



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

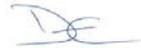


Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

October 17, 2019

TO: Historical Landmarks and Records Commission
Stephen J. Sass, Chair
Benjamin J. Kahle, Commissioner
Yolanda Duarte-White, Commissioner
Mark F. Lucas, Commissioner
Edward R. Bosley, Commissioner

FROM: Dean Edwards, Department of Regional Planning 

OCTOBER 25, 2019 HLRC MEETING
PROJECT NO. 2019-003288-(2), CASE NO. RPPL2019005782
ALPINE VILLAGE LANDMARK NOMINATION
833 WEST TORRANCE BOULEVARD, UNINCORPORATED COMMUNITY OF WEST
CARSON, SECOND SUPERVISORIAL DISTRICT

Introduction

This memo supplements information found in the attached draft resolution for the above referenced case. Photos of the subject property are located in the attached Los Angeles County Landmark Evaluation Report for Alpine Village ("report"), dated October 2019, by ASM Affiliates, Inc. ("ASM").

Background

HLRC Nomination

Pursuant to Los Angeles County Code ("County Code") Section 22.124.080.A, the Historical Landmarks and Records Commission (the "Commission") may nominate a landmark by resolution. Such resolution shall be in writing and shall include findings of fact in support of the nomination, including reasons why the proposed landmark is eligible for and deserving of designation under the criteria set forth in Section 22.124.070. The nomination shall be effective as of the date the resolution is adopted.

Pursuant to County Code Subsections C and D of Section 22.124.080, work on a property subject to a landmark nomination which has become effective requires an approved certificate of appropriateness or certificate of economic hardship.

Nomination Guidelines

At the Commission's July 28, 2017 meeting, the following guidelines for an HLRC landmark nomination were approved:

- *The HLRC should reserve its nominations for special circumstances since there is no fee to cover Staff's time and the expense for the consulting architectural historian. Factors to consider in determining special circumstances include, but are not limited to, whether:*
 - *The property is threatened by demolition or alteration of its character defining features;*
 - *No other party is available to nominate the property;*
 - *There are unique or exceptional historical characteristics of the property.*
- *The HLRC should indicate its interest to Staff to nominate a particular property so that Staff may confirm eligibility and prepare a draft resolution for the HLRC to consider adopting. Indicating interest may occur during an HLRC meeting or a Commissioner may express interest to nominate a property to Staff through Commission Services.*

Subsequent to the approval of the aforementioned guidelines, the Department of Regional Planning (DRP) and the HLRC recognized that unlike most other land use entitlements that have a primarily private benefit, historic preservation has a community benefit. As such, the application of the guidelines should not be focused on cost recovery.

August 2, 2019 HLRC Meeting

At the Commission's August 2, 2019 meeting, DRP staff reported the following regarding Alpine Village, located at 833 West Torrance Boulevard in the unincorporated community of West Carson ("Alpine Village"):

- DRP issued a Zoning Verification Letter, dated May 20, 2019, to Pacific Industrial, a real-estate acquisition and development company that constructs warehouse and distribution facilities. The letter stated the proposed use of commercial/retail businesses and truck/container storage are conforming/permitted uses in the Restricted Heavy Manufacturing Zone (M1.5), where Alpine Village is located. The letter is required by lenders for property loans. Pacific Industrial informed DRP that it was in escrow to purchase the property and it intended to demolish most of the chalet-style establishment originally built in 1968, even if the property is historically significant.
- The historic preservation advocacy organization, Los Angeles Conservancy (LAC) informed DRP that the property is historically significant because of its building type, themed shopping court, and because of the property's long association with the German-American community.

- LAC informed DRP that it created web and Facebook pages to garner support for the preservation Alpine Village, and those pages have received tremendous response.

At the August meeting, the Commission received 10 letters from the public requesting that the HLRC nominate the property as a historic landmark. Additionally, the Commission directed DRP staff to determine if Alpine Village meets the criteria to be a County landmark and if so, prepare a nomination resolution pursuant to County Code Section 22.124.080.A.

Consultant's Report

ASM's report concludes that Alpine Village meets the criteria for landmark designation pursuant to County Code Section 22.124.070.

Analysis

DRP Staff concurs with ASM Affiliates' analysis that the property meets the criteria for County landmark designation.

DRP Staff considers that the property is threatened by demolition because:

- The property owner is accepting offers from potential buyers of the property that intend to demolish Alpine Village's historic buildings.
- The County Code does not require notice of the demolition so that the public, HLRC, or Board of Supervisors has an opportunity to nominate the property prior to issuance of a demolition permit.
- The property is zoned M1.5 which allows most uses through ministerial review. Such reviews are not subject to CEQA analysis and potential mitigation of project impacts to historic resources.

To date, a total of 70 letters (attached) in support of the preservation of Alpine Village have been received. Many of those letters specifically request that the Commission nominate Alpine Village as a County landmark. Additionally, to date, 2,188 people signed the attached online petition requesting that the Commission nominate Alpine Village. Although there is tremendous public support for the landmark designation, no application for nomination has been received. This may be due to the high application fee of \$4,165. LAC has reported that the County's application fee is one of the highest in Los Angeles County and that application fees higher than \$200 to \$300 tend to deter nominations.

There are unique or exceptional historical characteristics to Alpine Village. The property is an excellent example of the relatively rare building type: Themed Shopping Court. Additionally, Alpine Village is historically significant for being the social and cultural center for Germans and other European groups in the region since 1968.

In addition to being historically significant, Alpine Village provides a desirable buffer between the industrial uses to the north and the residential neighborhood to the south.

Only a small portion of the approximately 14-acre property is developed by Alpine Village. Designation of the property as a County landmark does not prevent the

establishment of other uses on, or redevelopment of the northern portion of the property that is currently developed with a parking lot.

Recommended Motion

Based on the foregoing, DRP staff recommends the following motion for the Commission's consideration:

That the Historical Landmarks and Records Commission adopt a resolution nominating Alpine Village, located at 833 West Torrance Boulevard in the unincorporated community of West Carson, as a County landmark pursuant to section 22.124.080.A of the County Code.

Questions or comments regarding this item may be directed to Dean Edwards at dedwards@planning.lacounty.gov or (213) 974-0087.

BD:DE

Attachments:

- A. Draft Resolution
- B. Location Map
- C. Los Angeles County Landmark Evaluation Report for Alpine Village, dated October 2019, by ASM Affiliates, Inc.
- D. Public Correspondence
- E. Petition

ATTACHMENT A
DRAFT RESOLUTION

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
ALPINE VILLAGE LANDMARK NOMINATION
PROJECT NO. 2019-003288-(2)
CASE NO. RPPL2019005782**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the "Commission") of the County of Los Angeles (hereinafter, the "County") conducted a duly noticed public hearing to consider the nomination to designate Alpine Village, located at 833 West Torrance Boulevard in the unincorporated community of West Carson within the Second Supervisorial District ("Alpine Village"), a County Landmark (Project No. 2019-003288-(2)) pursuant to Part 28 of Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code) on October 25, 2019;

WHEREAS, the Commission duly considered all facts and records presented on the nomination, including any and all public comment and testimony; and

WHEREAS, the Commission makes the following findings on the nomination:

1. Alpine Village is located at 833 West Torrance Boulevard in the unincorporated community of West Carson and within the Second Supervisorial District, and its boundaries follow the combined parcel lines of Assessor's Parcel Numbers 7350001016, 7350001018 and 7350001027.
2. The approximately 14-acre property is developed with a Bavarian-style retail complex that is located on the southern portion of the property. The northern two-thirds of the property is developed with a parking lot. Access is provided by driveways on Torrance Boulevard to the south and Hamilton Avenue to the east.
3. Alpine Village consists of seven buildings, numbered 1-7 on the attached site map, and was completed from 1969 to 1974 with a freestanding business pole sign that was erected in 1968 (numbered 8 on the map). Building 1 with a turreted square tower was completed in 1969 and included a theater that is now currently used as a banquet hall. Building 2 was completed in 1969 and contained the original Alpine Inn Restaurant in the southwest corner and shops. Buildings 3 and 4 (both shops), and Building 5 (Alpine Village Chapel) were completed in 1971. Buildings 1-5 are arranged around landscaped walkways and courtyards forming a shopping court. Building 6, with adjacent outdoor dining area, houses The Alpine Market and The Alpine Café and Deli and was completed in 1973. Building 7, The Alpine Inn Restaurant, was completed in 1974 as a clubhouse and was later remodeled into a restaurant. Buildings 1 and 3-5 are single-story, and buildings 2, 6 and 7 are two-stories high.
4. Pursuant to section 22.124.070.A of the County Code, a structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age and satisfies one or more significance criteria. Alpine Village is a historic site that is 51 years of age. The permit applications were submitted 1967, the establishment opened in December of 1968 and final inspections occurred in 1969.
5. Pursuant to section 22.124.070.A.1 of the County Code, the property satisfies the significance criterion, "It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or

community in which it is located.” Alpine Village is associated with the historical context (“context”), Commercial Development and the Automobile that has a period of significance of 1910-1970. Alpine Village is a post-World War II example of a shopping destination situated to attract travelers on the adjacent freeway. Its oversized, themed sign and programmatic design represent a time in Los Angeles when businesses needed to create a destination worth the journey. Alpine Village is also associated with the European-American Community context in Southern California. Alpine Village served as the social and cultural center for Germans, Hungarians, Croatians, Polish and several other groups who held their annual festivals and events at Alpine Village from 1968 to the present. Alpine Village merged the two contexts using a recreated Bavarian Village to attract visitors and create a cultural meeting place for ethnic groups otherwise scattered across Southern California. For decades it has served as a meeting place for more than 30 social and cultural clubs that otherwise would not have had an appropriate location. As a commercial shopping destination and social cultural gathering place, Alpine Village has made a significant contribution to the history of Los Angeles County.

6. Pursuant to County Code Section 22.124.070.A.3, Alpine Village satisfies the significance criterion, “It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located.” Alpine Village is an excellent example of a Themed Shopping Court, a building type developed in the early to mid-twentieth century that has since become increasingly rare. The shopping court frequently adopted a theme or style to attract visitors. Other extant examples in Los Angeles County include Olvera Street in downtown Los Angeles, Farmer’s Market in the Los Angeles Fairfax neighborhood, Crossroads of the World in Hollywood, Fisherman’s Village in Marina del Rey and Shoreline Village in Long Beach. Although a late example of a shopping court, Alpine Village embodies all the primary characteristics of the building type and is a good representation of the Swiss Chalet or Bavarian style used programmatically to reflect the goods sold at the shops and food served at the café and restaurant.
7. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character.” The property retains several character-defining features of the style including wide projecting roofs, towers, decorative carving and balconies.
8. Pursuant to County Code Section 22.124.070.B, property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria for a landmark and exhibits exceptional importance. The expansions and additions to the property that have occurred less than 50 years ago satisfy the criteria for landmark designation and are included in the landmark nomination because they were built in the same Bavarian-style with the same attention to detail and workmanship exhibited in 1968. Furthermore, the property with its later additions and expansions exhibit exceptional importance because it falls within the “fragile category of resources” representing thematic roadside architecture, particularly shopping courts, in Los Angeles County. Similar properties, such as Ports O’Call Village in San Pedro, have recently been demolished and the property type, particularly themed examples, is becoming increasingly rare.

9. Pursuant to County Code Section 22.124.070.C, the interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under County Code Sections 22.124.070.A or 22.124.070.B. Alpine Village is open to the general public and most of its interior spaces are accessible. The interior of the chapel has not been substantially altered since its initial construction and it reflects the contexts outlined under criterion 22.124.070.A.1 and represents the architectural style described under criterion 22.124.070.A.3. Similarly, the interior of the Alpine Inn Restaurant reflects the architectural style and details outlined under criterion 22.124.070.A.3 and has served as the meeting place for multiple cultural groups described above under criterion 22.124.070.A.1. The Alpine Inn Restaurant built in 1974 is the largest interior space on the property but is also a rare property type, and qualifies for designation pursuant to County Code Section 22.124.070.B for exhibiting exceptional importance. Therefore, these interior spaces are included in this nomination.
10. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities or aspects: location, design, setting, materials, workmanship, feeling and association. Alpine Village retains all seven aspects of integrity. Additionally, it retains sufficient integrity, both interior and exterior, to convey its historical significance.
11. The National Park Service defines period of significance as “the span of time during which significant events and activities occurred” associated with the historic site. The period of significance for Alpine Village is 1968-1974 based on the date of completion of the establishment and as the span of time Alpine Village actively contributed to the trend of Commercial Development and the Automobile.
12. 70 comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.
13. 2,188 people signed an online petition requesting that the Commission nominate Alpine Village as a County Landmark.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission adopts a resolution nominating Alpine Village located at 833 West Torrance Boulevard in the unincorporated community of West Carson, as a Los Angeles County Historic Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on October 25, 2019.

Chair Stephen Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Roland Trinh, Deputy County Counsel
Property Division

VOTES

Yes:

No:

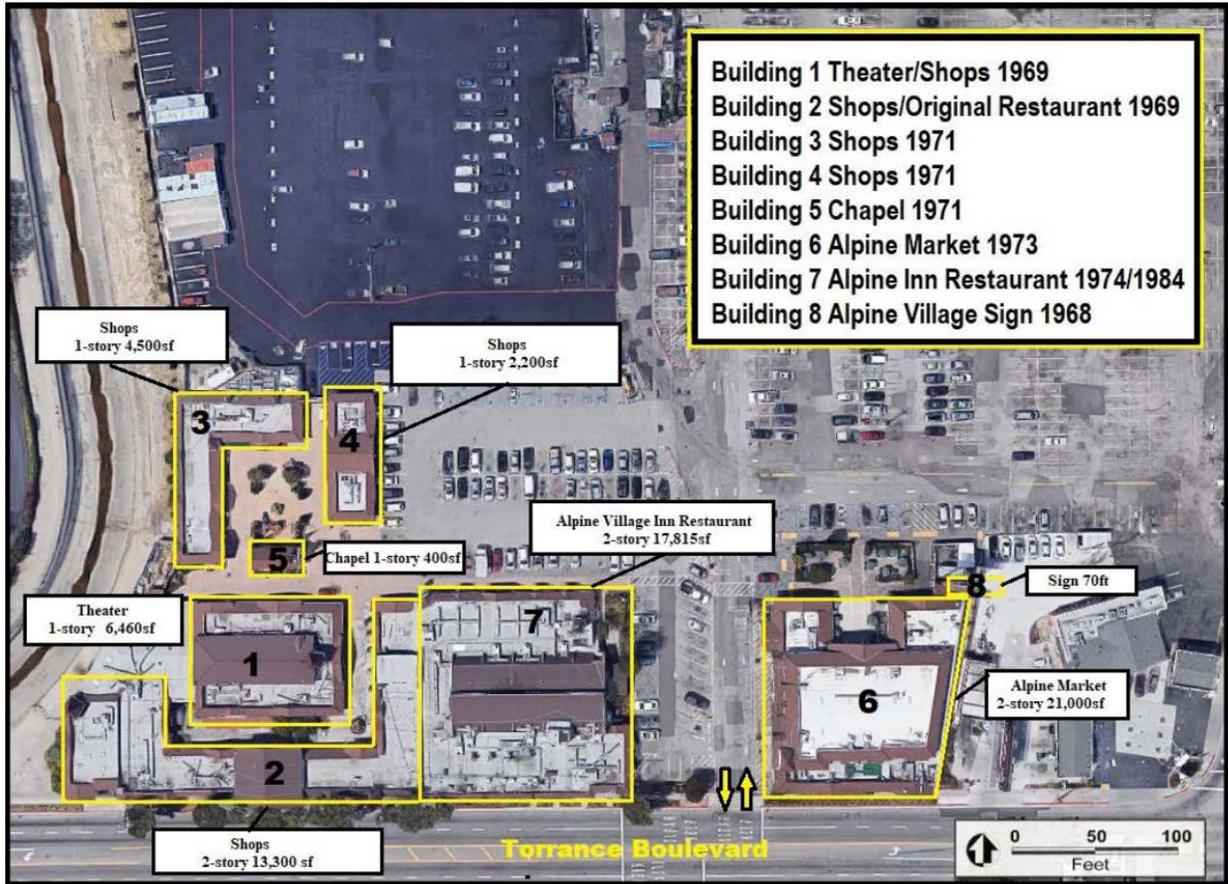
Abstain:

Absent:

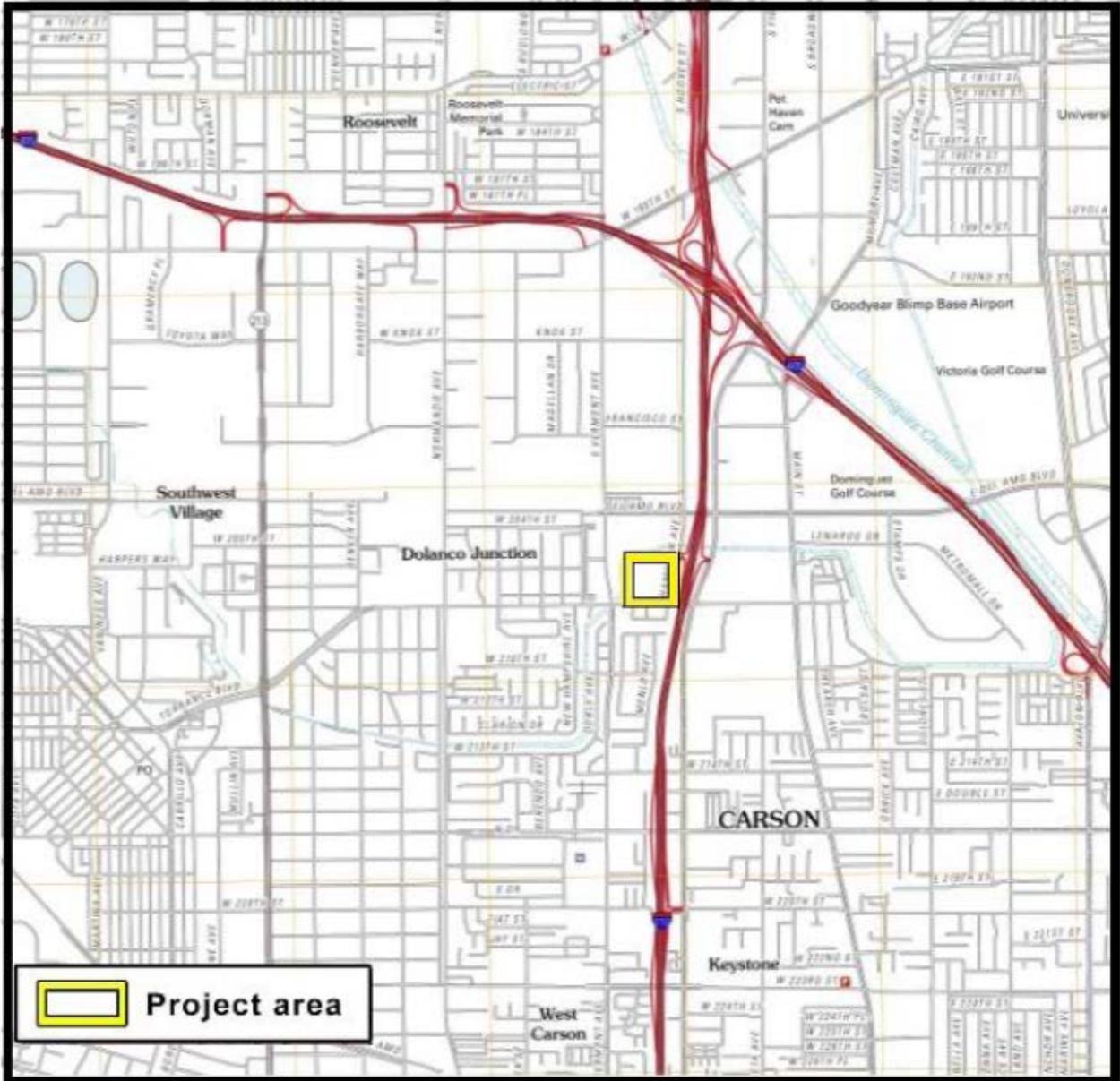
Attachment: Site Map

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ALPINE VILLAGE SITE MAP



ATTACHMENT B
LOCATION MAP



ATTACHMENT C
LANDMARK EVALUATION REPORT FOR ALPINE VILLAGE



Los Angeles County Landmark Evaluation Report

Alpine Village
833 W. Torrance Boulevard, Los Angeles
County, California
APN: 7350-001-016, 7350-001-018,
7350-001-027

Prepared for:
Los Angeles County Department of
Regional Planning
Community Studies East
Historic Preservation
320 W. Temple Street, 13th Floor
Los Angeles, California 90012

Prepared by:
ASM Affiliates, Inc.
20 N. Raymond Boulevard | Site 220
Pasadena, California 91103



October 2019
ASM Project Number 32440

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Los Angeles County Landmark Evaluation Report

Alpine Village
833 W. Torrance Boulevard, Los Angeles County, California
APN: 7350-001-016, 7350-001-018, 7350-001-027

Prepared for:
Los Angeles County Department of Regional Planning
Community Studies East | Historic Preservation
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

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20 N. Raymond Boulevard | Site 220
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Project No. 32440
October 2019

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1. INTRODUCTION

In 2015, the County of Los Angeles enacted a Historic Preservation Ordinance establishing a County Register of Landmarks and Historic Districts with the intention of recording and maintaining an inventory of County historical resources, with nominations to be reviewed by a Landmarks Commission and approved by the Board of Supervisors (Ord. 2015-0033 § 3, 2015). Accordingly, ASM Affiliates, Inc. (ASM) prepared this landmark evaluation report to document and evaluate the potential local significance and landmark eligibility of Alpine Village, a themed shopping court at 833 W. Torrance Boulevard, County of Los Angeles, California. Included in the report are a brief summary of the findings, a discussion of the research methodology, background information, a brief description of the property, a history of Alpine Village and a discussion of its relevant historic contexts, County landmark and other regulatory criteria under consideration, a statement of significance, and a conclusion. Photographs, maps, and other relevant support materials are included in the report.

FINDINGS

Alpine Village satisfies two of the criteria for landmark status as set forth in the County of Los Angeles Historic Preservation Ordinance Criteria for Designation of Landmarks and Historic Districts (Ord. 2015-0033 § 3, 2015). The ordinance states that a structure is eligible to be designated as a landmark if it is 50 years of age or older and satisfies one or more of the criteria. First built in 1968, Alpine Village was established more than 50 years ago and continued to expand until 1974. Because of its association with Commercial Development and the Automobile, and as a center of European American social and cultural activity, the property is eligible under Criterion A.1 on the County level, with a period of significance of 1968-1974 for its connection to events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located. As a rare example of a Bavarian-themed shopping court in Los Angeles County, the property embodies the distinctive characteristics of a type, architectural style, period, or method of construction. Therefore, it satisfies Criterion A.3. on the County level under the area of significance of Architecture, with a period of significance of 1968-1974, based on the years of the property's construction. Furthermore, the Alpine Village retains sufficient integrity, in both interior and exterior, to convey its historical significance. For these reasons, the property is eligible for County of Los Angeles landmark status.

