



SURVEYLA IDENTIFIES A RICH TROVE OF RESOURCES IN DOWNTOWN LOS ANGELES

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site. The survey project is now in its final phase, with the last field surveys, in Northeast Los Angeles, now completed and in final review.

In this issue, we feature the survey findings for a Community Plan Area with perhaps the highest concentration of historic resources in the entire city – Central City – reflecting the rich architecture and cultural heritage of Downtown Los Angeles. Because many of the Central City historic sites already have historic designation or have been previously identified through other governmental actions, the focus of the survey, and this article, is on newly identified resources. This article is the 19th in a series of features on some of the “interesting finds” from SurveyLA.

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



Security Title Insurance Building (1929), 546 W. 6th St., an excellent example of Art Deco commercial architecture in Downtown Los Angeles, designed by noted Los Angeles

architects Walker and Eisen.

Main Mercantile Building (1906), 620 S. Main St., a rare example of Chicago School architecture in Los Angeles, notable as one of the city’s earliest examples of glass curtain wall construction.



Department of Water and Power Distributing Station No. 12 (1903), 120 E. 4th St., an excellent example of an early distributing station, designed by master architect John Parkinson, originally used as a substation and offices for Southern California Edison and sold to the City of Los Angeles in 1922.

Hotel Rosslyn (1914), 111 W. 5th St., an excellent example of Beaux Arts commercial architecture, designed by noted Los Angeles architects Parkinson and Bergstrom, including a rooftop sign with neon illumination.



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HPOZ UPDATE: EL SERENO AND CARTHAY SQUARE BECOME NEW HISTORIC DISTRICTS

The El Sereno Berkshire Craftsman District and Carthay Square have become the 31st and 32nd Historic Preservation Overlay Zones (HPOZs), or historic districts, in the City of Los Angeles as a result of City Council votes during December.

These two new HPOZs were proposed as part of the Department of City Planning’s “Neighborhood Conservation Initiative,” a multi-pronged approach to address concerns about out-of-scale development in the city’s stable neighborhoods. As part of this initiative, the Office of Historic Resources initiated work on six new proposed HPOZs. One of

these, the proposed Holmby-Westwood HPOZ, is not proceeding to adoption at this time due to a lack of community consensus. Three additional HPOZs, for Miracle Mile, Sunset Square, and Oxford Square, have been approved by the City Planning Commission and are expected to be heard by the City Council during January or early February.

Below are brief profiles of Los Angeles’ newest HPOZs:

The **El Sereno-Berkshire Craftsman District**, bordered by the City of South Pasadena to the north and the City of

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Continental Hotel (1912), 802 E. 7th St., significant for its history providing low-cost accommodations to Chinese American laborers who were employed in the produce industry nearby; this was one of relatively few hostleries in the area that rented rooms to people of Chinese descent.



Warner Bros. Downtown Theatre (1921), 411 W. 7th St., designed by noted architect B. Marcus Priteca and constructed as the second location of the Pantages Theatre; in 1929, the building was acquired by film titan Jack Warner and reopened as the Warner Bros. Downtown Theatre, remaining in operation as a motion picture theater until 1975.



Ville de Paris (1917), 420 W. 7th St., a Beaux Arts building designed by Dodd and Richards that was constructed as the flagship location of Ville de Paris, a local department store.



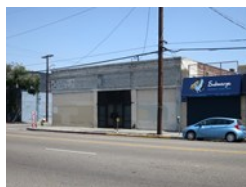
Hotel Venice/Palace Turkish Baths (1906), 128-132 E. 4th St., which contains on the ground floor a bathhouse that is notable as the oldest operating gay bathhouse in Los Angeles, having been in continuous operation since 1906; it is also significant as one of the earliest intact Single Room Occupancy (SRO) hotels in Downtown.



Hotel Lindy/Golden Gopher (1905), 417 W. 8th St., a Single Room Occupancy hotel building that is significant for its ground floor bar, which has been in continuous operation since the pre-World War II era and possesses the oldest operating liquor license in Los Angeles, allowing its patrons the option of purchasing liquor to go.



Hong Kong Noodle Company (1910), 710 E. 9th Pl., one of very few extant resources associated with Market Chinatown, a Chinese American enclave that was historically located in the area. The company has been in continuous operation at this location since 1910, and is



one of several area businesses that purports to have invented the fortune cookie.



Booker T. Washington Building (1914), 1013 S. Central Ave., also known as the Tokio Hotel, contracted with railroad companies to provide accommodations to African American car porters.

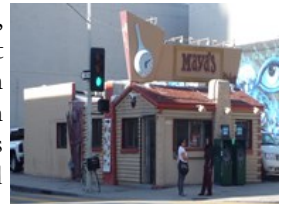
Davidson, House and Meyer Showroom (1919), 1225 S. Grand Ave., a rare example of a 1910s automobile showroom, constructed for a local dealer that sold autos manufactured by the Cole Motor Car Company.



