communities.

The NPS AAPI Heritage Initiative was launched in 2013 and convened a group of scholars and experts in the fields of historic preservation and Asian American studies to develop the AAPI Theme Study. With the launch of the NPS AAPI Theme Study, this Community Symposium will bring together scholars, preservationists, students, and the AAPI community to learn about how they can also to recommend possible AAPI historic sites for recognition and to suggest ways to incorporate AAPI history into historic preservation efforts, including national landmarks and monuments.

For more information and to register for the May 13<sup>th</sup> event, see <http://bit.ly/APIAHiPmay13>.



House in the Crenshaw Seinan neighborhood,  
with Japanese-influenced landscaping



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with environmental laws, property designation, preservation incentive programs, adaptive reuse, and disaster preparedness. The survey results have also been informing the development of new neighborhood planning tools as well as context-sensitive zoning for the re:code LA project, the City’s overhaul of its 1946 citywide zoning code. Prior to SurveyLA, only 15% of the City of Los Angeles had ever been surveyed to identify significant

historic resources. Much of the city, including most of the Westside, the San Fernando Valley, the Harbor, and many other communities were previously a blank slate for historic preservation. Perhaps the most compelling public value of SurveyLA has been to underscore that every single community in Los Angeles has a rich and diverse array of historic resources – resources that are worth identifying and preserving.

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

The Cultural Heritage Commission and City Council designated three new Historic-Cultural Monuments (HCMs) from January to March 2017. Los Angeles’ newest HCMs include the following:



**HCM #1138 Shepherd Residence, 626 North Siena Way**

Built in 1938, the Shepherd Residence in Bel Air was designed by architect William J. Gage for Willard E. and Helen Lawson Shepherd, in the Neoclassical

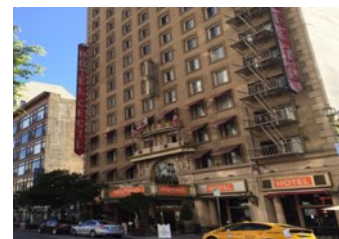
style with Regency Revival elements. The roof is a combination of intersecting hips and gables with shallow boxed eaves and cornice. The home features brick chimneys, a recessed entrance within paneled wood embrasure, and a semicircular driveway. The house is an excellent and highly intact example of Neoclassical-style residential architecture. William Gage was responsible for a number of significant historic homes in the Los Angeles area, including Beverly Hills City Hall, the 1928 Durex Model Home (HCM #1025) and the 1933 Knudsen House (HCM #1129).

**HCM #1139 Catalina Swimwear Building, 443 South San Pedro**

The Catalina Swimwear Building is a six-story Downtown Los Angeles industrial building constructed in 1923. The building



has a Neoclassical façade sheathed in a Flemish Bond brick pattern; the sixth story of the building features a projecting balcony, molded stringcourse, and rounded arch windows framed by pilasters and topped by a broken Classical pediment. William Douglas Lee, a prominent Los Angeles-based architect and designer, designed and constructed the building for Pacific Knitting Mills, which became Catalina Swimwear company in 1928. Lee’s other works include the Textile Center Building (HCM #721), the Garment Capitol Building (HCM #930), and the El Royale Apartments (HCM #309). This was Lee’s first major commission as an independent architect and the building reflects the early development of the Garment District in Downtown.



**HCM #1140 Hotel Cecil, 640 South Main Street**

Built in 1924, the Hotel Cecil is a 14-story Beaux-Arts style building located in Downtown Los Angeles. The building features a characteristic Classical tripartite division that is enhanced by terra cotta and cast stone ornamentation that includes quoins, cornices, and ornate columns and pilasters. The building’s main, western-facing façade features a recessed entry with a set of double doors and an arched transom; a balcony at the third story; and an ornamental, curved balconette at the fourth story. The Hotel Cecil was designed by Loy Lester Smith, who was a local architect responsible for the design of several commercial and government buildings in Los Angeles, including the City Club Building and the City of Los Angeles Fire Department Engine Company #54, Station #1.

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