METHODOLOGY

The evaluation was conducted in conformance with nationally accepted methodology established by the National Register of Historic Places (NRHP) guidance on conducting historic building evaluations (specifically, NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*), as well as state-specific guidance from the California Office of Historic Preservation's *Instructions for Recording Historical Resources*. In preparing this evaluation of Alpine Village, ASM considered a number of factors relevant to making a recommendation of eligibility, including:

- the history of the themed shopping court;
- the history of the property's construction and use;
- the property's association with important people or events;
- whether the property is the work of a master architect, craftsman, artist, or landscaper;
- whether the property is an outstanding example of a particular architectural style or method of construction;
- previous evaluations of the property; and

- whether the property has undergone structural alterations over the years, the extent to which its historical integrity has been compromised, and the current condition of the property.

Materials used in conducting this evaluation included: U.S. Census reports, County Assessor's data, maps, including tract maps and historic aerial images, digital archives including the USC Digital Library, newspaper archives including the *Los Angeles Times*, historical photos, interviews, and other documentation related to the history of Alpine Village.

ASM conducted an intensive-level survey of the property on August 31, 2019, including all buildings and accessible interiors. In addition to a close visual inspection of the property, ASM documented the property with photographs and detailed field notes.

2. BACKGROUND INFORMATION

The commercial property at 833 W. Torrance Boulevard (APN 7350-001-018, 7350-001-016, 7350-001-27) is located in unincorporated Los Angeles County just outside the city of Torrance. It is bounded by Torrance Boulevard to the south, Hamilton Avenue to the east, and the Torrance Lateral Channel to the north and west (Figures 1-3). There are multiple parcels included in the tract, described as Tract No. 6378, but only two of the parcels are developed as part of Alpine Village (Figure 4). The 14-acre site includes parking lots and a swap meet area and is located just southwest of the junction of Interstates 110 and 405. Torrance Boulevard is primarily commercial, but there is a residential neighborhood located to the south of Alpine Village. Historic aerial photos indicate that the area was largely undeveloped in 1952, with only a small neighborhood to the west of Vermont Avenue. By 1963 the Harbor Freeway and the residential area to the south were in place. By the time of the next available aerial map in 1972, most of the buildings comprising Alpine Village were built, with the exception of the Market and the building that currently functions as the Alpine Inn (Historicaerials.com 1952, 1963, 1972).

PROPERTY DESCRIPTION

The seven buildings comprising Alpine Village are located on the south end of the lot along Torrance Boulevard to the south and the Torrance Lateral Channel to the west (Figure 5). The entrance to the parking lot from Torrance Boulevard is located between the Alpine Market (Building 6) to the east and the Alpine Inn Restaurant (Building 7) to the west (Figure 6). The retail area is located to the west of the parking lot with the Chapel (Building 5) prominently located at the entrance (Figure 7). The remaining buildings all contain small commercial shops, with Buildings 3 and 4 located to the north of the Chapel, and Building 1 (former theater), located to the south. Building 2 forms an abbreviated “U” shape to the south of Building 1 and is the location of the original Alpine Inn restaurant and stores. The Alpine Village sign is labeled number 8 on the map (Table 1).

Table 1. Alpine Village Eligible Buildings

Building Number	Historical Function	Year Built
1	Theater and Shops	1968
2	Alpine Village Inn Restaurant and Shops	1968
3	Shops	1971
4	Shops	1971
5	Chapel	1971
6	Alpine Village Market	1973
7	Clubhouse	1974
8	Alpine Village Sign	1968



Figure 2. Project location map.



Figure 3. Aerial map showing Alpine Village site.

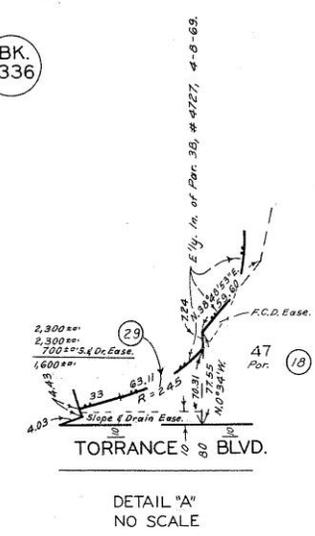
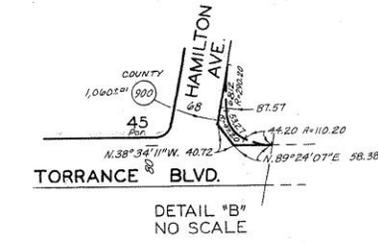
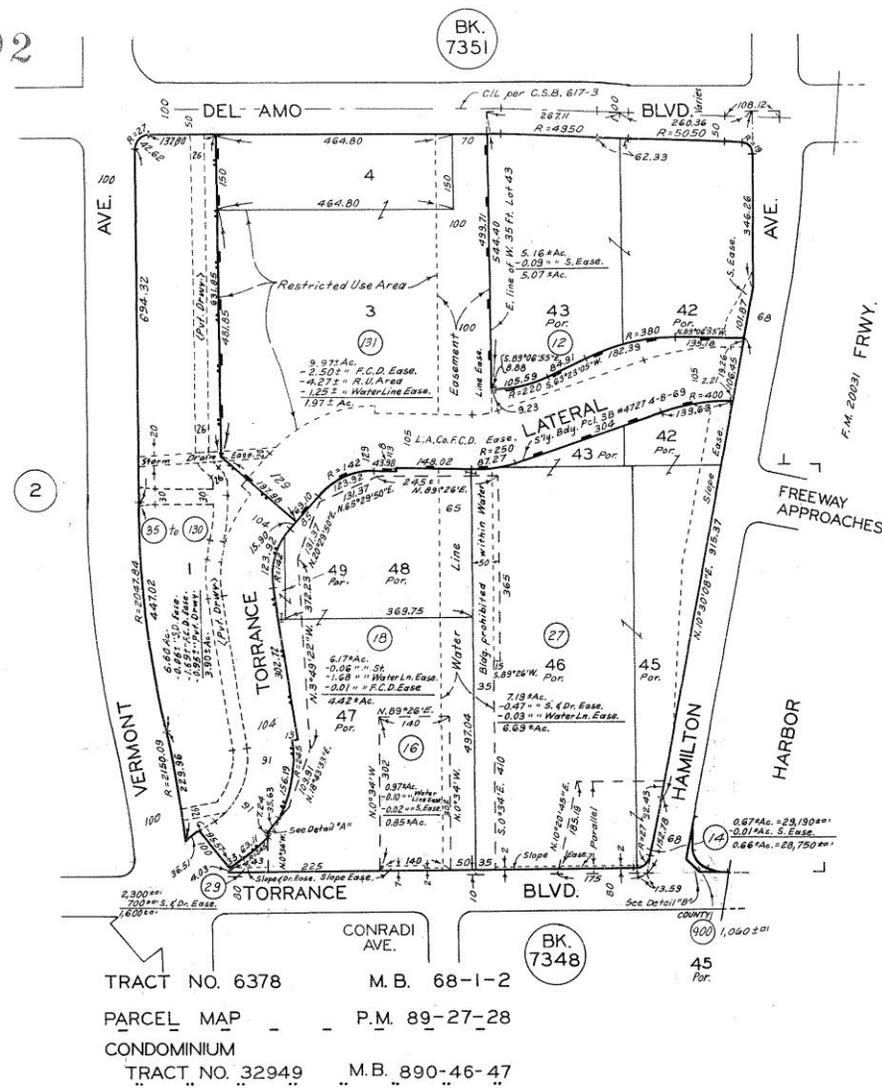
2. Background Information

7350 I
SHEET I
200'
1992

702403116
730319
190622403
330603602-34
92041704005001-28

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Common Area	Subdivision Units of Airspace
#1356499	12-6-78	32949	1 -- Shfts. 2 & 3



CODE
1519

7340-1

TRACT NO. 6378 M.B. 68-1-2
 PARCEL MAP P.M. 89-27-28
 CONDOMINIUM
 TRACT NO. 32949 M.B. 890-46-47

Figure 4. Los Angeles County Assessor map.

2. Background Information

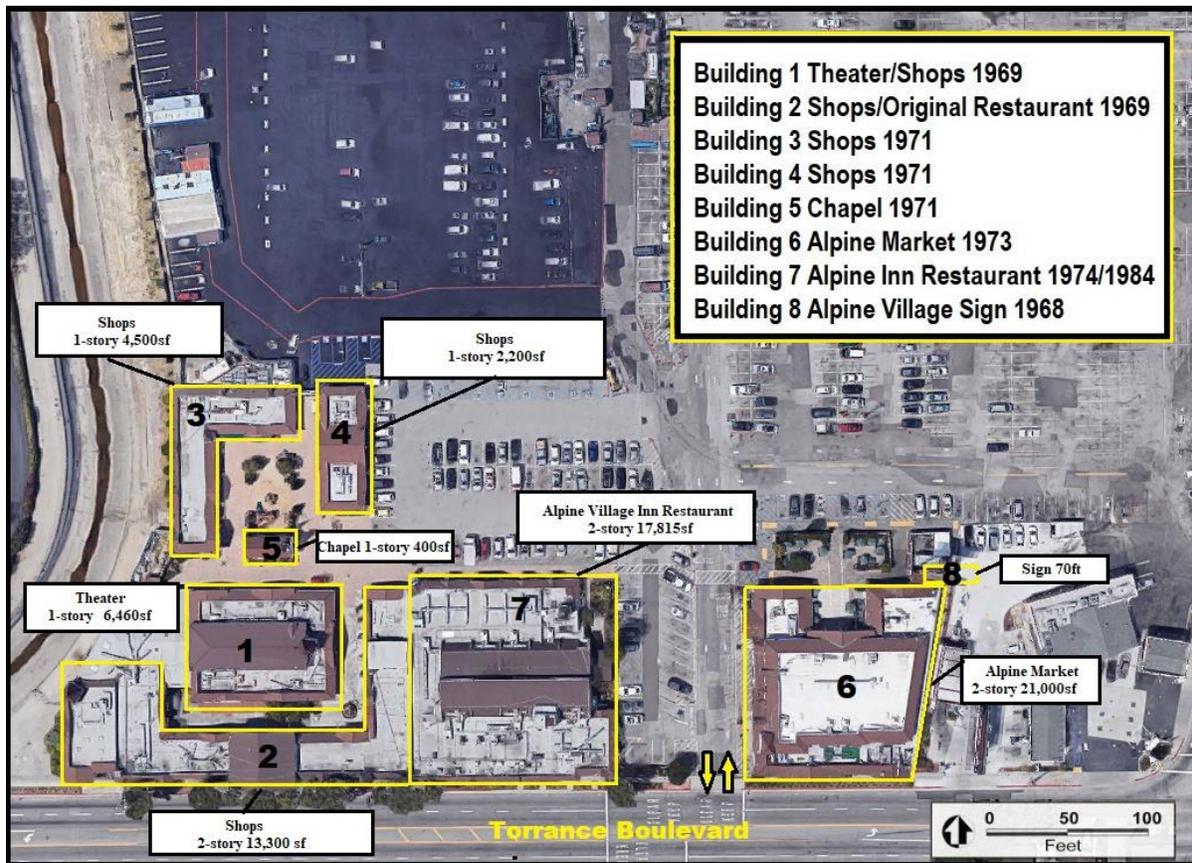


Figure 5. Aerial Map showing building numbers.



Figure 6. View of entrance drive to Alpine Village looking north.



Figure 7. Distant view of Chapel from parking lot looking southwest.

Building 1: Theater and Shops

One of the first building permits issued for Alpine Village was for a 6,460-square-foot building to be used as a theater (Appendix A). The building is centrally located within the complex and features a large turreted tower at the east end (Figure 8). The building has a rectangular plan with a central flat roof surrounded by a partial hip on all sides. This roof was originally clad in wood shakes but was reroofed with composition shingles in 2009 (Los Angeles County Building Permits 2019). There is a central hipped-roof section of the roof not visible from the ground that was most likely the roof of the central theater space. Most of the building is clad in stucco, with vertical wood boards in the gable ends. Applied brick and board and batten siding is also used at various locations throughout the building (Figure 9). Three sides of the building feature decorative front-facing gables.

The east façade functions as the primary façade, and historic photos indicate it was the entrance to the theater (Figure 10). The central gable has a bargeboard detail along its edge and shelters a balcony with a turned spindle railing (Figure 11). A small window with a flower box and wooden shutters punctuates the gable end. A historic photo from 1971 indicates that the balcony is relatively unchanged except for the removal of antlered deer (Figure 12). Below the balcony, the recessed entrance features double doors with glazed upper diamond-shaped panes and lower wood panels with an “X” pattern. The doors have a painted wood surround and are flanked by glazed sidelights. To the south of the entrance are three fixed diamond-paned sash windows with wood shutters featuring an applied wood tulip design (Figure 13). Brick is applied to the lower portion of the wall across the south half of the façade and around the corner. Two similar windows are located to the north of the central entrance, but do not have the diamond-shaped panes (Figure 14). Board and batten siding clads the lower third of the wall on this end of the façade.



Figure 8. Original theater building (Building 1) looking southwest.



Figure 9. East façade of Building 1 looking northwest.

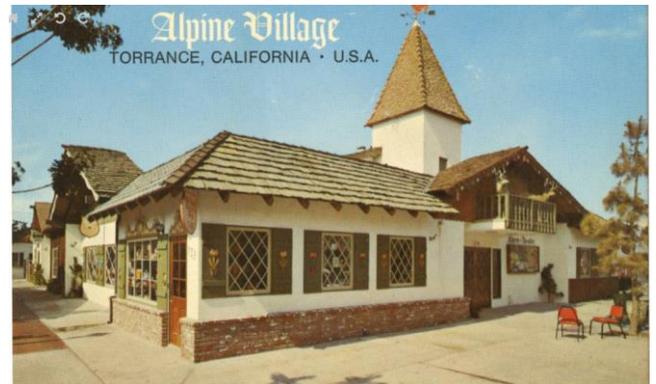


Figure 10. Vintage postcard showing east façade of Alpine Village Theater.



Figure 11. Detail of central balcony on east façade of Building 1.

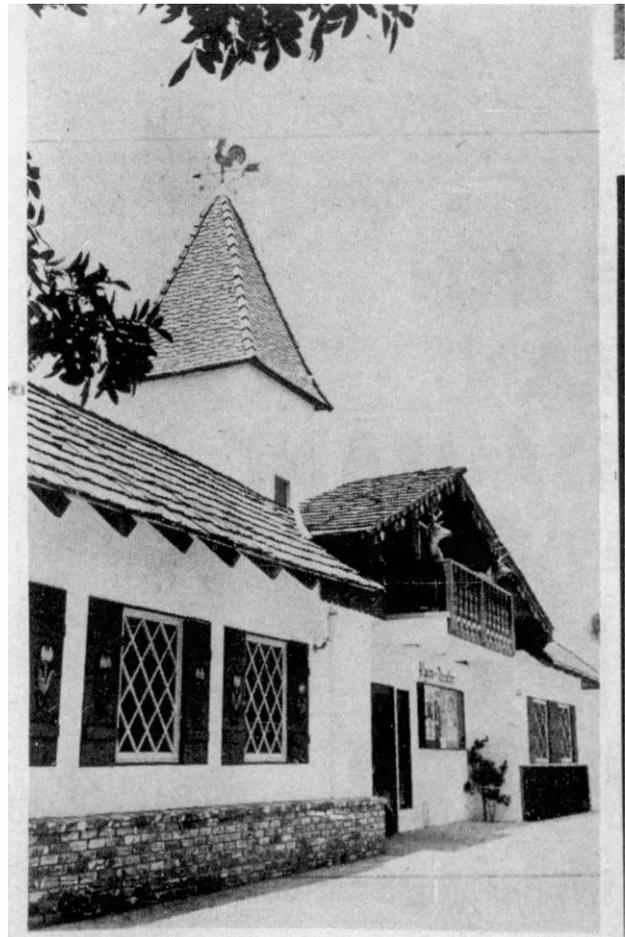


Figure 12. Photo of theater from *Los Angeles Times*, 1971.



Figure 13. Windows to the south of entrance on east façade of Building 1.



Figure 14. Oblique view of Building 1 looking southwest.

2. Background Information

The north façade is divided into four storefronts and has two front-facing gables, each with rounded-edge vertical siding in the gable ends (Figure 15). Both have decorative bargeboard and a projecting central beam, and the east gable also has a simple half-timbering detail. The Los Angeles Turners Museum occupies the northwest corner. It has two slightly projecting picture windows with carved wood surrounds. The entrance is a single wood-paneled door with a glazed upper panel. The gift shop at the northeast corner was originally Alpine Porcelain and Glass (Figures 16 and 17). Although the windows and door are still located in the same location, they have been replaced since the time of a postcard photo in the 1970s. The storefront to the west of the gift shop currently offers piano lessons (Figure 18). The two windows in the gable are shared between the two stores, with a large picture window with shutters on the gift shop side, and smaller window with a wood surround on the piano lesson storefront to the west. The door is identical to the one at the Turners Museum, with a glazed upper panel. The hair salon to the west has a shed roof and paneled wood door with glazed upper section. The only window is a sidelight to the east of the door.



Figure 15. North façade of Building 1 looking southeast.



Figure 16. Gift shop at northeast corner of Building 1.



Figure 17. Vintage postcard showing gift shop on the right.



Figure 18. North façade of Building 1 looking southwest.

The south façade was originally divided into four storefronts but currently has three. All of the walls between the stores were removed when the theater space was converted to be the clubhouse (Figures 19-21). As on the north façade, there are two front-facing gables with bargeboard and rounded-edge vertical boards cladding the gable ends. The west gable has three projecting beams and a balcony with a solid railing featuring cutout designs (Figure 22). A fixed window flanked by shutters with a cutout diamond design punctuates the gable. The storefront below this has been altered and the door has been removed (Figure 23). The recessed window is not original, as indicated in a historic postcard (Figure 24). Board and batten siding also clads the store to the east of the corner, which also has a replaced picture window (Figure 25). A paneled wood door is located to the east of the window. The store at the southwest corner retains its vertical board and batten siding in the lower third of the wall, but the window is a replacement of the original. A wood-paneled door with glazed upper section is located east of the window. The window of the shop on the southeast corner has been covered over, but the shutters and wall painting above it are still intact (Figure 26). The door accessing the corner store has also been walled in (Figure 27). A photo taken prior to the alterations shows the original fenestration pattern (Figure 28). The store to the west has a pair of large picture windows that originally had diamond-shaped panes. The wood shutters with applied wood details are still intact.

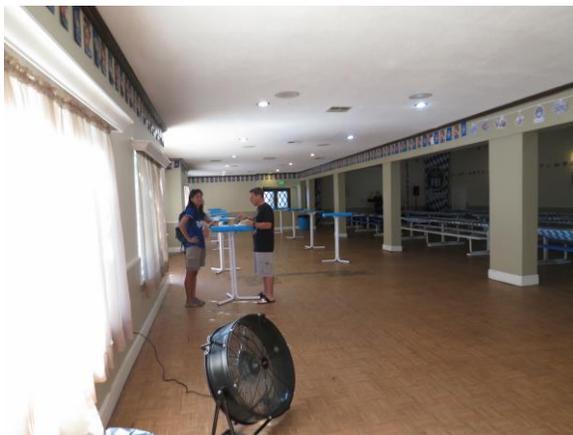


Figure 19. View of interior of Building 1 showing former shop space, looking west.



Figure 20. View of interior of Building 1 showing former theater space, looking northwest.



Figure 21. Interior of Building 1 looking northeast.



Figure 22. Detail of west gable on south façade of Building 1.

2. Background Information



Figure 23. Southwest corner of Building 1 looking northeast.



Figure 24. Vintage postcard showing southwest corner of Building 1.



Figure 25. Detail of storefront between gables on south façade of Building 1.



Figure 26. Infilled window at east end of south façade of Building 1.



Figure 27. Wall at southeast corner of Building 1.



Figure 28. Photograph showing southwest corner of Building 1 prior to alterations.

The west (rear) façade is sheltered by the roof of the covered patio added in 1972 (Figure 29). The gabled roof covers the area between Building 1 and the west wing of Building 2 (Figure 30). It has some decorative exposed beams on the north and south sides (Figure 31). A pair of doors similar to those on the east façade are located at the south end façade (Figure 32). An additional pair of doors to the north probably originally functioned as the rear exit to the theater (Figure 33).



Figure 29. Covered patio at west end of Building 1 looking north.



Figure 30. Covered patio looking southwest.



Figure 31. Detail of beams on covered patio looking south.



Figure 32. Doors at south end of west façade of Building 1.



Figure 33. Exit doors located at the center of the west façade of Building 1.

Building 2: Shops and Original Alpine Inn Restaurant

Labeled Building 2 on the map, this section of Alpine Village was completed in 1969 as a 13,300-square-foot retail and concession space (Appendix A). The building has an abbreviated U-shaped plan with a long rear façade facing Torrance Boulevard to the south and two wings extending north from the east and west corners. Typical of a shopping court, the shopfronts are primarily oriented toward the interior courtyard with some secondary entrances along the street. Most of the building is clad in stucco, and the roof has composition shingles added in 2009 (Los Angeles County Building Permits 2019). Despite the focus on the courtyard façade, the street façade still displays an attention to detail with a variety of applied decoration and fenestration patterns (Figure 34). The centrally located front-facing gable is a true gable, unlike many of the decorative ones found throughout the complex. The rest of the roof is flat with decorative gable and shed roof details applied around most of the edges. Six small, decorative gables span the south façade and help visually divide the building into unique units. Four bays flank the central gable to the east and west and no two are alike. At the southwest corner, there is a small gabled end with bargeboard and vertical boards in the gable end (Figure 35). According to street views, prior to 2008 projecting beams punctuated the stucco wall below the square picture window, and there was a small turret on the square tower (Figure 36). The steps leading to the entrance at this unit are replacements of the original wooden stairs (Figure 37). The next unit to the east has two gables, a larger one to the west and smaller, more steeply pitched one to the east (Figure 38). Both retain their bargeboards and projecting beams with vertical boards in the gable ends. The wall below is punctuated by three square windows with diamond-shaped panes of colored plexiglass (Figure 39). The next unit has a shed roof with vertical board and batten siding in the upper wall and brick below (Figure 40). The siding is punctuated by two windows with wooden shutters. The section just west of the central gable features a gable with bargeboard and vertical boards with pointed ends in the gable. A square window with flanking wooden shutters is centered below the gable. A smaller rectangular window with no shutters is located to the east.

The central two-story gable has a decorative bargeboard with vertical boards with rounded ends in the gable and clapboards cladding the rest of the second story (Figure 41). The first story is stucco-clad with brick lining the lower third. The centrally located entrance is accessed by a set of concrete steps that is open to the courtyard to the north when the gate is open. The entrance is flanked by two picture windows with wood shutters with cut-out details. The window to the east has diamond-shaped panes and the one to the west is undivided. The entrance is sheltered by the second-story balcony, with a mixture of perforated and decorated wood rails. A paneled wood door with diamond-paned upper glazing is centrally located on the balcony. It is flanked by large multipane windows with wood shutters. There is also a small vent with shutters in the gable end.