Harris and Frank Building (1925), 639 S. Hill St., an excellent example of Art Deco commercial architecture in Downtown Los Angeles, with Late Gothic Revival design features. Designed by noted Los Angeles architects Curlett and Beelman, the building housed the flagship store of the Harris and Frank Clothing Company, a local department store, between 1925 and 1950.



White Log Coffee Shop (1933), 1061 S. Hill St., one of the few intact examples of Mimetic architecture in the city – a log cabin in Downtown Los Angeles – designed by noted Los Angeles architects Norstrom and Anderson.



Auto Center Garage (1925), 744 S. Hope St., one of the earliest known examples of a parking structure in the city, which included a "finely-appointed ladies' lounge" and catered to the largely female clientele of nearby department stores, who could have their cars serviced and washed as they shopped.



Excelsior Steam Laundry (1893), 424 S. Los Angeles St., an excellent example of Romanesque Revival architecture and one of the earliest intact industrial buildings in the city. In 1901, the predominantly-female employees of Excelsior and six other steam laundries organized to form Local 52 of the Shirt





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Waist and Laundry Workers' International Union, advocating for a 10-hour work day and equal pay for women and men, culminating in a strike that marked a flashpoint in the local labor movement.



Bendix Building (1929), 1206 S. Maple St., an excellent intact example of an industrial loft, designed to maximize available factory space vertically on a minimum amount of land. This building was constructed for the Bendix Corporation, a leading manufacturer of automobile and aircraft parts and includes a rooftop sign with neon illumination. This is one of several Downtown buildings identified in the survey associated with Florence C. Casler, an enterprising real estate developer responsible for the design and development of prominent industrial buildings around Downtown's Fashion District, who was one of very few influential female industrialists in the early 20th century.

Crocker-Citizens Plaza (1967), 611 W. 6th St., an excellent example of Corporate International commercial architecture in Downtown Los Angeles, designed by the noted Los Angeles architectural firm William L. Pereira and Associates. The building was constructed as the corporate headquarters of Crocker-Citizens National Bank, and was the tallest building in Los Angeles upon its completion in 1967.



Japanese American Community and Cultural Center (1978), 244 S. San Pedro, an excellent example of Brutalist institutional architecture; the building includes several significant landscape features, including a multi-level brick plaza in the forecourt, designed by landscape architect Isamu Noguchi, a transplanted grapefruit tree believed



to date to the nineteenth century and a Japanese garden designed by landscape architect Takeo Uesugi.

City Club Building (1924), 833 S. Spring St., designed by noted Los Angeles architect Loy L. Smith and significant as the headquarters of the Los Angeles City Club, a fraternal organization involved in civic affairs. Beginning in 1938, the building was occupied by a dance hall called the Roseland Roof and operated as a venue for taxi-dancing, a popular form of recreation prior to World War II in which women were hired to dance with male patrons on a dance-by-dance basis. The Roseland Roof remained in continuous operation at this location until circa 2000.



Calvin S. Hamilton Pedway System (1974-81), a network of elevated pedestrian corridors, or "pedways," linking several buildings and sites in Bunker Hill. It was conceived in the 1960s as a means of improving the quality of pedestrian circulation, and was also envisioned as

part a mechanized "people mover" system that was never built. Named for then-Director of City Planning Calvin S. Hamilton, the network is illustrative of trends in city planning and urban redevelopment after World War II.

Hotel Fremont Retaining Wall (1902), Olive St. (west side) between 4th and 5th Streets, this limestone retaining wall was constructed to delineate the southern boundary of a residential hotel known as the Hotel Fremont. While the hotel was demolished in 1955 as part of the Bunker Hill Redevelopment Project, a portion of the retaining wall was left intact; today, it is one of very few remnant features associated with early Bunker Hill.



What Is SurveyLA?

SURVEYLA: THE LOS ANGELES HISTORIC RESOURCES SURVEY PROJECT is the first-ever comprehensive inventory of our city's historic resources.

The survey findings have a multiplicity of benefits and uses: they help direct future growth, shape the revision of Los Angeles' 35 Community Plans, streamline environmental review processes, provide opportunities for public education, assist in disaster planning, and spur heritage tourism and the marketing of historic neighborhoods and properties.

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.





HPOZ UPDATE: EL SERENO AND CARTHAY SQUARE BECOME NEW HISTORIC DISTRICTS

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Alhambra to the east, is roughly bounded by Huntington Drive to the east, Kendall Avenue to the north, the properties on the west side of Alpha Avenue to the west, and Newtonia Drive and Alpha Street to the south. The historic district, consisting of 114 parcels, contains the Short Line Villa Tract, and is an excellent example of a Los Angeles streetcar suburb, developed from 1905 to 1941. It includes excellent examples of Craftsman architecture, as well as homes in Period Revival styles, including American Colonial Revival and Spanish Colonial Revival architecture.