The first bay east of the center has a small gable that originally had a window with diamond-shaped plexiglass panes and wood shutters, but it was removed after 2008 (Figures 42 and 43). The window to the west of the gable was originally the same but has been replaced by a smaller square within the space of the original shutters. Vertical board and batten siding clads the upper section of this unit (Figure 44). The bay east of the gable has vertical clapboards punctuated by two small windows and one large one behind security bars. A two-story square tower with a hipped roof is located to the east of the window (Figure 45). It has brick in the lower section and had a larger rectangular window as late as 2011, but now has a small vinyl sash. The last bay before the restaurant has a front-facing gable at the east end with a small bargeboard and board and batten cladding in the gable end (Figure 46). The recessed entrance is accessed by a set of concrete steps (Figure 47). It is flanked by two multilight sash windows with colored plexiglass panes.



Figure 34. View of south façade of Building 2 looking northeast on Torrance Boulevard.



Figure 35. Southwest corner of Building 2.



Figure 36. Google street view from 2008 showing southwest corner of Building 2.



Figure 37. Steps leading to rear entrance on south façade of Building 2.



Figure 38. South façade of Building 2 looking north.



Figure 39. Detail of windows on south façade of Building 2.

2. Background Information



Figure 40. South façade of Building 2 looking west.



Figure 41. South façade of Building 2 showing central gable.



Figure 42. South façade of Building 2 looking east.



Figure 43. Google street view from 2008 showing previous windows.



Figure 44. South façade of Building 2 showing board and batten siding.



Figure 45. South façade of Building 2 looking west.



Figure 46. Gable end on east corner of south façade of Building 2.



Figure 47. Rear entrance on east end of south façade of Building 2.

The west façade of Building 2 consists primarily of a stucco wall with a large painted sign facing Torrance Boulevard (Figure 48). A front-facing gable with bargeboard and vertical boards in the end is located on this façade, but there is nothing below it. A square tower with a pyramidal roof is visible on this façade as well. A brick retaining wall with landscaping is located in front of the sign (Figure 49).



Figure 48. West façade of Building 2 looking northeast.



Figure 49. West façade of Building 2 looking east.

The north façade functions as the primary façade, as it features the main entrances and signage for all the stores (Figure 50). As on the rear façade, the central gable is flanked by stores to the east and west. There are additional stores on the east and west wings of the building, also facing toward the courtyard. The north façade of the east wing has a large front-facing gable with a thick bargeboard and board and batten siding in the gable end (Figure 51). Old postcards indicate that the bargeboard was painted at one time, but the fenestration pattern has not changed (Figure 52). Currently occupied by a rental agency, the building's double wood door has a glazed upper panel. The window to the east closely resembles the one visible in the historic postcard. The divided-pane picture window has wooden shutters that may have once had decorative details. The west façade of the east wing was altered when the restaurant was expanded, and the number of storefronts was reduced. The three original, front-facing gables are still visible, but the two gables to the south no longer indicate two storefronts, and the north gable has no store at all (Figure 53).

2. Background Information



Figure 50. Courtyard area between Buildings 1 and 2.



Figure 51. North façade of east wing of Building 2 looking southwest.

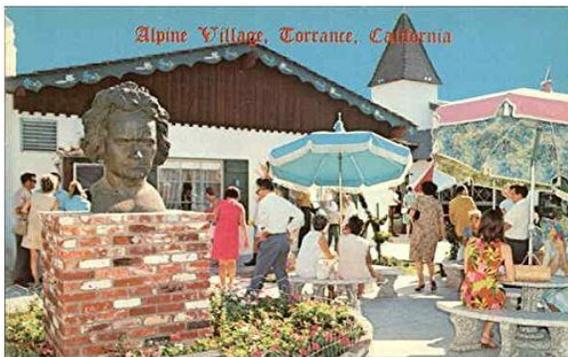


Figure 52. Old postcard showing north façade of east wing of Building 2.



Figure 53. Oblique view showing east wing of Building 2.

Old postcards show the original arrangement of stores on this wing (Figure 54) and how the south end looks today (Figure 55). Currently there is a solid wood door at the north end leading to the rental agency and a replacement aluminum-framed window to the south (Figure 56). The gables retain their decorative bargeboard and wood in the gable end, but the one to the north is punctuated by a replacement window and no storefront. A clock store occupies the space previously occupied by two stores at the south end (Figure 57). The gable contains a large picture window with brick below it. A solid door has replaced the original door to the north of the window, but the door to the south is made of paneled wood with a glazed upper half (Figure 58). The door now provides access to the Alpine Inn.

The store at the east corner of the north façade was a toy store with a Christmas theme in 2008 (Figure 59). The photo from that time shows the previous fenestration, which included a double door in the corner, possibly accessing another store. The large gable has three projecting beams, bargeboard, and rounded vertical boards in the gable end (Figure 60). The 2008 photo indicates that there was painting on the bargeboard at that time. The vertical board and batten siding has been painted since 2008, but remains intact. The entrance consists of a wood-paneled door with glazed upper section and is flanked by two windows that have been replaced since 2008. The store to the west has a shed roof and is currently occupied by an insurance agency (Figure 61). The two entrances indicate that most likely there were two stores at this location at one time. The east entrance has a glazed upper panel with diamond-shaped panes and a large diamond-shaped pane picture window to its east (Figure 62). The west entrance has a glazed

upper panel with rectangular panes and wood panels with an “X” shape below. There is a remnant of decorative painting above the door. The window to the east projects slightly from the wall and has a scalloped wood border. The window to the east has the same border, but is divided into diamond-shaped panes.

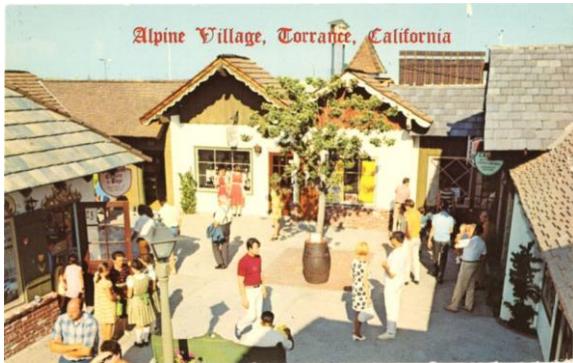


Figure 54. Vintage postcard showing original configuration of stores at south end of east wing.



Figure 55. Same view of south end of east wing of Building 2 today.



Figure 56. North end of east wing of Building 2.

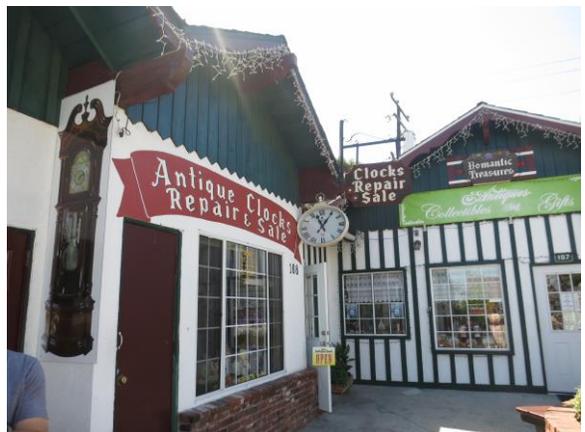


Figure 57. West façade of east wing of Building 2.



Figure 58. Detail of door leading to Alpine Inn on west façade of east wing of Building 2.



Figure 59. Pre-2008 image of store at the east corner of the north façade Building 2.

2. Background Information



Figure 60. Store at east corner of north façade of Building 2.



Figure 61. Insurance office on north façade of Building 2.



Figure 62. North façade of Building 2 looking south.

The two-story central gabled section is located to the west of the insurance agency (Figure 63). The second story can be accessed by a flight of stairs with wood railings on the east end (Figure 64). They appear to be unchanged based on a vintage postcard view (Figure 65). The steps lead to the balcony that spans the second story with a wood railing with some perforated rails. The gable has a thick bargeboard with rounded vertical boards in the gable end. The board and batten siding spanning the rest of the second story has been painted. A recessed entrance is located on the second story, flanked by large windows with wood shutters (Figure 66). Below the balcony, the central opening leads directly to Torrance Boulevard. Additional doors and a fixed window are located on the west side of the hall, and two additional windows punctuate the wall to the east. To the east of the entrance is a large picture window with a scalloped wood surround (Figure 67). A wood-paneled door with a glazed upper section is located east of the door. To the west of the central entrance, the window has diamond-shaped panes with flanking wood shutters with heart designs. West of the large gable is the dentist office, with a front-facing gable roof with scalloped bargeboard and pointed vertical boards in the gable end (Figure 68). The central front door has been replaced. It is flanked by a large glazed notice board with a scalloped edge to the west and a scalloped window with colored plexiglass panes to the east. The store to the west has the same replaced door with a glazed notice board to its east and solid window to the west. The board and batten siding in the lower portion of the wall has been painted white.



Figure 63. Central gable on north façade of Building 2 looking south.



Figure 64. Stairs leading to balcony on north façade of Building 2.



Figure 65. Vintage postcard showing stairs to Building 2.



Figure 66. Door and window on second story of Building 2.



Figure 67. West end of gable on north façade of Building 2.



Figure 68. Storefront west of gable on north façade of Building 2.

2. Background Information

The gable in the southwest corner of the building shelters what was once one of the entrances to the original Alpine Inn Restaurant (Figure 69). The gable has narrow bargeboard and vertical board and batten cladding in the gable end. The entrance consists of double wood-paneled doors with an “X” pattern below and glazed upper section. A 1971 photo of the corner suggests that the entrance used to be recessed farther, with a sign suspended from the gable (Figure 70). This photo also shows that the gable on the east façade of the west wing did not exist in 1971. A postcard from the 1970s shows the additional entrance to the restaurant in place, but since the tower is visible it is possible the gable had not been added. The gable entrance to the restaurant is an arched wooden door with an upper stained-glass panel. It is flanked by two stained-glass arched windows with wood shutters painted with an “A” (Figure 71). The restaurant space is currently occupied by the Turners Learning Center. The large picture window on the north end is a replacement of two smaller windows. A 1982 photo documents the fenestration pattern and appearance of the patio at the original Alpine Inn Restaurant (Figure 72).



Figure 69. Former entrance to Alpine Inn Restaurant in northwest corner of Building 2.



Figure 70. 1971 photo showing restaurant entrance in 1971.



Figure 71. East façade of west wing of Building 2.

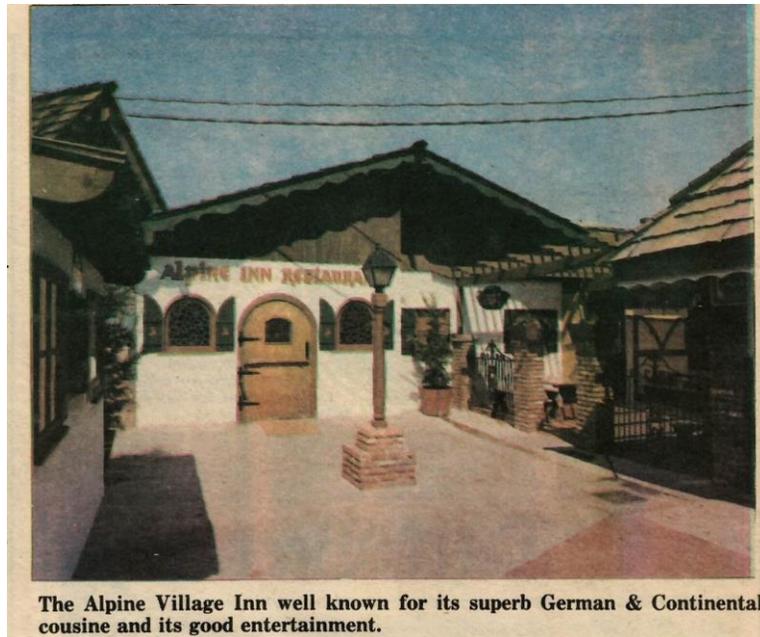


Figure 72. Photo from 1982 Alpine Village News showing front entrance to restaurant.
(Courtesy Marcello Vavala)

Building 3: Shops

The building labeled as number 3 is located in the northwest corner of the parcel. Completed in 1971, the 4,500-square-foot building was intended to be retail space when it was built (Appendix A). It has an L-shaped plan with a long wing to the west and shorter section extending along the north end to the east. A square tower with a pyramidal roof is located at the junction of the wings (Figure 73). As with the other buildings, it has a flat roof with a decorative shed and gable sections along the edges. The south façade of this building gives a small indication of the central flat roof (Figure 74). This façade is primarily stucco wall with one large window on the east end. The window is shaded by an awning and has wooden shutters with applied heart shapes. The south corner unit is occupied by Alpine Cosmetics. It has a front-facing gable roof with thick bargeboard and board and batten cladding in the gable end (Figure 75). A large picture window punctuates the wall below the gable. A wood paneled door with glazed upper section is located just north of the window. It has some painted details surrounding the frame.

The next store to the north is Alpine Arts, with a shed roof and sign painted directly on the wall (Figure 76). The entrance is a solid wood door with a glazed transom. The large picture window to the south has a scalloped wood surround. The store to the north has a front-facing gable with a decorative bargeboard and three projecting beams. Horizontal boards span the gable end. The wall below has a painted sign with additional painted details above the door. The door is located south of the picture window and has a glazed upper section. The large picture window is flanked by wood shutters with applied wood details. The bookstore to the north has a shed roof and two projecting picture windows (Figure 77). The door is located near the north corner and appears to be the original door with a glazed upper section.

2. Background Information



Figure 73. View of Building 3 looking west.



Figure 74. View of south façade of Building 3 looking north.



Figure 75. Building 3 southeast corner store looking northwest.



Figure 76. East façade of Building 3 looking northwest.

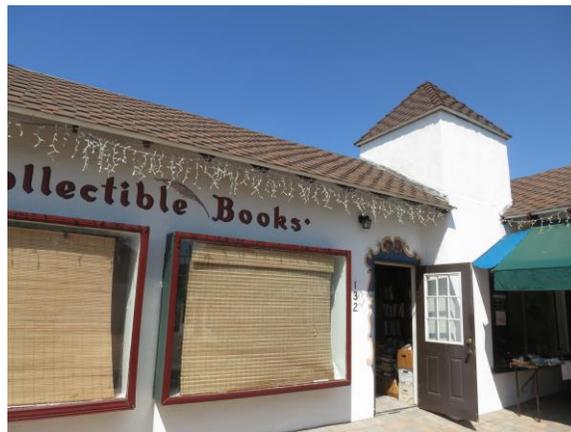


Figure 77. Detail of corner of Building 3 looking northwest.

Salamander Shoes has been a tenant in Alpine Village since its initial opening. They occupy two storefronts on the south façade of Building 3 just east of the corner tower (Figure 78). The entrance is located just east of the tower and consists of double wood-paneled doors with diamond-shaped panes in the upper section. The large picture window to the east appears to be a replacement. The adjacent storefront has a front-facing gable with a narrow bargeboard, projecting beams, and what appears to be board and batten cladding the gable end. A sign blocks much of the gable. A large window below the gable is divided into three sections with flanking wooden shutters with applied wood decoration. Both storefronts of the shoe store are sheltered by a fabric awning. Alpine Arts is located on the east corner. It has a shed roof with a central original entrance door flanked by picture windows on the south façade. Two additional windows punctuate the east façade, with just the window to the north having wood shutters with applied decoration (Figure 79). The walls surrounding the windows and door are extensively painted. There is no fenestration on the north or west façades, but there is a small tower with a pyramidal roof on the north façade (Figure 80).



Figure 78. South façade of Building 3 looking northeast.



Figure 79. Store on southwest corner of Building 3.

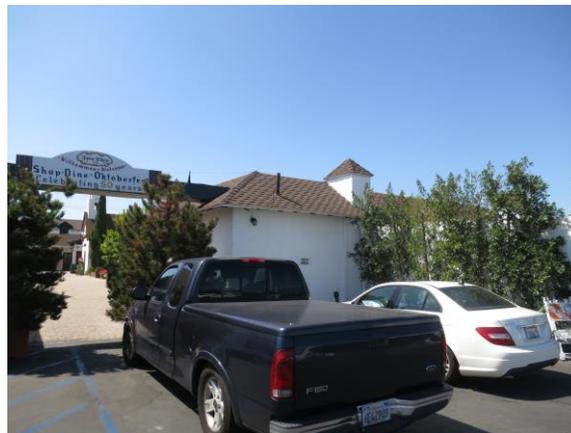


Figure 80. North façade of Building 3 looking southwest.

Building 4: Shops

Completed at the same time as Building 3, this 2,200-square-foot building is located just to the east to form an open courtyard with the Chapel to the south. It has a simple rectangular plan with two shop units located in the north and south ends. The building has a central gable facing to the east and west with flat sections in the center of each store roof and decorative details around the edge of each façade. Alpine Signs is located in the north unit (Figure 81). It has an entrance facing the parking lot on the east end of the north façade, with a large picture window to the west. The sign is painted on the stucco wall along with decorative details surrounding the window. There is an additional window with wall painting on the north end of the west façade (Figure 82).



Figure 81. North façade of Building 4 looking south.



Figure 82. North end of west façade of Building 4 looking northeast.

Alpine Toys and Gifts occupies the larger portion of Building 4. The gable above the entrance has a scalloped bargeboard and vertical boards with pointed ends in the gable end (Figure 83). There is also a double window with wood shutters and an applied heart decoration in the gable end (Figure 84). The entrance is glazed double doors that are probably replacements. Two picture windows are located to the south of the entrance. In addition to the sign painted over the door, and decorative painting on the stucco surrounding the windows, a wooden sign is suspended on the west façade. The east façade faces the parking lot and has additional painted signs and advertising (Figure 85). The gable has the same bargeboard and vertical boards on this façade, with a back door below the gable. There is a picture window on the south corner of the east façade with painted details. The south façade also has a picture window on the west end with more painting around the window and a mural to the east (Figure 86).



Figure 83. West gable of Building 4 looking east.



Figure 84. Detail of gable end of Building 4.



Figure 85. East façade of Building 4 looking northwest.



Figure 86. South façade of Building 4 looking north.

Building 5: Alpine Village Chapel

The building permit for the 400-square-foot Chapel indicates that it was completed at the same time as Buildings 3 and 4, in July of 1971 (Appendix A). Centrally located in the complex, the Alpine Village Chapel serves as a focal point as well as a social center for the Village. It has a simple, rectangular plan with a front-facing gable roof (Figure 87). The roof was originally clad with wood shingles but is currently covered with composition shingles. However, the distinctive onion dome steeple, common in Bavarian churches, retains its wood shakes (Figure 88). The dome is supported by a pedestal centered on a square tower. The tower has a rectangular opening on each of its four sides, and the pedestal consists of four beams supporting an octagonal base below the dome (Figure 89). The stucco-clad walls have minimal decorative details compared to other buildings in Alpine Village. A single solid wood door with an arched upper window is centered in the east façade. Wooden letters spelling Alpine Village Chapel are placed above the door. At one time this sign included the word “Wedding” as well (Figure 90). Some historical pictures depict a clock located where the tower openings are now located (Figure 91). The north and south façades are punctuated by four tall vertical windows spaced equally along the walls (Figure 92). There is an additional entrance in the west façade with a similar arched opening and a small vent in the gable end (Figure 93).

Although an advertisement boasts that the chapel was remodeled in 2008, a pre-2008 picture shows the interior much as it is today (Figure 94). There is a small vestry at the east end of the chapel with two doors leading to the main sanctuary (Figure 95). A wood altar is centrally located between the doors, with wooden pews lining each side of the aisle. There are three light fixtures, and the ceiling has been painted in a style similar to the walls on Buildings 3 and 4.

2. Background Information



Figure 87. Distant view of Chapel looking west.



Figure 88. View of east façade of Chapel looking west.



Figure 89. Oblique view of east façade of Chapel.



Figure 90. Undated photo of Chapel with "Wedding" still on sign.



Figure 91. Pre-2008 photo of Chapel with a clock in the tower.



Figure 92. North façade of Chapel looking southwest.



Figure 93. West façade of Chapel looking northeast.



Figure 94. Interior of Chapel prior to 2008.



Figure 95. Current view of Chapel interior looking east.

Building 6: Alpine Village Market

The Alpine Village Market is located to the east of the entrance drive in the southeast corner of the lot. Completed in 1973, the 21,000-square-foot building has a market space as well as a café with outdoor seating and second-story offices. The building has an overall trapezoidal shape as the east wall conforms to the lot line and angles toward the east. The large market space constitutes most of the building and has a central flat roof with partial hip and gable details at the roofline. The café has a square plan and is attached to the northwest corner of the market. The northwest corner of the building contains a warehouse and maintenance area. Primarily clad in stucco, the primary, north façade is accessed directly from the parking lot to the north. It has a wide front-facing gable with a second-story balcony accessed by a wood staircase to the east (Figure 96). The staircase and balcony have a slat board railing with decorative details along the balcony rails (Figure 97). The gable features decorative bargeboard and five evenly spaced projecting beams. The gable end is clad in vertical boards with rounded ends punctuated by a picture window to the west and a recessed entrance to the east. The words “Alpine Market” are spaced between the door and the window just below the gable. The entrance to the market, a pair of sliding glass doors, is centered below the balcony. These doors were added sometime after 2008, as a picture from this time shows a pair of wood-paneled doors with upper diamond-shaped panes (Figure 98). At this time there were two large picture windows to the west and one to the east, and today there are only two to the west.



Figure 96. North façade of Alpine Market looking south.



Figure 97. Stairs leading to balcony on north façade of Alpine Market.



Figure 98. Pre-2008 photo showing original Alpine Market doors.

What appears to be a warehouse and delivery area is located to the east of the market. It has a front-facing gable with bargeboard and vertical boards with rounded edges cladding the gable end. A large metal door centered below the gable is the only fenestration visible on this section of the Market (Figure 99). The café is located west of the market (Figure 100). On the north façade, the front-facing gable matches the central gable with its bargeboard, vertical boards, and five projecting beams (Figure 101). The painted name “Continental Café” above the three large picture windows is evenly spaced across the wall. Each window has wood shutters with an applied wood design and painted details above the frame. The east façade faces the small courtyard created between the two wings (Figure 102). It has three additional picture windows, with a door placed near the north end south of one window. None of the windows have shutters, but all have the painted designs on their surrounds. The door has a paneled lower section with a painted design and upper glazed section. There is an additional entrance door located at the to the south of the windows where the café connects to the market (Figure 103).



Figure 99. Maintenance area on east end of Alpine Market, looking south.



Figure 100. East façade of café on west end of Alpine Market.



Figure 101. North façade of café on west end of Alpine Market looking southwest.



Figure 102. Detail of windows on east façade of café looking west.

2. Background Information



Figure 103. Door at southeast corner of café looking west.

The west façade of the market spans the entrance to the drive to the Village (Figure 104). At the north corner there is an additional picture window to the café with flanking shutters with applied wood hearts. A projecting gable houses the café restrooms; it has scalloped bargeboard and rounded vertical boards in the gable end. Two small clerestory windows punctuate the wall below the gable. A long, shed roof section with a painted mural sign extends to the other large front-facing gable to the south (Figure 105). This gable has bargeboard and vertical boards in the gable end. Above the south end of the gable is a large square tower with a pyramidal hipped roof. A double door marked “deliveries” is located near the south end of the gable centered below the tower (Figure 106). The second-story offices added in 1988 are visible on this façade to the north of the tower. The wall of the second story is punctuated by four rectangular windows.



Figure 104. Oblique view of Alpine Market looking southeast.



Figure 105. Mural on west façade of Alpine Market looking southeast.



Figure 106. Oblique view of Alpine Market looking northeast.

The south façade facing Torrance Boulevard has two front-facing gables with bargeboard and vertical boards in the gable ends (Figure 107). There are two utility doors, one near the west corner and another at the west of the east gable. The east façade abuts the gas station and has no fenestration or architectural details (Figure 108). The words “Alpine Village” are painted on the stucco.



Figure 107. South façade of Alpine Market looking east.



Figure 108. East façade of Alpine Market looking north.

Building 7: Alpine Inn Restaurant

The last building completed at Alpine Village was the Alpine Inn Restaurant. It was originally built as a restaurant and dance hall for the German American League in 1974 (Appendix A). The 9,645-square-foot building is located east of the shopping court and west of the entrance to the parking lot. In 1984, the building was expanded another 8,170 square feet when it became the new site of the Alpine Inn Restaurant (Appendix A). The building has a rectangular plan with a central shed roof section that was part of the original clubhouse. The rest of the building has a flat roof with decorative shed and gable roofs around three of its sides. Prior to 2008 these roofs were clad in wood shakes but are currently covered with composition shingles. Most of the building is stucco with wood and brick details.

2. Background Information

The primary (east) façade contains the main entrance to the restaurant (Figure 109). It is marked by a front-facing gable roof porch supported by brick piers that have been painted white. The gable has bargeboard with decorative projecting beams and vertical boards with rounded ends in the gable end. Two attached brick piers support the roof and flank the entrance doors. The double wood doors have central panels with painted details. As seen in a historic photograph, the wall around the doors was previously painted as in other locations throughout Alpine Village (Figure 110). A large front-facing gable obscures the shed roof on this façade. It has a narrow bargeboard detail and rounded vertical boards in the gable end (Figure 111). A second-story picture window with a turned spindle balconette punctuates the wall at the south end of the gable. A multipane picture window with wooden shutters is located below. The brick details extend in a wall enclosing a small garden and continuing to wrap around to the south and west at Torrance Boulevard (Figure 112). The garden is landscaped and contains a bronze bust of Beethoven that at one time was located at the north end of Building 2 (see Figure 52). South of the garden, a one-story section extends toward Torrance Boulevard, which is part of the banquet hall and at one time was known as the Emerald Room. It has one gable facing north, centered above a picture window with wood shutters. Two front-facing gables are centered over picture windows on the east façade (Figure 113). The divided pane sash windows are flanked by wooden shutters and covered by canvas awnings. Bricks line the lower section of the wall below the windows.



Figure 109. Front entrance on east façade of Alpine Inn Restaurant.

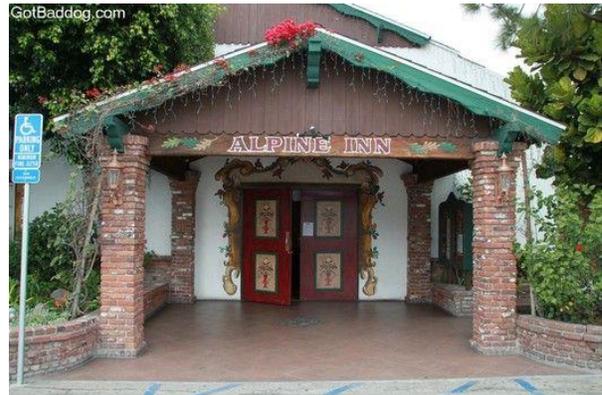


Figure 110. Photo showing entrance prior to brick painting.



Figure 111. East façade of Alpine Inn looking northwest.



Figure 112. East façade of Alpine Inn looking southwest.



Figure 113. South end of east façade of Alpine Inn looking west.

North of the entrance the brick details continue, extending in the low retaining wall and lining the wall behind a seating area (Figure 114). A set of steps leads to a second-story entrance on the north façade. A square tower with a pyramidal hipped roof and large windows is located north of the two-story central section (Figure 115). It is still clad with wood shakes. The one-story section on the north façade has a large central gable flanked by two smaller gables to the east and one to the west (Figure 116). All of the gables have bargeboard details and vertical boards in the gable end. The large gable also has three decorative beams and is centered over double exit doors with wood panels and upper glazed sections of diamond-shaped panes (Figure 117). It is flanked by diamond-shaped pane sidelights. The two gables flanking the large gable are centered over picture windows with wood shutters, but the eastern gable has no window below it (Figure 118). The west façade abuts Building 2.



Figure 114. East façade of Alpine Inn looking south.



Figure 115. Tower on northeast corner of Alpine Inn.

2. Background Information



Figure 116. North Façade of Alpine Inn looking southwest.



Figure 117. Detail of doors on north façade of Alpine Inn Restaurant.



Figure 118. East end of north façade of Alpine Inn.

The south façade along Torrance Boulevard has little fenestration (Figure 119). Prior to 2008 there were windows along this façade, but they have been filled in (Figure 120). There is one gable at the east end of the building that was centered above a picture window prior to 2008 (Figures 121 and 122). The lower third of the wall is covered with brick at the east end, with a brick stoop with concrete stairs leading to an access door. An additional door is located farther west beneath a small gable with bargeboard and vertical boards in the gable end. There is also a recessed door at the west end of the restaurant where it meets Building 2.

The interior of Alpine Inn contains a central performance space surrounded by tables and booths (Figure 123). A bar area is located south of the central space (Figure 124). Some booths along the east wall might have been moved from the original restaurant space (Figure 125).



Figure 119. South façade of Alpine Inn Restaurant looking northwest.



Figure 120. Google street view from 2008 showing windows on south façade.



Figure 121. View of southeast corner of Alpine Inn looking west.



Figure 122. Google street view showing window at southeast corner, 2008.



Figure 123. Interior of Alpine Inn Restaurant looking west.



Figure 124. Bar area in Alpine Inn Restaurant looking southwest.



Figure 125. Booths in northeast corner of Alpine Inn Restaurant.

Alpine Village Sign

Located just northeast of Alpine Market, the Alpine Village sign is clearly visible from the Harbor Freeway. The sign was designed by Arthur L. Bergey and made by Chief Neon of Gardena, California, in 1968 (Appendix A). Elevated on two 70-foot poles, the rectangular sign is capped by a gable roof with a scalloped edge that resembles many of the structures in the Village (Figure 126). The words “Visit Alpine Village” are written in large metal letters on both sides of the sign (Figure 127). They are outlined in neon to be visible at night. No alterations have been made to the sign.



Figure 126. Alpine Village Sign looking south.



Figure 127. Detail of Alpine Village sign looking south.

3. HISTORICAL CONTEXT

COMMERCIAL DEVELOPMENT AND THE AUTOMOBILE 1920-1970

The Automobile and Los Angeles

Excerpted from LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT Context: COMMERCIAL DEVELOPMENT, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970

It is impossible to understand Los Angeles architecture of the twentieth century without considering the impact of the automobile. This impact can best be seen in those buildings created to provide for the needs of the car. Beginning in the early 1900s, there emerged new building types—from gas stations to drive-in restaurants—which served the motorist.

These new building types led to new relationships with the street and surrounding building. Earlier urban buildings had been part of a greater whole. Set adjacent or close to each other, they formed a visually solid street wall. Only the occasional monumental building, such as a library or a church, broke with the street wall and stood apart. But the automobile produced buildings that all stood alone, each surrounded by its own driveway and parking lot. The idea of a wall of unified background buildings, broken in places by a foreground building sitting in isolated splendor, no longer fit the increasingly auto-oriented city. In its place came a line of separate buildings, each putting itself forward as a monument.

Given this new relationship, designers of auto-related architecture took one of three approaches. Each approach drew from the designer's attitude toward the passenger car and the street it created. The first approach was the utilitarian. To utilitarian designers the automobile and the roadside landscape it produced were neither good nor bad. They simply were. These designers accepted the car as a given and tried to devise building forms that directly served its needs. They had little concern for architectural flourish or the larger urban setting. At its best, the utilitarian approach resulted in well-proportioned and crisply detailed industrial-style structures. At its (more common) worst, utilitarian designers produced box-like sheds whose signs were the most memorable elements.

The second architectural approach was the celebratory. To celebratory designers the automobile was unquestionably good and the roadside it produced an opportunity for the imagination. The celebratory first appeared in the 1920s with Programmatic/Mimetic buildings, those structures shaped like non-architectural objects from derby hats to chili bowls. It continued into the 1930s with the Streamline Moderne, best exemplified by the circular drive-in restaurants of the day, surrounded by cars like spokes on a wheel and awash at night in neon and indirect lighting. Its high point was the Googie style of the 1950s, with structures such as car washes with their expansive roofs and slender pylons extending into the sky like so many tail fins. Regardless of its form, the celebratory approach accepted the idea of the free-standing structure and transformed it into a type of identifying sculpture, with the customer's car as an integral part.

The third architectural approach was the tasteful. To the tasteful designers the automobile was at best a necessary evil and the roadside landscape it produced a disgrace. These designers sought to tame the influence of the car and to bring to the roadside the harmony of the earlier pedestrian city. In essence, they tried to separate the building from the car, physically, and psychologically. Purveyors of tasteful design initially used revivalist domestic and commercial forms to clothe structures serving the automobile and tried to maintain the spatial arrangement of the earlier city by hiding parked cars at the rear of their buildings or in separate garages. Later designers accepted the

visible parking lot as inevitable but tried through landscaping to distance the building from the car, covering their structures in so-called natural materials to combat the mechanistic ambience of the highway.

These three approaches have done battle from the beginning of the car's widespread use. The utilitarian was the first to emerge in structures such as early service stations, and its influence has been more or less steady ever since. By the mid-1920s the tasteful approach gained favor as it tried to fit the ever-increasing number of cars into the existing architectural and spatial arrangements of the pre-automobile city. From the early 1930s through the middle of the 1960s the celebratory approach became dominant, as auto-oriented sprawl and individualistic architecture to match became the acceptable norm for both professional designers and the public at large.

Roadside Architecture

Excerpted from *Main Street to Miracle Mile: American Roadside Architecture* by Chester H. Liebs

About the time of World War I, sharp-eyed entrepreneurs began, almost spontaneously, to see ways to profit from the motorist. Shops could be set up almost anywhere the law allowed, and a wide variety of products and services could be counted on to sell briskly in the roadside marketplace. Travelers eventually grew hungry, tired, and restless for diversions. Soon gas stations, produce booths, hot dog stands, and tourist camps sprouted up along the nation's roadsides to capitalize on these needs. As competition increased, merchants looked for new ways to snag the new market. Each sign and building had to visually shout: "Slow down, pull in, and buy." Still more businesses moved to the highway—supermarkets, motor courts, restaurants, miniature golf courses, drive-in theaters. By the early 1950s, almost anything could be bought along the roadside.

Over the next 30 years the roadside was more vigorously commercialized. Highway construction ripped through city and countryside at an even greater rate. Four lanes. Six lanes. Eight lanes. Bigger bypasses. New alignments. Interstates. And with each change in routing, speed and access, business was not far behind. Giant corporations edged their way into the roadside marketplace, and shopping malls, fast-food restaurants, convenience stores and highway hotels became familiar roadside fixtures. The areas around interchanges proved to be prime targets for roadside commercial development. Since businesses were prohibited from having direct access to interstates, land around the interchanges became highly sought after and extremely valuable.

The preservation of the structures that form the roadside commercial landscape is a far more formidable task than the preservation of most other building types. Take the issue of exterior change, for example. When a roadside building is outfitted for a new use, its owners are usually eager to recloak the structure with a fresh image. After all, the need for an up-to-date sales costume to appeal to motorists is one of the programmatic imperatives of architecture for speed reading. As a result, while the exteriors of most other kinds of structures remain recognizable throughout successive changes in function, the appearance of a roadside commercial building is much more likely to be ephemeral.

The Old Building Look

For many years, only a handful of historical styles—from Colonial to Mission—had been deeply enough implanted in the public's consciousness to be relied upon as selling costumes for commercial enterprises. Historic preservation, a concept that began to receive broad public support after the passage of the National Historic Preservation Act of 1966, helped change this situation. In addition to preserving old buildings and helping to invigorate dying cities, the movement accomplished something it has yet to be fully credited (or blamed) for: helping bestow commercial value upon a far greater spectrum of historical visual references. This was accomplished by a

concerted campaign to link in the public's mind the image of clean, sparkling, restored old buildings with status, the availability of unusual merchandise, and economic gain.

Due to federal tax incentives, coupled with the popularity of "restored" old structures as backdrops for housing and commerce, investors began scouring the nation's cities for old mills, warehouses, and commercial blocks. Any structure certified as "historic" by a listing in the NRHP was an especially likely candidate for conversion into apartments, condominiums, and retail or office space.

While the move to make the old new changed popular tastes and patterns of real-estate investment, the Postmodern movement helped amend the very doctrines that had guided design for half a century as well. The Le Corbusier of the movement, Robert Venturi, in two works, *Complexity and Contradiction in Architecture* (1966) and *Learning from Las Vegas* (1972), shook the already tottering foundations of the Modern movement as he urged architects to shed the dogmatic ties to expressing function and to be freer in the use of architectural symbolism from the past—particularly symbolism with proven popular appeal.

Venturi and his contemporaries made official in the world of architecture what roadside merchants had proven more than 50 years before: borrowing popular imagery attracts attention. A generation of architects once trained to shun historical references began to festoon new buildings with everything from classical columns to Queen Anne Style shingle work. As a result of these shifts in both popular taste and architectural doctrine, by the late 1970s the sight of a structure overflowing with brackets and gewgaws painted Victorian colors and identified by a carved wooden sign became a trustworthy visual trigger to convey the fact that something very *au courant* was within, perhaps a nouvelle-cuisine restaurant or a boutique encased in bare brick and oak trim.

Thus what may be called the Old Building Look—a hybrid of the literal historical expressions growing out of historic preservation, coupled with the more abstract arrangement of symbolic historic forms by postmodernists has become, in its turn, ripe for commercial exploitation. Surveying the roadside in the mid-1980s, one finds shopping centers that look like Victoria villages, roadside restaurants that resemble Main Street commercial blocks or Queen Anne Style houses. Ironically, many of the same motifs that Main Street merchants masked with giant signs in order for better selling potential at the turn of the century were now sufficiently invested with commercial associations to sell themselves.

Shopping Courts

Excerpted from *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* by Richard Longstreth:

During the early 1920s, when the taste for Mediterranean allusions converged with the fast-growing demand for stores of high caliber situated outside the urban core, southern California became a proving ground for retail complexes organized around sheltered outdoor pedestrian space. In configuration no less than in image these developments were intended to underscore regional distinctiveness, proclaiming, as it were, the advantages afforded by a salubrious climate and relaxed, domestic-oriented environment. Probably the first and certainly the most ambitious such project was devised as part of the master plan for Carthay Center, a 136-acre subdivision south of Wilshire Boulevard and east of Beverly Hills (Figure 128). Designed in 1921-1922, the endeavor was conceived by real estate developer J. Harvey McCarthy to bring high standards of planning and architecture within reach of medium-income households. As in model company towns of the previous decade, these public functions were centrally grouped and given visual

3. Historical Context

prominence yet were contained so as not to encroach on residential blocks. Similarly, too, little differentiation was made between the appearance of commercial and institutional components. The ensemble had a campus-like quality and bore particular resemblance to the 1916 master plan of the California Institute of Technology, by Bertram Grosvenor Goodhue, with whom Carthay Center's architect, Carleton Winslow, Sr., was associated.



Figure 128. Image of Carthay Circle from Richard Longstreth, City Center to Regional Mall.

McCarthy believed that his shopping center would attract a considerable trade, since the nearest retail activity at that time lay some miles to the east along Western Avenue and scarcely less far removed to the west at the still nascent Beverly Hills Business Triangle. However, piecemeal zoning variances granted along Wilshire Boulevard nearby, including those for the Miracle Mile, scuttled the enterprise. A few, convenience-oriented outlets were built at Carthay Center, but the major element was the playhouse, itself transformed during the preliminary design stage into a movie theater. Had the initial scheme been realized, it might have reshaped regional patterns of retail development. On the other hand, Carthay Center might have remained an anomaly, for nothing on its scale was proposed again. Where Winslow's plan does appear to have had some local influence was in fostering the patio arrangement, which soon became a popular means for configuring enclaves of specialty shops.

Small shops—each containing only a few hundred square feet at the most and purveying a very limited stock, often unusual in nature—had seldom been able to find space in top retail locations of the modern urban core owing to the high rents those locations commanded. Usually such outlets were scattered toward the edge of downtown, frequently on side streets where leading retailers would never think of operating. The rapid expansion of city centers during the late nineteenth and early twentieth centuries meant that these tiny stores were in an ongoing state of flux. Efforts to protect small-scale merchants from ever-escalating land values and to bolster their patronage began in the 1880s by grouping a substantial number of such shops at a central site while organizing them in such a way as to minimize costs. These ends were achieved through a revival of the commercial arcade, a type well known in European cities but not found in the United States save for a handful of examples constructed in the 1820s (Giest 1985). The arcade's success depended on connecting two streets heavily traveled by pedestrians more or less at midblock. Retail space could be distributed along the arcade's entire length rather than concentrated at the streetfronts and could also be placed at one or two upper levels, enabling an affordable per-square-foot rent schedule. As long as the urban retail structure remained centralized, demand for such space remained strong. Dozens of arcades were constructed in the United States during the late nineteenth and early twentieth centuries.

But such ventures could not stem the swelling exodus of small stores to less expensive and more conveniently located land removed from the city center. Alternatives were being planned for the same kind of specialty shop, placing consumers out-of-doors in intimate settings that carried no vestige of their urban forebears. Some three decades later, the arcade would provide an important point of departure for the enclosed regional shopping mall. During the interim, it had no distinguishable impact on tendencies to create outside-oriented havens for pedestrians, which were posited as preferable to anything found in the core.

Called shopping courts, shopping streets, and sometimes even shopping arcades, pedestrian-oriented complexes in outlying areas were modest in size and domestic in scale. Few had more than a dozen shops, cafes, and other compatible establishments, all at ground level. Sometimes a second story was included to house offices and studios. Almost all businesses faced internal open spaces—a linear walkway or a more expansive patio—rather than the public domain. The type seems to have been introduced after the first world war, drawing from the broad historical precedent of courtyards in Latin America and the Mediterranean basin. By 1930, the Los Angeles metropolitan area spawned by far the largest number of shopping courts, although examples could be found in other regions that enjoyed mild climates as well as in cities such as Chicago where conditions were less hospitable. Nevertheless, these complexes were identified foremost with southern California, where they were seen as testaments to the state's Hispanic legacy, fulfilling the contemporary quest for a distinct regional character.

Shopping courts were extolled for economic no less than for associational reasons. The arrangement provided an atmosphere conducive to consumption. The internalized setting could be completely controlled and made to suggest another world—tranquil, private, protected, intimate, close to nature, and even somewhat exotic—that stood in sharp contrast to most commercial landscapes: a place where shopping could be at once leisurely and slightly adventurous. The use of Latin imagery was praised for its links to a regional past, but for many middle-class patrons the experience may have seemed more analogous to sets from the movies, affording a passive sense of adventure marshaled to stimulate purchases. A quantifiable advantage of shopping courts was that, like commercial arcades, they could utilize deep and often irregularly shaped parcels of land to maximum benefit for small retail outlets. Far more selling space could be gained by organizing units around a pedestrian way than to the street.

Despite its attributes, the shopping court remained a limited phenomenon because the types of businesses to which it was tailored did not comprise a significant growth area in retailing. Most tenants specialized in unusual, even one-of-a-kind, craft, apparel, or accessory goods. Other occupants purveyed services for which there was never widespread demand, or which were by nature small in scale. Out-of-the-ordinary functions were essential to operation, since trade was based on the reputation of individual establishments, not on widely recognized store names, advertising, or a conspicuous street-front presence. Moreover, the diminutive size of the units ran counter to the trend toward increased dimensions for many types of retail outlets, and the secluded character of these places defied the impulse to design store façades that could capture the motorist's attention. The kinds of tenant who would find the shopping court attractive, in turn, limited the clientele to persons of some means. As a result, realized examples tended to be built near affluent residential areas (Hollywood, Beverly Hills, Pasadena) or in resort communities (Palm Springs, Santa Barbara). Yet the shopping court gained more recognition than its numbers or narrow purpose might suggest. The type not only embodied much that was seen as distinct to southern California but helped establish the perceptual framework that contributed to the acceptance of the regional mall some two decades later. Perhaps most important, the shopping court's tenant mix and its festive atmosphere would become important features of many regional malls, balancing the larger-scale operations of chain and major local stores.

Perhaps most influential in diffusing the idea of an inward-looking, pedestrian-oriented retail center were three much-celebrated projects, each of which was a departure in some aspects of both its appearance and its business complexion and each of which became a major destination. The first of these was Olvera Street, which extended one block from the Plaza, the core of the Spanish colonial settlement, lying just to the north of downtown in an area that had long remained a center for Mexican Americans. Opened in 1930, Olvera Street was rechristened El Paseo de Los Angeles, although it became known by the slightly abbreviated name of Olvera Street. The block was closed to vehicular traffic and lined with open-air concessions operated by Mexican-Americans. As the ambience became increasingly ordered and clean, Olvera Street verged on being a Hollywood interpretation of a street market. The crafts, novelty items, food, and entertainment purveyed were oriented toward the Anglo population. Thus, like the contemporary shopping court, Olvera Street was an invention of the twentieth-century city. Residual space was compressed through ephemeral adornment and in the process converted into an oasis of prime space—an outdoor corridor, stuffed with miscellany like a long-forgotten attic, stretched precariously across a long-neglected precinct. The complex was never a true Hispanic center but rather a mecca for the newcomer, a place so different from anything else in the region that even Angelenos could feel like tourists. Within a few years, tiny Olvera Street grew to be so important a southern California attraction that it was used as a symbol of the city itself.

One of the largest and last of the shopping courts realized during the interwar decades was equally important for the recognition it brought to pedestrian shopping. Called Crossroads of the World, the complex was built in 1936-1937 on Hollywood's Sunset Boulevard several blocks from the business core. Crossroads was intended to be an "outstanding landmark and civic attraction as well as a centralized shopping district" that would draw a markedly larger trade than other shopping courts. Building exteriors were designed as a composite, the parts alluding to the traditional architecture of England, France, the Netherlands, Sweden, Spain, Italy, Algeria, Turkey, Persia, and Mexico as well as of colonial New England. The centerpiece of this *mélange* was a streamlined pile suggestive of a cruise ship, its "foremast" a beacon to passing motorists. The resulting character was far less akin to earlier shopping courts than to the midway of a world's fair, especially the 1933 Century of Progress Exposition at Chicago.

Like a midway, Crossroads exuded a playfulness and exaggeration to a degree unusual even in Hollywood. Yet these qualities were devised for the pragmatic purpose of creating an indelible image in the minds of consumers. Unlike earlier shopping courts, the wide pedestrian spaces invited people in number. Here the pedestrian-oriented retail center was no longer so exclusive and remote a place; it was more overtly commercial and public, sufficiently well-known and admired to fulfill its role as a shopping destination.