Carthay Square, adjacent to the Carthay Circle HPOZ on its northern side and South Carthay HPOZs, is bounded by Pico Boulevard to the south, Fairfax Avenue to the east, Olympic Boulevard to the north, and the Stearns Drive alleyway to the west. It includes single- and multi-family residences constructed primarily in the 1920s and 1930s and a significant con-



A home in the El-Sereno Berkshire HPOZ



A home in the Carthay Square HPOZ

centration of Period Revival architecture, mostly in the Spanish Colonial Revival Style, but also in the Tudor Revival, Mediterranean Revival. The district is extraordinarily intact: of 347 properties within Carthay Square, 321 were identified in the historic resources survey as Contributing, or historic, structures from the neighborhood's Period of Significance, 1924 to 1949.

During the adoption process, Councilmember Paul Koretz, who represents the Carthay Square neighborhood, introduced a Council motion to make amendments to the Carthay Square Preservation Plan. These additional changes provided additional provisions to address concerns raised by owners of multi-family properties along Olympic Boulevard, as well as guidelines to provide additional flexibility for alterations to non-visible facades and for second-story additions.

WORK UNDERWAY ON CONTEXT STATEMENTS FOR L.A.'S ASIAN AMERICAN AND AFRICAN AMERICAN HISTORY

As SurveyLA winds down its final phase, the Office of Historic Resources (OHR) has secured two grants – one from the federal government and another from the State of California – to prepare historic context statements that will guide the future identification and designation of sites significant to Los Angeles' Asian American and African American communities.

Asian American Historic Context Statements

The Office of Historic Resources has convened a diverse advisory committee to guide the development of five ethnic/cultural historic context statements for SurveyLA, relating to the history of Los Angeles' Asian American communities.

A team of historic resources consultants, led by Architectural Resources Group (ARG), is preparing the context statements. Work on the contexts has been made possible by a \$72,000 Underrepresented Communities Grant from the National Park

Service. The contexts will utilize the Multiple Property Documentation format developed by the NPS and will identify themes and related historic resources associated with the city's Japanese, Filipino, Thai, Korean, and Chinese American communities. Geographically, the contexts will cover the history and development of five Los Angeles neighborhoods that have previously been designated as "Preserve America" communities (Little Tokyo, Thai Town, Historic Filipinotown, and Koreatown, and Chinatown), but will also focus on other areas of the city in which these groups settled over time.

Topics will be drawn from SurveyLA's citywide historic context statement and will focus on extant resources associated with important individuals, organizations, businesses, industries, and movements. Themes to be addressed include: Social Clubs and Organizations, Religion and Spirituality, Cultural Development and Institutions, Commercial Development, Civil Rights and

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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council designated seven new Historic-Cultural Monuments (HCMs) from October to December 2016. Los Angeles' newest HCMs include the following:

HCM #1131, Japanese Garden (101 South Fickett Street)

The Japanese Hospital, located at Fickett and First Street in Boyle Heights, was originally created to provide health care to Japanese immigrants and Japanese Americans during a period when Japanese and other minority groups were denied treatment at public healthcare facilities. Japanese architect Yos Hirose designed the hospital in the Streamline Moderne style. Hirose's other works include the Koyasan Buddhist Temple in Little Tokyo and Tenrikyo Junior Church of America, also located in Boyle Heights. The hospital is significant not only for its exceptional role in Los Angeles' Asian American history, but also because it has continuously operated as a health care facility since its creation in 1929.



HCM #1132, Charlotte and Robert Disney House (4406 Kingswell Avenue)



The Charlotte and Robert Disney House, a one-story Craftsman home located in Los Feliz, was constructed in 1914 by contractors Herbert and H. George Beer. The property is significant

as Walt Disney's initial residence upon his arrival to Los Angeles in August 1923 and as the location of his first studio. In the property's garage, Walt Disney experimented with animation techniques and constructed his own animation table, and the 4406 Kingswell Avenue address appears on some of his earliest business cards and documents. The exterior of the residence features a cross-gabled roof with several exposed rafters and protruding rafter tails, attic vents, and a façade featuring wood shingle cladding—all elements typical of the Craftsman style.