Novelty was no less central a factor in the more or less contemporaneous development of another specialty center, the Farmers Market, which transformed the shopping court idea into a new kind of retail establishment. When the market opened in 1934, it consisted of just 18 booths set in an open field, offering an array of goods far from the rural areas and wholesaling districts where they could normally be procured. With little outlay, a bazaar-like atmosphere was cultivated to enhance the experience so that shopping for food would seem more akin to a leisure than a routine pursuit. Fueled by an aggressive advertising campaign, the Farmers Market began to attract an affluent trade of movie stars and others who sought the unusual goods sold there and took pleasure in the novel ambience.

A swelling trade led to a sequence of enlargements, so that by 1941 85 merchants were installed on the premises in a permanent structure. The range of food also was expanded to encompass many more hard-to-find items. One outlet specialized in game birds, another in corn meal and wheat flours, a third in tropical fruits. The cumulative result was a retail center that combined aspects of a conventional farmers' market, a great downtown food emporium, a neighborhood shopping district, and an exclusive shopping court.

The Farmers Market stood as an island amid a car lot more than twice its size, suggesting a circus or some other fete staged in an open field, with the surrounding acreage consumed by parked cars for the occasion (Figure 129). Olvera Street and other shopping courts evoked the preindustrial city; at the Farmers Market this precedent was absorbed into a larger setting where rural associations predominated. But while both the layout and the character reinforced allusions to the countryside, only in a metropolis could one find such an array of specialized products. The basic idea of internalized pedestrian traffic surrounded by circumferential parking was a complete departure from convention. Although more an outgrowth of the complex's ad hoc beginnings than the product of a conscious plan, the arrangement would become an important characteristic of the regional shopping mall. While the regional mall did not embrace rustic allusions, it did present an atmosphere similarly emphatic in breaking from standard commercial settings.

Variations on the Farmers Market idea continued to be built in the region and elsewhere in the state through the end of the decade. By that time, the type had gained widespread recognition among Californians and food retailers nationwide. Yet the specialized nature of such places, which necessitated a novel ambience and was mostly targeted to persons of some means, limited their applicability in the retail sphere. Perhaps the greatest impact the type had on broader patterns was in demonstrating that a sizable inward-looking establishment could attract a commensurate trade. It did not have to abut, or be particularly conspicuous from, the street. A lot filled with cars could catch the eye as much as a building and perhaps be an even better advertisement. The relation of architecture to cars did not yield strong visual results, however. The character of these new complexes seemed to exist in spite of the automobile; the attractions lay in a secluded realm beyond.

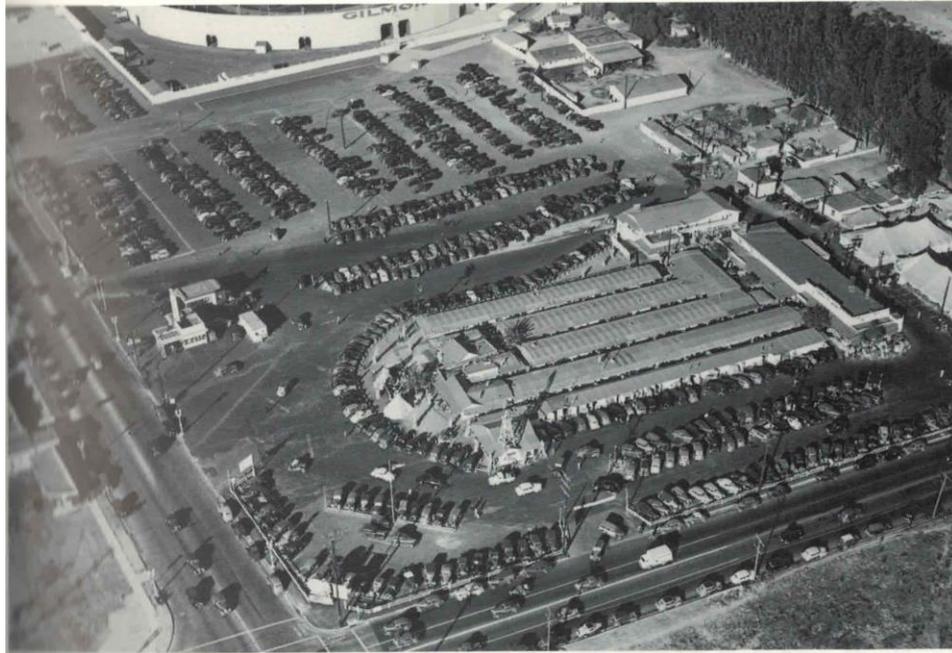


Figure 129. Image of Farmer's Market from Richard Longstreth's City Center to Regional Mall.

Although developed later than the shopping courts Longstreth examines, Alpine Village is clearly an example of this building type. Like Olvera Street, Alpine Village is an inward-looking, pedestrian-oriented retail center with themed goods and services. Like Crossroads of the World, Alpine Village uses European-themed architecture to create a unified image in the mind of the visitor and fulfill its role as a shopping destination. And like Farmers Market, Alpine Village reflects the role of the automobile in commercial development from this time, appearing like an island in its expansive parking lot. The relatively “isolated” location of Alpine Village and its unique dual role as a cultural center and tourist attraction, necessitated the novel ambience and distinct Bavarian-themed architecture to draw visitors and create a memorable experience.

GERMAN-AMERICAN COMMUNITY IN SOUTHERN CALIFORNIA

Excerpted from “Kitsch and Kultur: Exploring SoCal Bavaria,” by Eric Brightwell

While Germany had no official colonies in North America, in the eighteenth century, German immigrants established small colonies in states like Georgia, New York, Pennsylvania, and Virginia. Few Germans lived in Spanish-controlled California, and it was only after the independence of Mexico that large numbers began making their way to Mexico City, Puebla, Veracruz, and Yucatán. In a Los Angeles census undertaken in 1836, only one German was listed amongst the 46 foreigners: one "Juan Domingo" (né Johann Groningen), a carpenter who survived an 1829 shipwreck in the San Pedro Bay and who apparently found Los Angeles to his liking enough to remain.

After the United States assumed control of California, the first large wave of German immigrants arrived, many fleeing civil unrest and high unemployment at home. They were employed in various occupations but seem to have been especially respected as bakers. In the latter part of the nineteenth century, the Eastside was Los Angeles's breadbasket and it was in what was later known as Lincoln

Heights that Mrs. Cubbisons (known for its croutons and stuffing) was established by a German-American.

German-Americans also established gymnastic societies, German language schools, fraternities, and societies like the Phoenix Club in Anaheim, a community born when German-American vintners George Hansen and John Frohling bought a large swathe of land and established the Los Angeles Vineyard Society, in what they named Annaheim (an "n" was later dropped), in 1857.

Another wave of Germans (and Austrians) came after Hitler's rise to power. Hitler and the Nazis famously hated artists, homosexuals, intellectuals, Jews, Leftists, Romani, and many others, and to say they were not fans of his would be an enormous understatement. Rather than remain and possibly face death, roughly 1,000 prominent musicians, playwrights, novelists, composers, philosophers, architects, painters, filmmakers, and actors made their way from Austria and Germany to southern California. Germany's loss was Hollywood's gain and film figures like Billy Wilder, Fritz Lang, Hedy Lamarr, Max Steiner, Peter Lorre, and Robert Siodmak (who followed a previous wave that included Carl Laemmle, Ernst Lubitsch, Josef von Sternberg, Marcus Loew, Marlene Dietrich, Michael Curtiz, and William Wyler) were able to, in many of their cases, translate German Expressionism into the most Los Angeles of film genres: film noir.

Excerpted from "The German Impact on Southern California" by Erwin Roth (1973)

After World War II, greater Los Angeles gave German scientists new tasks in space exploration and German professors new problems in the universities. In the giant melting pot, new waves of immigrants found work and profit, among them thousands of German-speaking refugees from East European countries that had become communist. Today the German American School Association for southern California, the American Association of Teachers of German, and the German Departments of the colleges and universities see to it that the linguistic and cultural bridges over the Atlantic are preserved and furthered. Associations like the Jewish Club of 1933 seek new paths of understanding. "Sister City" exchanges between Santa Monica and Hamm in Westphalia, Pasadena and Ludwigshafen on the Rhine or Whittier and Freiburg in Breisgau, make close human contacts possible.

Alpine Village in Torrance, a popular meeting place of the "Central Europeans" offers, besides 24 shops, not only an Alpine Park and an Alpine Zoo, but also a "Biergarten" and a Maerchenland. Anaheim, founded by German winegrowers, lodges the largest German Association in Orange County. The German American League alone unites 30 clubs with more than 100,000 members in southern California. To them Independence Day in summer is just as natural as Christmas Eve in winter, the Sauerbraten and the October Festival just as well as the "Hamberger" at Disneyland, a German folksong just as revered as America the Beautiful.

Oktoberfest

The original Oktoberfest began in Germany as part of the wedding celebration of Crown Prince Ludwig and Princess Therese of Saxe-Hildburghausen. It was held on the outskirts of Munich, Germany, on October 12, 1810, and included a giant festival with multiple events and attractions. The festival was dedicated to the fall harvest and to beer, the region's most famous product. Tradesmen and merchants came from all over Germany to barter crops, sing, dance, and sample the first beer of the season. The celebration was such a success that King Ludwig issued a royal decree that it would occur every year (*Los Angeles Times* 1982). It grew larger, more public and much more beer-centric over time, interrupted only by the world wars of the twentieth century. Following World War II, the modern version of Oktoberfest,

3. Historical Context

16 days of celebration starting in late September, resumed once more. The festivities began with a 12-gun salute and ceremonial tapping of the first beer keg in 1950, practices still followed today (Gnerre 2016).

Permits indicate that an Oktoberfest celebration was held at Alpine Village as early as 1967, when Josef Bischof and Hans Rotter applied for a permit for “tent for eating” on September 21st. And although it was not advertised, it appears Oktoberfest was held in 1968 as well. The first advertised Oktoberfest occurred on the weekend of September 26th and lasted three days (Figure 130). It was called “October Fest” and was a great success, with over 32,000 visitors (Gnerre 2016). The 1970 Oktoberfest, hosted by the United European American Club, was expanded to last two weekends (Figure 131). Although the club was based in the San Fernando Valley, they selected Alpine Village as the site of its festival “because its atmosphere lends itself to authentic recreation of the event” (*Los Angeles Times* 1970a; *Independent Press Telegram* 1970). Sticking with its “United European” theme, the event was also intended to honor such countries as Austria, Denmark, England, Finland, Greece, Ireland, Italy, Norway, and Sweden (*Los Angeles Times* 1970b). With the opening of more shops and attractions in 1971, the Oktoberfest for that year was advertised with a special pullout section in the *Los Angeles Times*. The event was expanded to include every weekend in October and admission was charged (*Los Angeles Times* 1971a) (Figure 132).

In 1972, Oktoberfest started with a firework display on September 16th and lasted through October 8th with bands playing daily (Figures 133 and 134). A parade marked the opening of Oktoberfest in 1973, and the celebrations continued nightly through October 14th. (Figure 135). The event was extended again in 1974 to last until October 20th (Figure 136). By 1979 the event was limited to weekends but ran from September 15th to November 4th (*Los Angeles Times* 1979a). The event continued to expand in time and scope throughout the 1980s. In 1983, it began on September 10th and ran through October 30th with bands performing Wednesday through Sunday with admission charged on weekends (*Los Angeles Times* 1983). In 1984, another pull-out section was included in the *Los Angeles Times* advertising the festival that took place from September 8th to October 28th (*Los Angeles Times* 1984d) (Figure 137). Although the new Alpine Inn Restaurant had opened in 1984, the ad for the 1985 Oktoberfest included a rendering of the new building (Figure 138). By 1989, the Oktoberfest event was expected to draw more than 100,000 visitors. That year’s celebration included beer brewed by their own microbrewery. It also continued the mystery of when the actual first Oktoberfest took place at Alpine Village as they called it the 19th annual festival when it would have been the 21st according to the 50th anniversary that occurred in 2018 (*Los Angeles Times* 1989).

GREATEST FAIR EVER!
AUTHENTIC BAVARIAN OCTOBER FEST AT ALPINE PARK ALPINE VILLAGE
 Torrance Blvd. & Harbor Frwy.

3 DAYS!
Sept. 26-27-28
 8 exciting bands including 2 teen bands
 good German Food and Bavarian Beer

Fair opens Fri., Sept. 26-6 PM-2 AM
 Sat. & Sun., 10 AM-2 AM
ADMISSION 50c FRI.
SAT., & SUN. \$1.00, AGES 12-18 50c
 UNDER 12 FREE
 PROMOTED BY THE GERMAN SOUTH BAY CLUB INC.

Figure 130. First Oktoberfest ad from *Los Angeles Times*, 1969.

OOM-PAH-PAH • OOM-PAH-PAH • OOM-PAH-PAH • OOM-PAH-PAH

UNITED EUROPEAN AMERICAN CLUB'S
5TH ANNUAL
Oktoberfest
INTERNATIONAL

Sat., Sun., Oct. 3-4

at beautiful
ALPINE VILLAGE
 833 W. TORRANCE BLVD.
 (Just off Harbor Freeway)

Valley folks who want genuine OKTOBERFEST fun had better drive down to Torrance this year! That's where we're giving the biggest and best Bavarian Bust this side of Munich. Plenty of good rollicking fun for the whole family.

- Continental Entertainment • Folk Dancers
- Continental Fun • Singing • Dancing • Bands
- Choirs • Beer • Sausages and Pretzels galore
- Kids Rides • Booths • General Hilarity

Featuring the Famous
OOMPAAH BAND
 Linzer Baum from Austria

11 a.m. to Midnight

Admission: \$1.50 Adults - 75c Juniors - Under 12 Free

OOM-PAH-PAH • OOM-PAH-PAH • OOM-PAH-PAH • OOM-PAH-PAH

Figure 131. 1970 Oktoberfest ad from *Los Angeles Times*.

Advertising Supplement to Los Angeles Times
 Every weekend in October... Friday, Saturday and Sunday

Oktoberfest

ALPINE VILLAGE
 Harbor Freeway at Torrance Blvd.

BAVARIAN ENTERTAINMENT
BANDS
DANCE GROUPS

FAMILY FUN
MUSIC - DANCING
FOOD - GERMAN BEER

Entertaining from:
 6:00 to 11:00 Fri.
 12:00 to 11:00 Sat., Sun.

JOIN THE FUN...
 CELEBRATE THE
 BAVARIAN BEER FESTIVAL
 IN ALPINE VILLAGE'S
 HEATED BEER GARDEN

Adults \$1.00
 Children (8 thru 15) 50c
 Under 8 Free
 Includes Alpine Farm
 and Fairytale Land

ALPINE VILLAGE
 833 W. TORRANCE BLVD., TORRANCE
 Los Angeles - Torrance Blvd. at Harbor
 Phone 522-2872
FREE PARKING

VISIT
 ALPINE FARM
 FAIRYTALE LAND

FREE ADMISSION
 To 22
 Old World
 Shops -
 German
 Restaurant

OPEN
7
DAYS
A WEEK

Figure 132. Front page of pull-out section for Oktoberfest, *Los Angeles Times*, 1971.

the Great OKTOBERFESTIVAL

Is entertaining thousands of people every day . . . at the great . . . once a year OKTOBERFEST daily till October 8th.

The "OLD TYME" BAVARIAN BRASS BAND

Plays from 5 to 11 daily
Sundays from 3:30 to 9:30



SPECIAL: Direct from Germany WORLD FAMOUS DIE FRANKISHEN JAEGAR Playing nightly 5pm to 11pm.

ENTERTAINMENT DAILY
11am to 11pm
• FUN • DANCING • MUSIC
• FOOD & DRINK



- * ALPINE VILLAGE ZOO and AMUSEMENT PARK
- * FAIRYTALE LAND
- * OLD WORLD BEER GARDEN
- * GERMAN & AMERICAN RESTAURANT
- * COCKTAIL LOUNGE
- * 24 OLD WORLD SHOPS
- * VISIT OUR SPECIALTY MARKET

JOIN THE FUN . . . BRING THE FAMILY . . . FUN FOR EVERYONE OF ALL AGES

World Famous! **ALPINE VILLAGE**

Take Harbor Freeway to Torrance Blvd., Offramp
833 Torrance Blvd., In TORRANCE
770-1961
Open 11am . . . 11pm 7 days a week.



Figure 133. Los Angeles Times ad for Oktoberfest 1972.

**SPECTACULAR
FIREWORKS
DISPLAY**

Saturday, September 16
Opens Alpine Village's Park

Oktoberfest
Sept. 16 THRU OCT. 8

Die
Frauicheu
jager



Direct
from
Germany

WORLD FAMOUS
Playing Nightly: 5 P.M.-11 P.M.
Entertainment Daily 11 A.M.-11 P.M.

• Join the Fun • Dancing • Music • Food • Beer

Also Visit Our 24 Old World Shops
Alpine Farm & Zoo
Fairytale Land
New Specially Marked Restaurant
Cocktail Lounge
Beer Garden

ALPINE VILLAGE

Open 11 A.M.—11 P.M. 7 Days a Week Harbor Freeway Torrance Bl. Off Ramp
833 W. Torrance Bl. at Vermont Ave. 323-2872, 770-1961

Figure 134. 1972 ad for fireworks at Oktoberfest, Los Angeles Times.

**GRAND MUNICH
OCTOBER FESTIVAL
at the
Alpine Village**

Nightly Sept. 22 - Oct. 14
except Monday
with the



**ORIGINAL CHIEMGAU MUSICIANS
KLINGENBERG 13 piece BRASS BAND**
Direct from Germany

**BAVARIAN DANCE GROUPS
BEER CONTESTS
HELP CHOOSE THE OKTOBERFEST QUEEN**
Don't miss this fabulous event

Tuesday thru Thursday - free Admission
6 P.M. - 11 P.M.

Phone 770-1961

833 W. TORRANCE BLVD., TORRANCE
Take Harbor Freeway to Torrance Blvd. Off Ramp

O O M P A N P A O O M P A N P A

Figure 135. Ad for 1973 Oktoberfest from the Los Angeles Times.

BEER CONTESTS **Alpine Village OKTOBERFEST** **CARNIVAL BOOTHS**

THRU OCTOBER 20th 770-1961

Special attraction: Oompah-pah Brass Band direct from Germany. Dance and Sing along.

Wednesday thru Saturday 5:30 p.m. thru 11:30 p.m. at Alpine (heated Beer garden). Sunday from 2:30 p.m. thru 9:30 p.m.
833 W. Torrance Bl. S. (Harbor Freeway - Torrance Blvd. off ramp)

Figure 136. Oktoberfest ad from Long Beach *Independent*, October 11, 1974.

You don't have to be in Munich to enjoy
Oktoberfest

Sept. 8 thru Oct. 28

ALPINE INN
Wed.-Thur. 7:30 p.m. - 1:00 a.m.
BEER GARDEN
Fri. 6:30 p.m. - 1:00 a.m. (21 & Over)
Sat. 5:00 p.m. - 1:00 a.m. (21 & Over)
Sun. 12:00 noon - 10:00 p.m. (Family Day)

Alpine Village
HARBOR FWY. TORRANCE BLVD. EXIT
323-6520/327-4384

Oom-pa-pah BANDS direct from GERMANY!
Call for 50% group discount passes

TWO ADVERTISING SUPPLEMENT TO THE LOS ANGELES TIMES, SEPTEMBER 2, 1984

Figure 137. Oktoberfest 1984, from *Los Angeles Times*.

THE NEW

● SUNDAY CHAMPAGNE BRUNCH \$9.95 10 A.M. - 2 P.M.
Each Person

ALPINE INN • DINING • BANQUETS

EMERALD ROOM
Fine Continental Dining
Lunches & Dinners
Reservations Required
(213) 327-4384

You don't have to be in Munich to enjoy

Alpine Inn
Serving Good German Continental Food
Wed.-Thur. 7:30 pm - 1 am
• Sauerbraten
• Homemade Apple Strudel
• Lunch & Weekend Specials
• Cocktails and Entertainment
• Continental Bands Direct from Germany
• Banquet and Parties

Alpine Market
A Gourmet's Delight
• Butcher Shop & Deli Sausage Kitchen with Homemade Sausages
• Bake Shop—Breads, Rolls, Pastries, Decorated Cakes, Tortes & Pretzels
• Large Selection of Imported Liqueurs, Wine and Beer

DISCOUNT 50% 50%
DISCOUNT ONLY
OKTOBERFEST
SEPT. 7-OCT. 27
Friday & Sunday Only
Regular Admission \$2.00
ALPINE VILLAGE
HARBOR FWY.
TORRANCE BLVD.

ALPINE VILLAGE
HARBOR FWY. TORRANCE BLVD. EXIT
323-6520 327-4384

SWAP MEET SAT., TUES., WED. 7 A.M.

Visit Our 25 Village Shops Specializing in Imported Goods
OPEN 7 DAYS AT 11 A.M.

BEER GARDEN
Fri. 6:30 pm - 1 am (21 & over)
Sat. 5 pm - 1 am (21 & over)
Sun. noon - 9 pm (Family Day)

CALL FOR GROUP DISCOUNT TICKETS
(213) 327-4384

Figure 138. 1985 Oktoberfest ad showing rendering of new Alpine Inn building, *Los Angeles Times*, August 23rd.

The popularity of the Oktoberfest festivities did not diminish throughout the 1990s and 2000s. A 1998 article stated that it still attracted 100,000 people annually (*Los Angeles Times* 1998). Additionally, the Oktoberfest that year again functioned as a fundraiser with a day where proceeds would benefit 14 organizations (Figure 139). After 60,000 people attended Oktoberfest in 2010, efforts were made to provide extra security and sound-proofing measures for the surrounding neighborhoods (Gnerre 2016). This year's Oktoberfest, the 51st at Alpine Village, is again being held in the restaurant rather than a tent. According to the website, as of the end of September, all weekends are already sold out.

Oktoberfest
FREE PASS
 Sept. 12 thru Nov. 1
ALPINE VILLAGE
310-327-4384
 Harbor Fwy. & Torrance Blvd.
 Every Fri. & Sat. 6pm-1am (21 & over)
 Sunday 12 Noon-7 pm Family Day
Brass Bands from Germany
Oom Pa Pa Band
 Wed. & Thurs.
 11:30 - 2:30 pm Alpine Inn

ADMIT 1 ADULT

LAT
SB

ALPINE INN: Open 7 days 11 am • Free Parking
 www.alpinevillage.net Lunch • Dinner • Banquets

OKTOBERFEST FUNDRAISER
 Sat. Sept. 12th, 6 pm (21 & over)
 Benefits 14 organizations **Alpine Village**
 Sponsors: Boeing North America Inc., Employees Doc, International Order
 Of Caribou, Daily Breeze, Westside Concrete, Western Dental, Delta Airlines,
 Help The Homeless Help Themselves

SUNDAY CHAMPAGNE BRUNCH \$11⁹⁵

ALPINE MARKET: (310) 327-2483
 • Butchery • Homemade Deli Meats/Sausage • Bakery • Breads
 • Decorated Cakes • Liquor • Catering • Trays • Weddings

Figure 139. Oktoberfest 1998, *Los Angeles Times*, September 11th.

German Clubs

The history of Alpine Village has been closely tied to German social clubs since its inception. Sometime prior to 1967 the founders of Alpine Village, Bischof and Rotter, approached the German American Business Association (GABA) to present their concept. Hans Eberhard was serving as manager of GABA and was also a board member on the German American League (GAL). He suggested Bischof and Rotter offer the German community a space at Alpine Village in return for some financial backing from the organization. GAL became one of several stockholders in the Alpine Village Corporation (Interview with Hans Eberhard 2019a). The initial announcement of the Alpine Village project stated that “one of the first buildings will be the official headquarters for the German American League” (*Independent Press*

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Telegram 1967). However, due to some issues with following through on the financing, the GAL did not build their clubhouse until 1974 (Interview with Hans Eberhard 2019b). Despite the delay, the GAL was closely tied to activities and events at Alpine Village prior to 1974. Serving as the umbrella club for as many as 30 German-American clubs in greater Los Angeles, they were the main organizers of “German Day” that occurred annually in September at Alpine Village (*Los Angeles Times* 1977b).

Several other German organizations have held meetings or events at Alpine Village. The German-American School Association of Southern California (founded in 1954) hosted the German-American Language School of Redlands for a gingerbread house competition in 1972 (*Redlands Daily Facts* 1972). The German Club of Santa Maria made an annual bus trip to Alpine Village for Oktoberfest (*Santa Maria Times* 1984). The German Wine Society held wine tastings at the Alpine Village clubhouse (*Los Angeles Times* 1984e). The Austrian-American Club held a “big bash” annually at Alpine Village and hosted events for Austrian athletes during the 1984 Olympics (*Los Angeles Times* 1984a). Many folk music and dance groups such as Almrausch Tanzmusi, Damenchor Frohsinn, and Donauschwaebische Vereinigung performed at Alpine Village. Hans Eberhard provided names of several organizations that are members of the German American Foundation and were associated with Alpine Village, including the Tricentennial Foundation, Old World Sports Club, German American Mardi Gras Association, the German American Club of Santa Monica, and the German South Bay Club. Additionally, the Los Angeles Turners currently occupy two former storefronts at Alpine Village. The Turners have been active in Los Angeles since 1871, and their focus is on activities that enhance the quality of life in an atmosphere of fun, sport, and learning (Los Angeles Turners Website 2019).

Other Clubs and Events

Although Oktoberfest has been the main event at Alpine Village for the past 51 years, it was not the only annual event. Holidays were celebrated, including a Christmas program in 1971 and rides brought in for children in 1979 (*Los Angeles Times* 1971b;1979b). One of the first regular events was a German-style May festival held annually beginning in 1970 until 1977 (Figure 140). A Sausage Festival was held in June from 1976 to 1979 (Figure 141), and a summer Beer Festival with entertainment and fireworks occurred throughout the 1970s.

Cultural festivals drew thousands of people to Alpine Village over the years. These include the Annual Hungarian Festival, the Croatian Festival sponsored by St. Anthony’s Croatian Catholic Church, an Italian Festival, Polish Festival, and Polish American Festival sponsored by the Polish National Alliance.

Alpine Village also functioned as a civic center, with many groups and organizations planning their meetings and events there. The Secondary and Elementary Teachers Organization held its award dinner at the Alpine Inn Restaurant (*Van Nuys News* 1973). The International Association of Magicians held meetings and outdoor shows in the garden area (*Los Angeles Times* 1977a). The Torrance Jaycees hosted charity Pancake Breakfasts (*Los Angeles Times* 1990). Social groups like the Santa Clarita Singles Network, South Bay Women in Travel and the Tip Toppers Tall Club (for singles over six feet tall) met for evenings of country dancing or Oktoberfest over the years.

When the GAL moved their clubhouse to the former theater in 1977, there was space in Building 7, currently occupied by the Alpine Inn Restaurant. Known briefly as “The Barn,” the space became a concert venue for a wide variety of acts and musical genres. In 1978 a young DJ named Rodger Clayton who had previously only thrown house parties, was asked to spin at a party held at Alpine Village. Although only 150 people attended, it was the catalyst for the merging of the various crews in attendance, and Uncle Jamm’s Army (UJA), one of the first west coast hip-hop groups, was created. When UJA returned to Alpine Village for their first show, called Bustin’ Out, more than 500 people showed up. The group went on to play venues such as the Biltmore Hotel, Los Angeles Convention Center, and the Sports Arena, but it all started at Alpine Village (Jones 2016).

ALPINE VILLAGE

Sunday May 19th
join
**GERMAN STYLE
MAY FESTIVAL**
at the
ALPINE VILLAGE PARK



Happy Music - Traditional Folkdancing. Good German Food and Beer and wine. Fun for the kids - Bring your family and friends, visit 24 old world shops, German Restaurant, Alpine Market Fairytalesland and Children's Zoo.

Harbor Freeway-Torrance Blvd. off ramp 770-1961

Figure 140. Ad for first May Festival, *Los Angeles Times*, 1970.

**SAUSAGE FESTIVAL
(WURSTFEST)**

STARTING: JUNE 5th THRU JUNE 27, 1976.
OPENING SATURDAY, JUNE 5th at 9:00 p.m.




12 MAN BRASS BAND DIRECT
FROM ASCHAFFENBURG, GERMANY.

APPEARING:

**ALPINE INN—WED.-THUR. 7:00 p.m.-
11:30 p.m.**

**BEER GARDEN FRI. 7:30 p.m.-12:30 p.m.
SAT. 6:00 p.m.-1:00 a.m.
SUN. 2:00 p.m.-10:00 p.m.**



Bavarian Polka Dance Groups and Singing Groups in Native Costumes. Specialty Sausages from various European Countries. Good German Food at Alpine Village Inn. 28 Old World Shops. German Movie.

**ALPINE MARKET AND DELICATESSEN.
CHILDREN'S ANIMAL PETTING FARM
AND KIDDIE RIDES.**



OPEN 7 DAYS FROM 11:00 a.m.

Alpine Village

HARBOR FREEWAY—TORRANCE BLVD.

Figure 141. Ad for Sausage Festival, *Los Angeles Times*, 1976.

3. Historical Context

From 1980 to 1982, The Barn and became a popular venue for punk acts. Groups that performed at the venue include the Dead Kennedys, Bad Religion, Minor Threat, Circle One, Circle Jerks, Wasted Youth, Husker Du, and T.S.O.L. Posters from the shows are part of the collection of Punk Flyers archived at Cornell University (Figures 142 and 143). During the 1990s the venue hosted hard rock and alternative acts but also held regular country western nights, swing dancing, and contemporary cover bands (*Los Angeles Times* 1996).

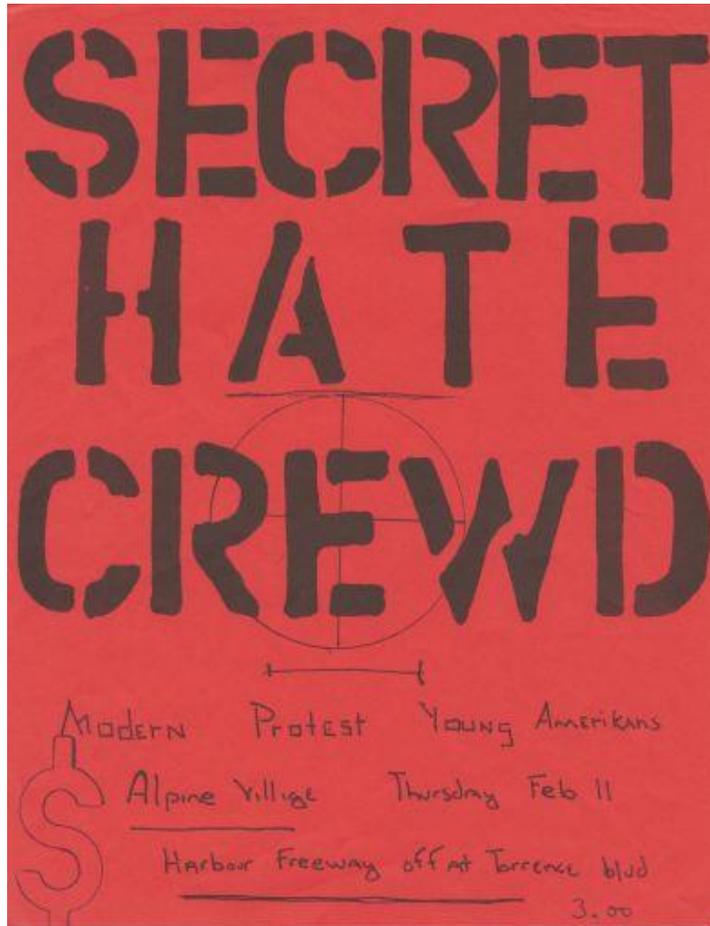


Figure 142. Flyer for punk show at Alpine Village, 1982. From Cornell University Archives.

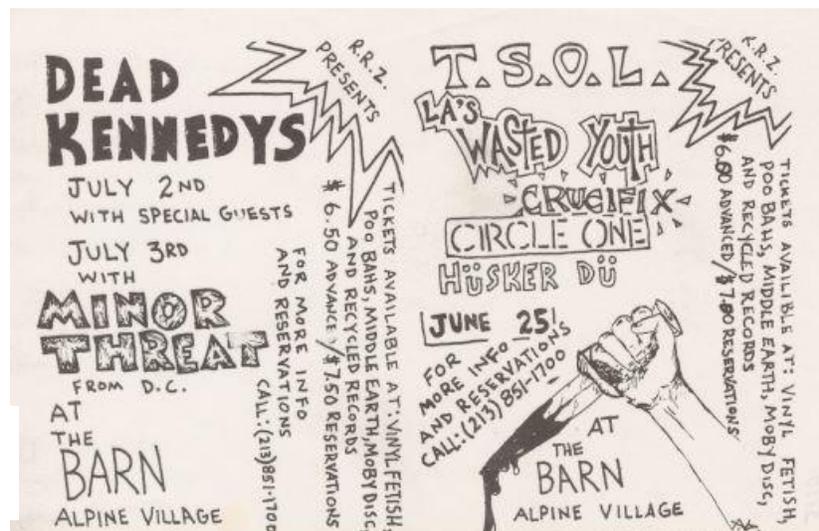


Figure 143. Flyer advertising multiple punk shows at Alpine Village, 1982.

BAVARIAN-ALPINE ARCHITECTURE

From the time Josef Bischof and Hans Rotter announced their plans for a “diversified complex featuring a European continental atmosphere,” it was clear that their vision involved a village of buildings designed in an “Alpine motif” (*Independent Press Telegram* 1967). Inspired by Solvang, they both envisioned recreating an idealistic version of their homeland that would also function as a gathering place for other Europeans, a true village created from scratch on a vacant lot. Their choice of an Alpine theme was not arbitrary. Hans Rotter emigrated from Töging am Inn, a town in upper Bavaria with a city hall and chapel that closely resemble elements of Alpine Village (Figures 144 and 145). But although their choice of an architectural style was closely tied to their personal histories, they were also participating a late 1960s trend.



Figure 144. Photo of Töging am Inn City Hall in Germany.



Figure 145. Photo of chapel near Töging am Inn, Germany.

3. Historical Context

Searching newspapers for the words “Alpine Village” between 1965 and 1975 produces many results that have nothing at all to do with the shopping complex in Torrance. Narrow the search to southern California and the numbers go down, but most entries are advertisements for the new apartment complex leasing in the San Fernando Valley, or the promise of more water wells at the Alpine Village in Palm Springs (Figure 146). The search also reveals a huge spike in results, from 16 in 1955 to 562 in 1967. In examining the sudden popularity of Alpine and similar themes during this time, scholars frequently cite Disneyland as the primary source of influence (Frankel and Walton 2000). There is a correlation between the invented façades surrounding the Matterhorn (1959) and New Orleans Square (1966) and the rise in shopping centers, restaurants, hotels and apartments themed with Alpine or French Quarter motifs. Disney-inspired or not, the creation of Alpine Village coincides with a peak of interest in the style.



Figure 146. Advertising for Palm Springs Alpine Village, *The Desert Sun*, March 20th, 1962.

Alpine Village Inns were built in Nevada, in Las Vegas (1963) and Reno (1959) (Figures 147 and 148). And although it was never built, Hollywood participated in the Alpine trend in 1966 when plans were announced for a tramway to carry passengers from the Cahuenga Pass to Lake Hollywood and on up to Mt. Lee in the Hollywood Hills (Figure 149). On Mt. Lee, “tramway riders would find themselves in a make-believe, scaled-down replica of an Alpine village” (*Los Angeles Times* 1966a). Also in 1966, plans for a 1969-1970 World’s Fair to be held in Riverside, California, were unveiled and set to include an Alpine Village as one of its main attractions (*Los Angeles Times* 1966b). In 1967, Disney planned to create a 26-square-mile ski resort in Tulare County the hub of which would be an Alpine-style village complete with theaters, stores, and a post office (*Valley Times* 1967b). And in 1969 an entire Alpine Village was constructed for Hotel Sahara-Tahoe’s new Tyrolean Room in lake Tahoe (*The Times* 1969).

Even whole towns made the decision to actively embrace an Alpine theme to attract tourists. Some, like Frankenmuth, Michigan, were actually founded by Germans and had a German population. Others, like Leavenworth, Washington, and Helen, Georgia, saw it simply as a way to attract tourists. In all cases, the planners hoped to create an idealized image of Germany using specific architectural details emulating a Bavarian style (Lehmann 2007). In Leavenworth, design guidelines specify the exact variations of Bavarian architecture that can be used. The city determined that since Leavenworth was a small town in the mountains, the architecture of a small Alpine village would be most appropriate (City of Leavenworth 2001). The style they call Bavarian-Alpine has particular character-defining features that are also evident in the style adopted at Alpine Village. Character-defining features of this style include the low-pitched gable roof with overhanging eaves, decorated wood balconies, and decorative carving and moldings. Wood shutters and painted decorative trim and murals, and stucco walls with wood applied on the upper story are also common (Figure 150).

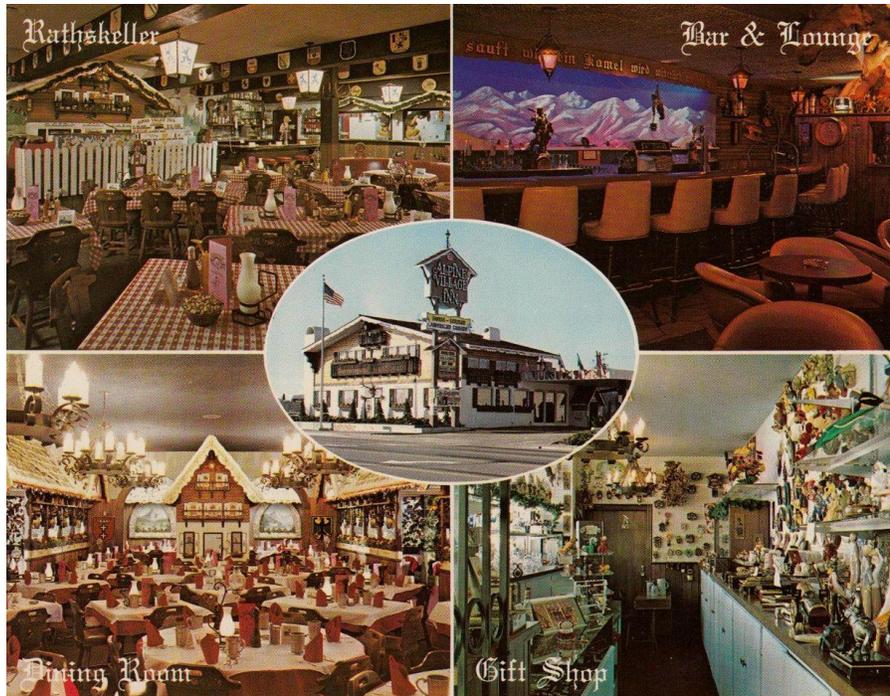


Figure 147. Vintage postcard showing Alpine Village Inn in Las Vegas, Nevada.

18-RENO EVENING GAZETTE JULY 20 1959

ALPINE VILLAGE INN
BRUSS GOTT
6395 S. Virginia Rd.
RENO, NEVADA

WE PROUDLY INVITE YOU TO OUR OPENING

TUESDAY JULY 21st
5 PM. till 12 Midnite
Sundays—Holiday 2 p.m.—12 p.m.

IN DENVER

CONGRATULATIONS TO THE ALPINE VILLAGE INN

from

Robert Glover
General Contractor
Cabinet & Millwork
P. O. Box 562

Nev. Mach. & Elec. Co.
Electrical Wiring
Major Appliances & Fixtures
301 S. Virginia St.

Herbert's Refrig. Co.
Furniture, Fixtures & Equipment
supplied & installed by Herbert's
Refrig. 810 Glendale Road.

OUR MENU FEATURES the following

ZARTER KAPAJIN
Roast veal, golden brown chicken, baked with rice or a chicken dressing in each separate — \$3.25

SAUERBRATEN
Choice cut of top round of beef marinated at least 24 hours, browned in butter, roasted and served covered with a deliciously rich gravy — \$3.00

WIENERSCHNITZEL
Choice cut of beef broiled with fresh eggs and tender meat, served in rich golden brown and topped with a special mayonnaise and anchovy sauce. Served with mushroom sauce — \$3.00

KOHNFLASCHEN
Fresh ground veal baked in cabbage leaves and covered with rich white Russian Sauce — \$3.00

FRIKADELEN
Chopped veal prepared from an old Bavarian recipe, broiled in butter, grilled and covered with mushroom sauce — \$3.00

STEAKS
We serve only choice Eastern steaks, always expertly broiled, served in elegant hotbed. Please bring a large appetite. Kindly ask your Alpine waiter for details.

CHICKEN SUPPER
We serve only fresh broiled in butter with our own special dressing, served with mushroom sauce and served on a platter — \$3.00

LOBBY SALAD
2 large 16 to 18 ounce meat balls broiled with our own special dressing and served with cream butter. One serving — \$1.00

SHERBET
Broiled in our special butter, and deep fried to a crisp, golden brown, served with Alpine sauce and lemon — \$3.00

ALL ORDERS INCLUDE
Rich beef, kind of sauce, cream with our special prepared cottage cheese and home-baked butter, rolled with slices of ham, served with fresh vegetables.
Guests please remember to bring their own beer, bottles, glasses, and coffee, tea or milk.

Whole Beer Bottling
Bottled to tenderness and stuffed with our special Apple-herbed dressing, a gourmet's delight.
Excellent for that special party you have in mind. We must have 48 hours advance time for preparation.

IN LAS VEGAS

STEPHANIE GOWIN
MULTIPLE HAND LETTERING
P.O. BOX 1403

BROWNE GLOVER
TRIM & SCULPTURE
P.O. BOX 342

TEY'S PLUMBING
PLUMBING
1724 E. ST. CHARLES

G. SOLARI & SONS
PAINTING
1743 S. WHEEL AVE. RENO

Figure 148. Ad for the opening of the Alpine Village Inn, Reno. From the *Reno Gazette Journal*, July 20, 1959.

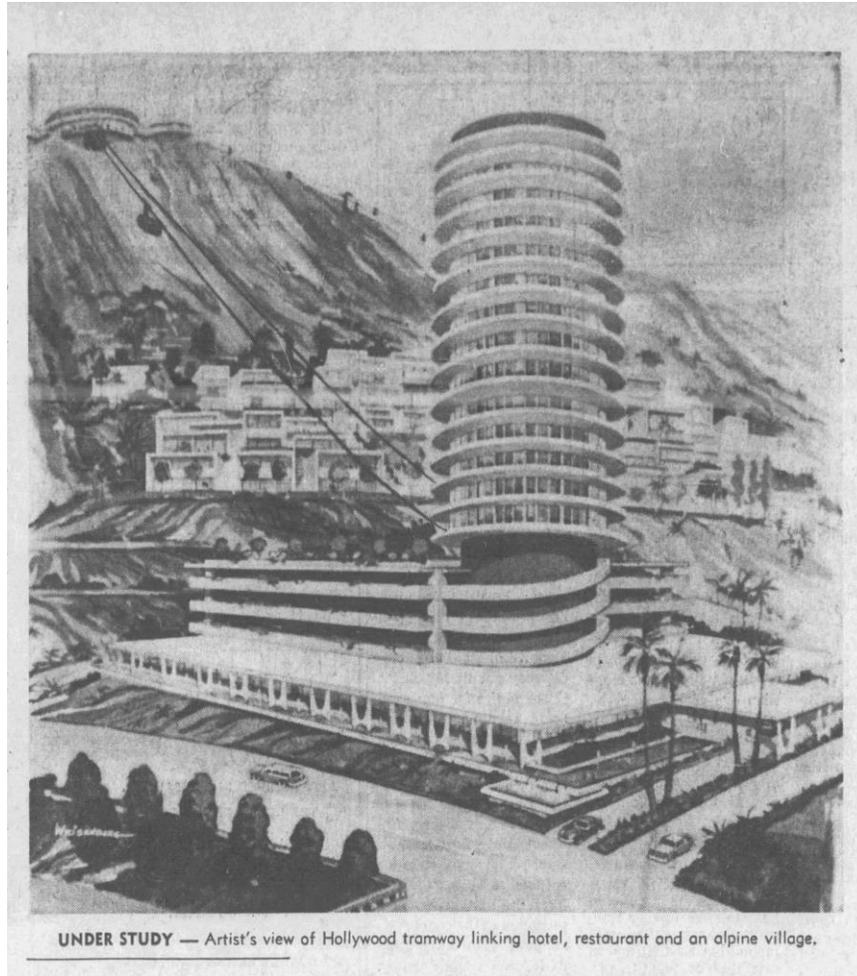


Figure 149. Artist's rendering of proposed tramway to Alpine Village in Hollywood Hills, *Los Angeles Times*, 1966.



Figure 150. Bavarian design suggestion from City of Leavenworth guidelines.

The use of the Alpine-Bavarian theme was not arbitrary or simply part of a trend at Alpine Village. The designers made an intentional decision to recreate architectural details of the buildings they knew in Germany.

HISTORY OF ALPINE VILLAGE

Alpine Village began as a collaboration between two German immigrants, Josef Bischof and Johann “Hans” Rotter, in 1966 (Los Angeles County Building Permits 2019). Although other investors were involved in the project, Bischof and Rotter were most actively involved in the decision-making and signed all of the building permits during the first few years. Bischof arrived in Los Angeles in 1952 and soon met Dolores R. MacGee at a German center in Hollywood that held dances. The couple married in 1955, and Bischof earned a living buying properties to renovate and resell. While visiting the Danish village of Solvang, California, Bischof had the idea of creating his own European village inspired by his German homeland (Kasko 2019; California Department of Health and Welfare 2013).