HCM #1133, S.T. Falk Apartments (3631-3635 Carnation Avenue and 1810-1816 Lucile Avenue)

The 1940 S.T. Falk Apartments, located in the Silver Lake neighborhood, is a four-unit, multi-family apartment building designed by master architect Ru-



dolph M. Schindler for Mr. S.T. Falk and his wife, Pauline. The three-level, wood frame complex was built in the International style and was constructed across two lots forming a triangular shape. All four units possess a private roof terrace and are connected by a small courtyard. The complex interlocking forms of the three floors, private courtyards, roof forms, and exterior stucco are all intact despite the difficult site upon which the structure was built. Many of Schindler's trademarks are evident in the design, including the inventive use of form, warm materials, and ability to design for less than ideal sites.

HCM #1134, S. Charles Lee Residence (1078 South Hayworth Avenue)



The 1927 S. Charles Lee residence is a duplex in the Carthay Square neighborhood, designed by noted Los Angeles architect Charles S. Lee., for use by him

and his wife. The two-story Mediterranean Revival home features an arcade with paired Ionic columns opening to a shaded forecourt, a twelve-foot, arched picture window, terra-cotta cast medallions, and a clay-tile roof. S. Charles Lee was a prolific architect in the Los Angeles area best known for his design of movie palaces, including the Tower Theater (HCM #450, 1927), the Los Angeles theater (HCM #225, 1931) and other landmarks such as the Hollywood and Western Building (HCM #336, 1931). The residence is significant for its association with Lee himself and also represents elements of his famed theaters applied to residential architecture.

HCM #1135, Tom of Finland House (1419-1421 Laveta Terrace)

The Tom of Finland House, built in 1911, is a single-family residence in Echo Park constructed by contractor W.J. Gretten in the Craftsman style. Purchased by



Durk Dehner in 1980, the owner subsequently invited Tom of Finland, an internationally-renowned artist celebrated for his homoerotic drawings and influence on gay culture, to live there. The home features an oak door with decorative carvings, a steeply-hipped front-facing gable and decorative stained glass. The structure is significant as the Los Angeles-based home of Tom of Finland from 1980 until his death in 1991, and for its role in queer art in Los Angeles. The Tom of Finland Foundation continues to operate from the property, providing a "safe haven" for similar art work and inviting other gay artists and luminaries to be residents and guests.



L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS



HCM #1136, Earl Carroll Theater (6220-6230 Sunset Boulevard)

The 1938 Earl Carroll Theater, located at 6230 Sunset Boulevard in Hollywood, was

designed by master architect Gordon B. Kaufmann. The three-story, Streamline Moderne-style theater retains many of its original features including its single-story, three-bay porte-cochere and thin, steel marquee. Gordon Kaufmann was one of the most significant architects practicing in Southern California during the early 20th century, designing such projects as the Hoover Dam, Santa Anita Race Track, the original campus at Scripps College, and the Hollywood Palladium (HCM #1130, 1940). In addition to its architectural significance and association with Kaufmann, the theater is significant for its association with Hollywood as a center for entertainment during the 1940's Big Band era and as

the last remaining theater built by entertainment entrepreneur Earl Carroll.

HCM #1137, Lytton Savings (8150 Sunset Boulevard)

Lytton Savings, located on the Sunset Strip near today's border of the City of West Hollywood, was completed in 1960. The two-story bank building was designed by architect Kurt



W. Meyer for financier Bart Lytton to serve as a home office branch for Lytton Savings and Loan Association. The bank was constructed in a distinctive Mid-Century Modern style that melds Googie and New Formalist stylistic influences, reflected in its glass walls, travertine cladding, concrete columns, and zig-zag folded plate roof. The design also integrated fine art, with two original art works still extant on the property. Lytton Savings signifies an embrace of California car culture and a transformative shift in postwar-era bank design.

WORK UNDERWAY ON SURVEYLA HISTORIC CONTEXT STATEMENTS

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Civil Liberties, Deed Restriction and Segregation, and Labor History.

African American Historic Context Statement

Previously announced through SurveyLA.org and the Office of Historic Resources' e-newsletter, work is underway on the SurveyLA African American Context, thanks to a \$40,000 grant awarded by the State Office of Historic Preservation.

GPA Consulting, the lead consultant on the project, along with historian Allison Rose Jefferson, has commenced research and work in developing themes and identifying extant resources that represent associations with important African American individuals, groups, organizations, businesses, and social and cultural institutions that cover themes such as religion and spirituality,

social and civic life, commerce, labor, deed restrictions and segregation, civil rights, architecture, and the entertainment industry, including film, music, and radio.

SurveyLA Requests Your Participation

During the months of February, March and April 2017, the OHR will hold a series of public meetings to solicit your input on the development of these ethnic/cultural portions of the SurveyLA Historic Context Statement. Meeting information with location, dates and times will be posted on SurveyLA.org and on SurveyLA's Facebook page.

If you are interested in attending, have information to contribute, and/or would like to be added to the contact list for either of these projects, please contact Sara Delgadillo Cruz at sara.cruz@lacity.org.

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