Hans Rotter was born in Töging am Inn, Germany, in 1935, and arrived in Los Angeles in 1955. Like Bischof, Rotter was an entrepreneur and worked at flipping houses in the 1960s. Rotter loved soccer and even played professionally with the Los Angeles Kickers, winning the 1958 U.S. World Cup. It was this love of soccer that led him to purchase land formerly used as a dump in Torrance to create his own soccer field (*Daily Breeze* 2018). Since there was more space than needed for a soccer field it must have been a logical location for Alpine Village despite the lack of Germans living in the immediate vicinity.

The first permit associated with the property dates to 1966 for the connection of Continental Soccer Field to the sewer system (Appendix A). Both Bischof and Rotter are listed as owners on these early permits, so they had formed a partnership by this point. According to Hans Eberhard, former manager of GABA, Bischof and Rotter came to the GABA office with their concept for Alpine Village some time in the early 1960s (Interview with Hans Eberhard 2019a). The soccer field was a success, and in January of 1967 the Los Angeles Toros, of the National Professional Soccer League, had arranged to train at the field (*Valley Times* 1967a).

In April of 1967, Bischof and Rotter, along with interested members of the German South Bay Club, announced their plans for a park celebrating German culture. The initial plans for Alpine Village were quite ambitious. The 35-acre site located where the San Diego and Harbor Freeways meet, would have a shopping center with 28 shops in an “Alpine motif” specializing in merchandise from “France, Hungary, Germany and other European countries.” A headquarters for the GAL with its 80,000 members was one of the first buildings planned. The Heimut House would feature a large dance hall and restaurant. There were additional plans for a theater, parking for 2,000, and several bars with names such as Black Forest Room, Bavarian Room, and Rheinwein Room. Their plans also included a park, country club, Olympic-sized pool, tennis courts, volleyball courts and gym facilities, 3-par golf course, medical center, apartments, senior citizen home, and a school where German would be taught. It was noted that the soccer field was already operating with a seating capacity for 1,000, but plans were in place for a stadium (*Independent Press Telegram* 1967). A blurry rendering of the proposed project appeared in the paper along with the description of the plans (Figure 151).

The first building permit application was filed the following month for a 13,300-square-foot retail building (Appendix A). The architect for the project was Bruno Bernauer. Bruno Joseph Bernauer was born in Yugoslavia in 1934 and emigrated to Los Angeles around the same time as Bischof and Rotter in 1956. In his petition for naturalization he states his occupation as architectural draftsman (National Archives 2014). As a young architect, Bernauer had not completed many projects at the time he designed the first two buildings at Alpine Village, but he went on to build several homes, apartments and office buildings in the South Bay area (*Los Angeles Times* 1972; *Los Angeles Times* 1981; *Los Angeles Times* 1986a). He died in Los Angeles in 1996 (State of California 2000).

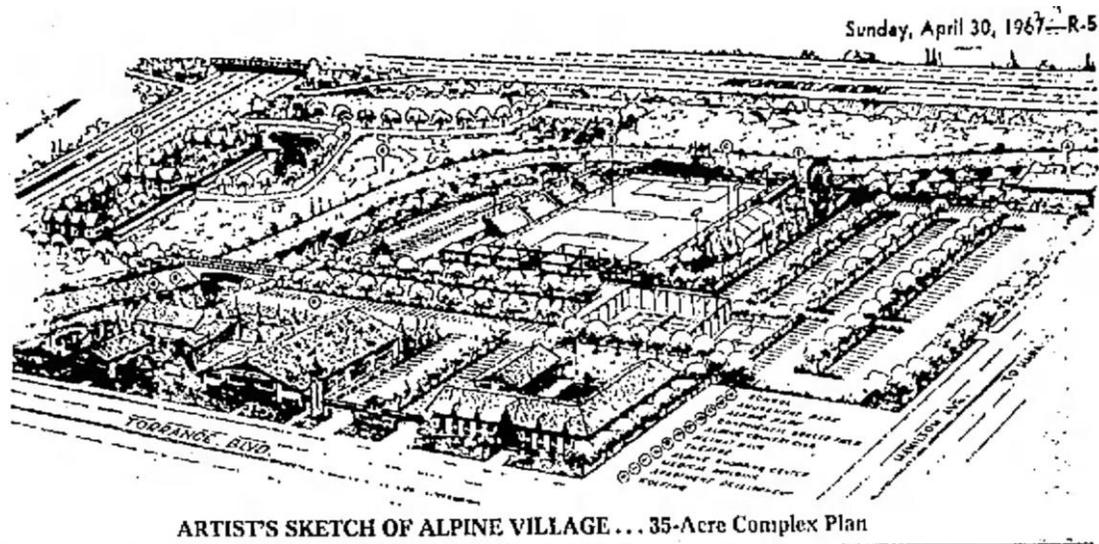


Figure 151. Artist's rendering of proposed Alpine Village project, *Independent Press Telegram*, 1967.

Another permit application with Bernauer as the architect was submitted in August of 1967. This permit was for a 6,460-square-foot building to be used as a theater. They also submitted several permits to erect temporary tents throughout 1967, one of which might have been for the first Oktoberfest celebrations on the site, although it was not advertised. In November of 1968 a permit was approved for a 70-foot-tall pole sign designed by Arthur L. Bergey and constructed by Chief Neon. The sign would be tall enough to be visible from the freeway and attract passing motorists to the new shopping complex.

Although the final building inspections did not occur until 1969, the first advertisement for “the little village in the Alps” appeared in December of 1968 (Figure 152). At the time of the opening the tenants included: French Pancake House, Alpine Village Ski Chalet, Alpine Fashions, Alpine Parfumerie, Alpine Jewelers, Alpine Glass and Porcelain, Eschbach’s Alpine Delicatessen, Lorrie’s Card and Gift Shop, Photo Edelweiss, German Home Bakery, Salamander Shoes, and Olde Legende Candy. Other attractions listed include soccer, Alpine Village Movie Theater, and the Alpine Inn Restaurant. At the time of the opening and until 1984, the Alpine Inn Restaurant was located in the southwest corner of the building labeled Building 2 on the property map (see Figure 5).

The first advertisement that appeared in the *Los Angeles Times* in April of 1969 had a picture of the newly constructed complex (Figure 153). The photo is the view from the Alpine Inn Restaurant looking east, with Building 2 on the right and Building 1 on the left. By April, new tenants had been added including Adamson’s Handicraft, Alpine Toys and Hobbies, Coin and Stamp Store, Bookkeeping and Tax Service, Elve’s Precious Jewels, and a picnic area available for company picnics. Readers were encouraged to take their families on “a real trip to the little city from the Alps,” and the stores were open daily from noon until 8pm.

Plans for Heimet House that were a top priority when the project was announced in 1967 appeared to have trouble materializing. In June of 1969 it was announced that the GAL and 30 local German clubs had banded together to plan a large and modern club house that would include a quality restaurant, cocktail lounge, ballroom, library, and meeting rooms (*Independent Press Telegram* 1969). There was a groundbreaking ceremony, which may explain why aerial maps show the lot cleared in 1972 even though a building was not built at that location east of the shopping center until 1974. Hans Eberhard suggested that financial problems were the reason no building permit application for the clubhouse was processed at the time the project was announced (Interview with Hans Eberhard 2019b).

MADE IN U.S.A. raised in Steubenville. GE 5-5572 LUPRUC HARTMAN P.C. LO 9-2877 "REFLECTIONS OF GOLDEN EYE"

ALPINE VILLAGE

"The Little City from the Alps"

833 W. TORRANCE BLVD., TORRANCE

(Torrance Blvd. at Vermont & Harbor Fwy.)

"Where Your Christmas Shopping is Fun and Different"

<p>Introducing the French Pancake called Crepe. This golden thin pancake filled at your taste with the famous Cordan Bleu, etc., or fruits. Complete lunch and dinner including \$1.95 dessert for</p> <p style="text-align: center;">Crepes Suzette Our delicious Fish and Chips, Hamburgers and Sandwiches Come and see us. Bon Appetit</p> <p style="text-align: center;">FRENCH PANCAKE HOUSE</p>	<p style="text-align: center;">SKI SEASON SALE</p> <p>PRE-CHRISTMAS IMPORTED METAL SKI from Germany - The "blue ala-steel" with Salomon Toe-Step and in heel. With safety bindings. Reg. \$168.00 99.00</p> <p style="text-align: center;">MOUNTING FEE EXTRA</p> <p>BLITZ '69 SKIS INCLUDES SAFETY BINDING AND POLES. REG. \$79.95 49.95</p> <p>SPECIAL! LA DOLOMITE 6-BUCKLE SKI BOOTS. NOW FROM ONLY 45.00</p> <p style="text-align: center;">ALPINE VILLAGE SKI CHALET</p>	<p style="text-align: center;">Exciting and Tempting FINE CANDIES</p> <p style="text-align: center;">And Don't Miss our very different "Boutique" OLDE LEGENDE CANDY and PRECIOUS JEWEL BOUTIQUE</p> <p style="text-align: center;">ALPINE VILLAGE</p>
<p style="text-align: center;">ALPINE FASHIONS</p> <p style="text-align: center;">House of Imported Fashions For The Modern Woman</p> <p style="text-align: center;">ORIGINAL DIRNDL from BAVARIA and AUSTRIA</p> <p style="text-align: center;">Phone 324-9277</p>	<p style="text-align: center;">• Everything for a Lovelier Her</p> <p style="text-align: center;">WHAT COULD BE MORE EXCITING!</p> <p style="text-align: center;">Cosmetic Gift Sets Imported from France, Germany and Holland</p> <p style="text-align: center;">• FOR AN EXCITING GIFT</p> <p style="text-align: center;">ALPINE PARFUMERIE</p>	<p style="text-align: center;">MARKLIN</p> <p>FAMOUS MARKLIN "HO" TRAIN... complete set w/track & transformer for 19.95 - Locomotive only \$8.50. Branch Line Coach only 1.25. Max-Ton Service, too. Also die, table tops, vases, candleholders, swords, floristic, antique gear, crystal, stuffed toys from "Steiff," Germany and "Berg," Austria. Phone 532-8270. ROOM INNOVATION SALE - 40% OFF</p>
<p style="text-align: center;">FINE EUROPEAN GLASS AND PORCELAINWARE</p> <p>Lead Crystal, Vases, Kabaids, Delft from Holland, Figurines, Beer steins and Mugs, Decanters, Liqueur, Wine, Fruit, Child, Fish, Phoenix, Dinner and Dessert sets. Also Cuckoo Clocks and Austrian Conditers and Holders.</p> <p style="text-align: center;">Alpine Glass & Porcelain 532-8353</p>	<p style="text-align: center;">Alpine Jewelers 833 Torrance Blvd. Torrance, Calif.</p> <p style="text-align: center;">THE ONLY PLACE!</p> <p>Offering Truly Quality Gemstones and Custom Jewelry from the Masters of Germany, Austria, Italy, etc....</p> <p>At Extremely Competitive Prices! We Also Feature Top Brand Swiss-made Time Pieces in Chrome, Gold Filled or Gold. Including the latest automatic and calendar models.</p> <p style="text-align: center;">HERE'S A FEW OF OUR SPECIALS:</p> <p>✓ Charm Bracelet - 14 Kt. Gold - From only \$19 ✓ Gent's Chronograph Watch in 14 Kt. Gold. Only \$79.00</p> <p style="text-align: center;">EXPERT REPAIRS CUSTOM CREATIONS</p>	<p style="text-align: center;">Authentic German CUISINE</p> <p>• Wienerschnitzel • Sauerbraten • Bratwurst • Appleschudel</p> <p style="text-align: center;">\$120-\$275</p> <p>Imported Wine & Beer Phone 323-6250</p> <p style="text-align: center;">ALPINE INN</p> <p>Banquet Rooms and Picnic Grounds Available for Company Picnics</p>
<p style="text-align: center;">Fine Meats, Wines and Food</p> <p>Our Own Sausage & Lunch Meat Beer - Wine - Imports Christmas Gift Packages</p> <p style="text-align: center;">329-9445</p> <p style="text-align: center;">ESCHBACH'S ALPINE DELICATESSEN</p>	<p style="text-align: center;">Lorries Card & Gift SHOP</p> <p>Foreign Language cards, Birthday, Wedding, Anniversary Baby, Christmas, etc. Beer Steins • Scented Candles • Transistor Radios • Novelty Cuckoo Clocks from 7.50 up</p> <p style="text-align: center;">and Many other Beautiful Items</p>	<p style="text-align: center;">INTERNATIONAL MOVIES Wed.-Fri. - 8 p.m. In French, Italian, Swedish, Yugoslav, Hungarian (with English subtitles).</p> <p style="text-align: center;">GERMAN MOVIES Sat. 4 p.m., Sun. 3 p.m., Mon. 8 p.m.</p> <p style="text-align: center;">ALPINE VILLAGE MOVIE THEATRE Phone 327-3436</p>
<p style="text-align: center;">PHOTO EDELWEISS Imported Cameras</p>	<p style="text-align: center;">GERMAN HOME BAKERY German Style Bread & Pastry</p>	<p style="text-align: center;">SALAMANDER SHOES Imported from Germany, France and Italy</p>

Figure 152. First advertisement for Alpine Village, *Independent Press Telegram*, 1968.

Old World Specialty Shops to Serve You

- German Restaurant
- Bavarian Beer Garden
- German Movie Theatre
- Parfumerie & Drugstore
- Lorrie's Card and Gifts
- Alpine Fashions
- Adamson's Handicraft
- Old Legende Candy
- Elve's Precious Jewels
- Alpine Importers
- Alpine Village Realty
- Austrian Sports Shop
- Glass & Porcelain
- Alpine Toys & Hobbies
- Salamander Shoes
- Alpine Jewelers
- German Bakery
- Men's Hair Styling
- Coin and Stamp Store
- Bookkeeping and Tax Service
- European Men's & Children's Wear
- Continental Soccer Field
- Picnic Grounds

TAKE YOUR FAMILY ON A REAL TRIP TO THE LITTLE CITY FROM THE ALPS

Located at Torrance Blvd. & Harbor Freeway—Torrance
 Take Harbor Freeway to Torrance Blvd. Off-Ramp—Just West of Harbor Freeway

The Little City From the Alps
Alpine Village

An authentic European delight— with its picturesque buildings, shops and friendly people in their native costumes to serve you. Specialty shops offering imported goods from the Alpine countries. Home-made German food and imported beverages. Come now, come soon. We are waiting to show you a bit of Europe.

OPEN DAILY 12 NOON TO 9 P.M.
 Most Stores Closed Monday

Figure 153. First advertisement in *Los Angeles Times*, April 1969.

The permits that were issued were for a variety of carnival rides as Alpine Village began to evolve from being simply a shopping center to a host of multiple social and cultural events. The Bavarian Song and Dance Festival held on June 15, 1969, offered German music and “imported Bavarian beer” (Figure 154). Based on the permit, the 15 carnival rides they offered included the Tilt-o-Whirl, Octopus, Rock-o-plane, Sky Dive, and four kiddie rides. A ride permit was issued again in September, for what was the first official Oktoberfest celebration to take place at Alpine Village. Promoted by the German South Bay Club, the three-day celebration (September 26th-28th) included eight exciting bands, good German food, and Bavarian beer (*Los Angeles Times* 1969). The celebration was very successful, with more than 32,000 people attending over the three days (Gnerre 2016).

It might have been the addition of rides to attract children and families that led Bischof and Rotter to embark on their next expansion. In April of 1970 they applied for a permit for animal stalls and cages, and in May Bischof requested a permit to build an “Alpine Farm” near the soccer field. While that was under construction, the partners also planned an expansion of Alpine Village. In July of 1970 they applied for permits for two additional retail spaces of 4,500 and 2,200 square feet and a 400-square-foot chapel. The architect for the new buildings was listed as Joe Sing, the architect first retained by Hans Rotter to build dressing rooms at his soccer field. Research revealed very little information about Joe Sing. He designed a training center for the Eye Dog Foundation in Topanga Canyon in 1968 and built a luxury home in Palos Verdes in 1976, but little else is known (*Los Angeles Times* 1968). Sing kept the design of the new buildings similar to that of the first two, with false gables used to visually divide the buildings into individual units and the use of applied wood details to emphasize the Bavarian theme. The Chapel, inspired by the type of onion-domed chapel found throughout upper Bavaria, functioned as visual centerpiece for Alpine Village and gave the shopping court more of the feeling of a village than a mall.

SUNDAY, JUNE 15 -- NOON 'TIL 10 P.M.

Authentic Bavarian
CARNIVAL

at **ALPINE VILLAGE PARK**
Harbor Freeway and Torrance Blvd.

FUN FOR YOUNG AND OLD!
BRING YOUR KIDS!!
15 CARNIVAL RIDES
Up to 100 FEET TALL!

MUSIC and DANCING . . . ENTERTAINMENT
• Reasonable German Food
and Beverages for the
Whole Family!

**IMPORTED BAVARIAN
BEER 10^c** With
Admission
Ticket

ADMISSION \$1⁰⁰—CHILDREN FREE

PROGRAM - 1:00 to 10:00

- Alpine Brass Band • Swiss-Italian Dance Group
- Bavarian Dance Group • Bavarian Singing Choir
- Alpine Children Dance Group

Evening Dancing 6:00 to 10:00
Music by Austrian Dance Band

VISIT THE VARIETY OF CHARMING OLD
SHOPS LOCATED AT ALPINE VILLAGE

Figure 154. Bavarian Carnival advertisement, *Independent Press Telegram*, June 13, 1969.

The final inspections of the new buildings occurred in July, and in August the Grand Opening of the new Alpine Village was celebrated (Figure 155). A new beer garden was added to the north of the restaurant where a roof covered the space between Buildings 1 and 2 to form a sheltered patio. Several attractions were available for children as well (Figure 156). The Children's Animal Farm had a petting zoo and merry-go-round, and Fairytaleland offered the chance to see and hear Cinderella, Sleeping Beauty, and other Grimm Brothers fairy tales. There was a live animal show and Bavarian bands to celebrate the grand opening. Admission to the farm and Fairytaleland was \$1.00 for adults and 50 cents for children age five

3. Historical Context

to 15. For Oktoberfest 1971, the *Los Angeles Times* printed a pullout advertisement section with six pages of ads and more details about the activities at Alpine Village. The list of stores in October of 1971 included: Alpine Delicatessen, Alpine Village Bakery and Café, Alpine Village Smoke Shop and Olde Legende Candy, Adamson's Handicraft, Alpine Textilien, Alpine Importers, Alpine Housewares, Salamander Shoes, Mercedes Leather Goods, Austrian Sport Shop, European Men's Wear, Alpine Fashions, Traudel's Exquisites, Alpine Sundries, Alpine Jewelers, Alpine Glass and Porcelain, Lorrie's Card and Gift, Alpine Coin and Stamp Curios and Occult, Collector's Gallery, Alpine Hair Styling, Alpine Candle Shop, Alpine Village Bookkeeping and Tax Service, and Club Little Europe. The Alpine Farm allowed children to pet and feed sheep, goats, ducks, piglets, calves, seals, gold fish, etc. They also had a Miniature Zoo with squirrels, monkeys, pheasants, foxes, rabbits, deer, llamas, goats, turtles, swans, flamingos, swans, peafowls, crows, finches, doves, pigeons and many more birds. The Alpine Theater showed "artistic masterpieces from Germany," and the chapel would soon be available for weddings. Plans for a future motel, additional shops, a farmer's market, and a professional building are mentioned as well (*Los Angeles Times* 1971a).

In 1972, several small buildings were added, such as a seal viewing platform and pitch and toss stands. Plans for the farmer's market progressed with preliminary arrangements for a 21,000-square-foot building first presented in April. By July of 1972 it was advertised that the Alpine Village Market would be opening soon (*Independent* 1972a). Joe Sing was again the architect listed on the building permit application submitted in May of 1972. The final inspection of the building occurred in March of 1973. The new space offered a bakery, deli, butcher shop and groceries, along with a café. In the fall of 1973, a German parade was added to the festivities to mark the opening of Oktoberfest. The parade started at 223rd and Figueroa Streets in Torrance and ended at the Alpine Village (*Independent* 1973).

Throughout 1974 many of the same attractions were advertised, and a cook, newly arrived from Bohemia, started at the Alpine Inn (*Los Angeles Times* 1974). The long-postponed plans for a Heimet House, or clubhouse, for the GAL also came to fruition in 1974. The permit application was submitted by the GAL for a 9,645-square-foot building to be used as a restaurant and dance hall. The architect was W.A. Altmann. Walter Alba Altmann was born in Stuttgart, Germany, in 1929, and came to the United States in 1958 (National Archives 2014). His obituary described him as a passionate architect who studied with some of the greats of his time such as Minoru Yamasaki and John Lautner (Legacy.com 2019). Since it functioned as a meeting place for the GAL and other clubs, the opening of the Clubhouse was not advertised. The final building inspection occurred in November of 1974.

One of the last permits signed by Josef Bischof is in May of 1975 for carnival rides associated with the annual May Festival. Bischof left his partnership with Rotter to pursue his dream of building a bigger version of Alpine Village, this time with a residential element. He found a site in Huntington Beach and the first renderings of the project were revealed in the summer of 1976 (*Santa Ana Register* 1976). Old World Village was a \$4 million shopping village that would include retail shops, shop-keeper residences, restaurants, a chapel, banquet room and a beer garden, as well as accommodations for visitors. Old World Village captured the flavor of a Bavarian village, with plaster mountains rimming the entrance, cobble streets, and "Germanic murals" on many of the walls (*Los Angeles Times* 1988b). Despite some legal battles, it is still operating today.

Alpine Village hosted all of its annual festivals throughout 1975 with the addition of a few new ones such as a wine festival and Polynesian Luau in August (*Los Angeles Times* 1975). Advertisements for the Fairytaleland stopped appearing during this year and there were also indications that the petting zoo was not so popular. A few years earlier, a letter to the editor expressed some concerns over the treatment of the animals, and a classified advertisement listed several animals for sale (*Independent* 1972b; *Los Angeles Times* 1973). Although the farm is mentioned in advertisements through 1976, it appears that the batting cages that were issued a permit in 1977 replaced the petting zoo. The clubhouse was also remodeled in 1977, although the permit does not indicate what specific work was done.

ALPINE VILLAGE
Family Fun and Entertainment

LITTLE CITY FROM THE ALPS



GRAND OPENING

Alpine Village Inn:
*Specializing in German food & beverages—
Live Bavarian Entertainment*

20 OLD WORLD SHOPS SPECIALIZING IN IMPORTED GOODS FROM EUROPE

BEER GARDENS
Two of them, each with Bavarian Beers, wines, soft drinks, self-service snack bar, and live Bavarian entertainment.

CHILDREN'S ANIMAL FARM
A petting farm for children of all ages.
Also has pony rides and a merry-go-round.



FAIRYTALELAND
See and hear Cinderella, Sleeping Beauty and other Grimm Brothers fairy tales at Alpine Village.



DOMESTIC ANIMAL ACT
Live Entertainment
Bavarian Brass Band,
Bavarian Dance Band, Swiss & Bavarian Dance Groups



Admission:
Children under 5 free
Children 5 to 15 50c
Adults \$1.00

Hours:
11 to 9 daily—7 days per week

833 W. TORRANCE BLVD., TORRANCE
323-6520

*Located at Torrance Blvd. & Harbor Freeway, Torrance.
Take Harbor Freeway to Torrance Blvd. Off Ramp.*



ALPINE FARM—Children and adults delight in petting animals at the Village.

Figure 156. Picture of Alpine Farm from 1971 grand opening.

Figure 155. Advertisement for grand opening of Alpine Village Park, August 1971.

3. Historical Context

The next major changes to Alpine Village began in 1980. Parking lot spaces were reallocated as the batting cages and new Swap Meet were doing well (Figures 157 and 158). The seats in the theater were removed and the space was remodeled to function as the new clubhouse for the GAL. The former clubhouse space briefly became a concert venue known as “The Barn.” This “newest and largest rock club” became popular with punk bands ranging from obscure to well-known, including the Dead Kennedys and Minor Threat (*Los Angeles Times* 1996). In 1982 a small newspaper called the Alpine Village News advertised the various offerings of the “great little town,” including the market and stores and a two-page spread about the Alpine Village Inn Restaurant. Photographs document the exterior and interior of the space while it still occupied the corner of Building 2. At that time, it had a cocktail lounge, Continental Dining Room, the Wine Stube, and the Blue Room (Figures 159-161).

In 1983, a series of three special stamps was designed to commemorate the German Tricentennial. One of these had a collectible postmark from the Alpine Village post office (Figure 162). Hans Eberhard was not aware of the location of the post office or how long it was operating at Alpine Village (Interview with Hans Eberhard 2019b). The parking lot also hosted Circus Vargas in 1983 and became a park and ride lot during the 1984 Olympics (Los Angeles County Building Permits 2019) (Figure 163). In 1984, the former clubhouse space was extensively remodeled and expanded to become the new Alpine Inn Restaurant. Peter Erdelyi designed the 8,170-square-foot two-story addition to the existing space. The addition closed the gap between the former clubhouse and east wall of Building 2 and nearly doubled the overall square footage of the building. Peter Erdelyi, a structural engineer, founded Peter T. Erdelyi and Associates in 1978 and has since designed more than 10,000 structures (erdelyi.com 2019). A ribbon-cutting ceremony was held for the new restaurant in September of 1984, in time for that year’s Oktoberfest celebrations (*Los Angeles Times* 1984c). The new restaurant could serve 600 diners and included The Emerald Room, which offered a more upscale dining experience (*Los Angeles Times* 1984b;1986b). The theater in Building 1 was also altered in 1984. Bruno Bernauer is listed on the permit, but it is not clear if that is because he is the original architect or was involved in the remodeling. The interior walls were removed between the stores on the south end to create a larger banquet hall space.

In 1985, Alpine Village briefly made the news when a security guard asked four neo-Nazis to remove their swastika pins while dining at the Alpine Village Inn. The owners of Alpine Village stood behind their decision but were sued by the American Civil Liberties Union and lost the case (*Los Angeles Times* 1988a). In 1988 a second story was added for offices in the Alpine Market. And in July of 1988, a portion of the Alpine Market bakery was remodeled by Bruno Bernauer to make room for tanks and brewery equipment. The investor-owned Alpine Village Hofbrau was opened under an agreement with the Hofbrauhaus Traunstein, a brewery in Traunstein, Germany. The German brewery provided its recipes and technical consulting in return for some of the profits (*Los Angeles Times* 1990). The beer they produced was served at Alpine Village and also distributed throughout southern California. The beer was particularly popular during the World Cup matches that attracted crowds of soccer fans to Alpine Village in 1990 and 1994 (*Los Angeles Times* 1994). Although the brewery got off to a good start, they filed for bankruptcy in 1992 (*Los Angeles Times* 1992). The equipment went on to start another brewery, Angel City, in downtown Los Angeles, which is still operating today (*Los Angeles Times* 2011). Alpine Village also was the source of another Los Angeles institution, Red Lion Tavern in Silverlake. The owner, Uwe Backen, was a shop owner at the Village until 1980 but wanted to open a tavern similar to the one his mother owned in Hamburg (*Los Angeles Times* 1995).

Figure 157. Advertisement for batting cages from *Los Angeles Times*, 1980.

Figure 158. Advertisement for Swap Meet from 1980.



Dine in style. For a impressive occasion select the Blue Room, the most elegant of the many dining rooms at the Alpine Inn.

Figure 159. Blue Room in original Alpine Village Inn, from *Alpine Village News*, 1982.
(Courtesy Marcello Vavala)



The Continental Dining Room at the Alpine village Inn exudes an atmosphere of Gemuetlichkeit.

Figure 160. Continental Dining Room in original Alpine Village Inn, from *Alpine Village News*, 1982.
(Courtesy Marcello Vavala)



Figure 161. Cocktail Lounge in original Alpine Village Inn, from *Alpine Village News*, 1982. (Courtesy Marcello Vavala)



Figure 162. Commemorative postmark and stamp for the German Bicentennial in 1983.



Figure 163. Photo of Emerald Room as it appeared in 2008.

Alpine Village continued to be one of the most popular Oktoberfest destinations throughout the 1990s and early 2000s. The sausages made on premises by Alex Lager became an attraction, and not just during the annual Sausage Fest. After 26 years at Alpine Village he discussed the more than 100 varieties of sausage he made for the market, selling up to 12,000 pounds during Oktoberfest as of 2015 (*Los Angeles Times* 2015). Much remained unchanged at Alpine Village until 2008. Hans Rotter and his wife Teri had a development plan that included a hotel and necessitated the demolition of the popular batting cages and closure of the Swap Meet. The board did not approve of the plan and as a result, Hans Rotter was fired after 40 years of running Alpine Village. The Swap Meet was reopened, and management was shifted to the Rotters' daughter and son-in-law (*San Bernardino Sun* 2008). Throughout 2008 and 2009 several alterations were made to the buildings, including the removal of wood shakes and replacement with composition shingles and filling in of several windows. In 2010, a new general manager, Otto Radke, brought in food trucks on Wednesdays and began to book bands again. Recent building permits have only involved minor changes to restrooms and permits for the annual Oktoberfest tent structure. Hans Rotter passed away in July of 2018 (*Daily Breeze* 2018).

4. EVALUATION OF HISTORICAL SIGNIFICANCE

CRITERIA FOR EVALUATION

This evaluation report applies the County of Los Angeles Landmark Criteria outlined in the Historic Preservation Ordinance. These criteria closely parallel guidelines established by the National Park Service and the California Office of Preservation for determination of eligibility for listing on NRHP and the California Register of Historical Resources (CRHR), respectively. In addition, the seven aspects of integrity, as defined by the NRHP (National Park Service 1997), are applied to ensure that the property is able to convey its historical significance. County of Los Angeles Landmark Criteria and National Park Service integrity guidelines are described in this section.

County of Los Angeles Landmark Criteria

Criteria for Designation of Landmarks and Historic Districts (Part 28 of Chapter 22.52.3060 of the Los Angeles County Code of Ordinances (Ord. 2015-0033 § 3, 2015; referred to herein as the Historic Preservation Ordinance) are as follows:

- A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
 4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
 5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
 6. If it is a tree, it is one of the largest or oldest trees of the species located in the County;
or
 7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section.

- D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:
1. More than 50 percent of owners in the proposed district consent to the designation;
 2. The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and
 3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

Historical Integrity

Integrity is the ability of a property convey its significance. The National Park Service publication, *How to Apply the National Register Criteria for Evaluation* (NRHP Bulletin No. 15) establishes how to evaluate the integrity of a property. The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property (National Park Service 1997:44-45).

In summary, based on current research and the above assessment, the Alpine Village at 833 W. Torrance Boulevard meets the County of Los Angeles criteria for landmark status (22.52.3060). The property was evaluated according to the statutory criteria, as follows (Ord. 2015-0033 § 3, 2015):

EVALUATION

A. Alpine Village was established more than 50 years ago and satisfies the following criteria for landmark status defined by the County of Los Angeles Historic Preservation Ordinance, which states that one or more criteria should be met for a property to qualify for the designation:

1. *It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located.*

Alpine Village is eligible under criterion A.1 for its association with Commercial Development and the Automobile (1910-1970) as a post-World War II example of a shopping destination situated to attract travelers on the adjacent freeway. Its oversized, themed sign and programmatic design represent a time in Los Angeles when businesses needed to create a destination worth the journey. It is also eligible for its association with the European-American Community in Southern California as it served as the social and cultural center for Germans, Hungarians, Croatians, Polish and several other groups, who held their annual festivals and events at Alpine Village from 1968 to the present. Alpine Village merged both contexts, using a recreated Bavarian Village to attract visitors and create a cultural meeting place for ethnic groups otherwise scattered across southern California. For decades it has served as a meeting place for more than 30 social and cultural clubs that otherwise would not have had an appropriate location. As a commercial shopping destination and social cultural gathering place, Alpine Village has made a significant contribution to the history of Los Angeles County and satisfies criterion A.1.

2. *It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located.*

Alpine Village is associated with two of its original founders: Josef Bischof and Johann “Hans” Rotter. Both individuals contributed to the initial development of the property and took various roles in the creation of Alpine Village between the years 1967 and 1974. Although well-known in the local German immigrant community and associated with Alpine Village, their involvement with the property is not as significant as the association with events and distinctive architecture. Furthermore, the significance of these individuals is tied directly to Alpine Village and they do not have historical significance in the larger community. As such, Alpine Village is not eligible for County of Los Angeles landmark status under criterion A.2.

3. *It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located.*

Alpine Village is an excellent example of a themed shopping court, a building type developed in the early to mid-twentieth century that has since become increasingly rare. The shopping court frequently adopted a theme or style to attract visitors. Other extant examples in Los Angeles County include the Farmer’s Market at Third Street and Fairfax Avenue, Crossroads of the World in Hollywood, and Seaport Village in

4. Evaluation of Historical Significance

Long Beach. Although a late example of a shopping court, Alpine Village embodies all the primary characteristics outlined by noted Architectural Historian Richard Longstreth in his summary of the building type. Alpine Village is a good representation of the Swiss Chalet or Bavarian style used programmatically to reflect the goods sold at the shops and food served at the café and restaurant. It retains several character-defining features of the style including wide projecting roofs, towers, decorative carving, and balconies. In consideration of the significance of the builders/architects, the four builders associated with Alpine Village, Bruno Bernauer, Joe Sing, Walter Alba Altmann and Peter Erdelyi, completed several projects in Southern California but are not considered significant on a broader level. In conclusion, Alpine Village is eligible for County of Los Angeles landmark status on the County level under criterion A.3 as an excellent example of a Bavarian-themed shopping court.

4. *It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located.*

The property is not likely to yield significant information regarding prehistory of history of the area in which it is located. Therefore, it does not satisfy this criterion for County of Los Angeles landmark status.

5. *It is listed, or has been formally determined eligible, by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources.*

Alpine Village is not listed, nor has it been determined individually eligible for listing, in the NRHP; it is not listed, nor has it been determined eligible for individual listing, in the CRHR. Therefore, the property does not satisfy this criterion for County of Los Angeles landmark status.

6. *If it is a tree, it is one of the largest or oldest trees of the species located in the County.*

No trees on this property meet this criterion.

7. *If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.*

The nominated property is not a natural land feature.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section and exhibits exceptional importance.

Expansions and additions to the property have occurred less than 50 years ago. Two buildings were added in 1972, and additions were added in 1973 and 1974. However, all additions were built in the same style with the same attention to detail and workmanship exhibited in 1968. Furthermore, the property is exceptionally important as it now falls within the “fragile category of resources” representing thematic roadside architecture, particularly shopping courts, in Los

Angeles County (National Park Service 1997). Similar properties, such as Ports O'Call Village in San Pedro, have recently been demolished and the property type, particularly themed examples, is becoming increasingly rare.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section.

Alpine Village is open to the general public and most of its interior spaces are accessible. The interior of the chapel has not been substantially altered since its initial construction. As it reflects the contexts outlined above under criterion A.1, and represents the architectural style described under criterion A.3, it is recommended for designation under this nomination. Similarly, the interior of the Alpine Inn reflects the architectural style and details outlined under criterion A.3 and has served as the meeting place for multiple cultural groups described above under criterion A.1. The Alpine Inn was built in 1974, but as the largest interior space on the property which is a rare property type, it qualifies for designation under subsection B for exhibiting exception importance. Therefore, these interior spaces should be included as part of the landmark designation.

D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:

1. *More than 50 percent of owners in the proposed district consent to the designation;*
2. *The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and*
3. *The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.*

As part of this evaluation ASM conducted a windshield survey of the area and determined there were no other buildings that were associated, thematically or architecturally, with Alpine Village. Since there are no related properties in the geographic area, Alpine Village was not considered for designation as a historic district.

Evaluation of Historical Integrity

Alpine Village retains sufficient integrity to convey its historical significance. The dates of alterations (if known) are included in Appendix B. Despite these alterations, Alpine Village retains character-defining features of its thematic use of the Bavarian style (Table 2). Most gable ends retain decorative bargeboard and applied wood behind their balconies. Painted details around windows and doors, signs and murals, can be found throughout the complex. The chapel retains its characteristic onion dome turret with wood shakes and shutters display a wide variety of applied wood details. Alpine Village retains all seven aspects of integrity of a historical resource, as defined by the National Park Service and the County Historic Preservation Ordinance, and as discussed in detail below.

4. Evaluation of Historical Significance

Table 2. Character-defining Features of Alpine Village Buildings

Feature	Building						
	1	2	3	4	5	6	7
Low-pitched gable roof	x	x	x	x	-	x	x
Steeply-pitched gable roof	-	x	-	-	x	-	x
Decorative bargeboard in gable end	x	x	x	x	x	x	x
Overhanging eaves	x	x	x	x	-	x	x
Clapboards in gable end	x	x	x	x	-	x	x
Projecting wood beams	x	x	-	-	-	x	-
Board and batten siding	x	x	-	-	-	-	-
Balconies	x	x	-	-	-	x	x
Stairs with decorative rails	-	x	-	-	-	x	-
Wood shutters	x	x	x	x	-	x	x
Applied wood details	x	x	x	x	-	x	-
Stucco walls	x	x	x	x	x	x	-
Painted mural	-	x	-	x	-	x	-
Painted window and door surrounds	-	-	x	x	-	x	-
Diamond-pane windows	x	x	-	-	-	-	x
Picture windows with scalloped edge	x	x	-	-	-	-	-
Towers	x	x	x		x	x	x
Doors with glazed upper section	x	x	x	x	x	x	x
Doors with scalloped wood surround	-	x	-	-	-	-	-
Original windows	x	x	-	-	-	-	-
Brick details	x	x	-	-	-	-	x
Wood shakes	-	-	-	-	x	-	x

1. **Location.** Alpine Village has not been moved and thus retains integrity of location.
2. **Design.** The property retains the combination of elements that create its form, plan, space, structure, and style, including elements such as organization of space, proportion, scale, and character-defining features. Thus, Alpine Village retains integrity of design.
3. **Setting.** The property is located in its original physical environment, including the character of the site and its relationship to surrounding boulevards and the freeway. The setting around the property retains the basic physical conditions during its period of significance, even with the additions to the buildings and removal of some features. Therefore, Alpine Village retains integrity of setting.
4. **Materials.** With minor alterations, the property retains most of its original physical elements and materials such as carved wood. Some windows have been replaced and wood shakes were replaced with composition shingles in most locations, but overall Alpine Village retains integrity of materials.

5. **Workmanship.** The property continues to display attention to detail evident through features such as turned railings and decorative wood shutters. Thus, Alpine Village retains integrity of workmanship.
6. **Feeling.** The property is fully expressive of the aesthetics and references of the time of construction, including the programmatic features associated with the Bavarian-influenced architectural style. When viewed as a whole, these qualities convey the property's historical character. Thus, Alpine Village retains integrity of feeling.
7. **Association.** The property still functions as a shopping center and gathering place and retains a direct link to its European origins through its use of Bavarian-themed architecture. Thus, Alpine Village retains integrity of association.

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5. CONCLUSION

As discussed in this report, Alpine Village was established more than 50 years ago and meets two of the criteria (A.1 and A.3) for landmark status as set forth in the County of Los Angeles Historic Preservation Ordinance Criteria for Designation of Landmarks and Historic Districts (Ord. 2015-0033 § 3, 2015). Because of its association with Commercial Development and the Automobile, and as center of European American social and cultural activity, the property is eligible under Criterion A.1 on the County level, with a period of significance of 1968-1974 for its connection to events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located. This period of significance was determined based on the date of completion of the property and as the span of time Alpine Village actively contributed to the trend of commercial development and the automobile (National Park Service 1997, p. 42). As a rare example of a Bavarian-themed shopping court in Los Angeles County, the property embodies the distinctive characteristics of a type, architectural style, period, or method of construction. Therefore, it satisfies Criterion A.3 on the County level under the area of significance of Architecture, with a period of significance of 1968-1974, based on the years of the property's construction. Additionally, Alpine Village meets Criterion B, as the increasingly rare building type of thematic shopping courts is exceptionally important. The interior spaces of the Chapel and Alpine Inn reflect the contexts outlined under criteria A.1 and A.3, and should be included as part of the landmark designation under Criterion C. Furthermore, Alpine Village retains sufficient integrity, in both interior and exterior, to convey its historical significance. Therefore, this evaluation report recommends the property eligible for County of Los Angeles landmark status.

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- 1971a "Oktoberfest." Oct 14, pp. 145-152
- 1971b "Holiday Show Scheduled at Alpine Village." Dec 5, pg. 212.
- 1972 "Archer-Finch Construction to Begin Soon." Aug 27, pg. 136.
- 1973 "Classifieds." Oct 21, pg. 230.
- 1974 "Alpine Village." Apr 21, pg. 149.
- 1975 Display Ad "Come to the Wine Festival." Aug 24, pg. 189.
- 1977a "International Assn. of Magicians." May 31, pg. 104
- 1977b "Here's to Oktoberfest." Sep 13, pg. 116.
- 1979a "Oktoberfest on Tap at Alpine Village." Sep 6, pg. 191.
- 1979b "Christmas at Alpine Village means fun for all ages." Nov 22, pg. 342
- 1981 "Gilmore to Handle New marketing of Homes." Apr 19, pg. 427
- 1982 "Alpine Village." Aug 27, pg. 172.
- 1983 "Oktoberfest Celebrated through Oct. 30 at Alpine Village in Torrance." Sep 11, pg. 539.

- 1984a "Olympics: Welcoming 'Old Country' Athletes." Apr 29, pg. 151.
 1984b "Oktoberfest." Sep 2, pg. 334.
 1984c "Restaurant News." Sep 9, pg. 417.
 1984d "Alpine Village Holding Oktoberfest Activities." Sep 16, pg. 622.
 1984e "Wine Classes." Nov 8, pg. 199.
 1986a "Builders Rush for Permits as Council Argues Standards." Apr 17, pg. 1
 1986b "Alpine Village." Sep 12, pg. 162.
 1988a "4 Ejected from Café for Wearing Nazi Pins Win Civil Rights Case." Mar 11, pg. 33.
 1988b "Old World Village Captures Bavarian Flavor." Jun 10, pg. 188.
 1989 "Alpine Village Oktoberfest attracts revelers in droves." Sep 22, pg. 172.
 1990 "Pancake Breakfast." Sep 9, pg. 472.
 1992 "Classifieds" Aug 4, pg. 83.
 1994 "Germans, Bolivians, Take First Drink from World Cup." Jun 18, pg. 33.
 1995 "The Best of the Worst." Jul 9, pg. 389.
 1996 "A Melting Pot of Sounds at the Alpine Inn." May 24
 1998 "Taste of Bavaria in the South Bay." Sep 24, pg. 182.
 2011 "Angel City Embraces Downtown." Mar 18, pg. 35.
 2015 "Sausage king's the star of Oktoberfest." Sep 19, pg. 28.

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- 1997 *How to Apply the National Register Criteria for Evaluation. National Register Bulletin No. 15.*

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- 1972 "Storytale gingerbread house is created for holiday delight." Dec 14, pg. 7.

Roth, Erwin

- 1973 "The German Impact of Southern California." *Los Angeles Times*. May 20, pg. 623.

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- 1976 "Bavarian Village." Jun 20, pg. 107.

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- 1984 "German Club." Oct 10, pg. 9.

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- 2000 California Death Index, 1940-1997. Accessed through ancestry.com; September 2019.

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- 1969 "Virginia Mayo is Hit in Thunderbird Show." Dec 5, pg 22.

References

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1967a "Toros Train in Torrance." Jan 31, pg. 12.

1967b "Winter Resort Studied." Feb 17, pg. 7.

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1973 "Scholarships Received by 2 Valley Students." May 29, pg. 41.

APPENDICES

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Appendix A
Building Permits

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INFORMATION SHEET AND CERTIFICATE OR
STATEMENT OF WATER SERVICE FOR BUILDING PERMIT

(TO BE PREPARED IN DUPLICATE, ORIGINAL TO BUILDING AND SAFETY DIVISION AND COPY TO WATER PURVEYOR)
WATER PURVEYOR IS TO COMPLETE PART II OR PART III AFTER PROPERTY OWNER COMPLETES PART I

DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
COUNTY OF LOS ANGELES

PART I - INFORMATION SHEET

BUILDING ADDRESS 2332 Torrance Blvd.
PROPERTY OWNER Bishop + Rette
LOCALITY Dominguez Area
NEAREST CROSS STREET Vermont + Hamilton
DESCRIPTION OF BUILDING Toilets, Dressing rooms, Concession
NO. STORIES 1 TYPE OF CONSTRUCTION Stucco
PRESENT ZONING A.I. USE _____

THIS BUILDING IS BEING CONSTRUCTED PURSUANT TO ZONING (ZONE CHANGE, EXCEPTION, SPECIAL USE PERMIT)*
GRANTED (BEFORE, AFTER)* JANUARY 1, 1961

Josef Besicic
John Rette
SIGNATURE (OWNER OR AGENT)

Sep 23/66
DATE

CLASS OF WATER PURVEYOR (Check) PUBLIC WATER DISTRICT , PUBLIC UTILITY , MUTUAL CO.

PART II - CERTIFICATE OF WATER SERVICE (ALTERATION OF CERTIFICATE VOIDS FORM)

THE _____ CERTIFIES THAT IT CAN SUPPLY WATER TO THE STRUCTURE
NAME OF WATER PURVEYOR DESCRIBED ABOVE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES ORDINANCE NO. 7834, THE WATER ORDINANCE.

SIGNATURE TITLE DATE

PART III - STATEMENT OF WATER SERVICE

By providing this statement, the water purveyor is neither guaranteeing nor agreeing that it will supply water at any specific quantities or pressures for fire protection or other purposes and no such obligation is created hereby.

THE Dominguez Water Corporation STATES THAT IT CAN SUPPLY WATER TO THE STRUCTURE
NAME OF WATER PURVEYOR

DESCRIBED ABOVE. THIS SERVICE WILL BE RENDERED FROM A (N) 76 INCH DIAMETER WATER
MAIN INSTALLED (BEFORE, AFTER)* JANUARY 1, 1961, LOCATED IN:

N/O Torrance Blvd. E/O Vermont Avenue
(STREET, AVENUE, ALLEY, ETC. NAME)

(COMPLETE A AND/OR B BELOW) **

- A. A RECENT FIRE FLOW TEST MADE ON A FIRE HYDRANT LOCATED WITHIN _____ FEET OF THIS PROPOSED STRUCTURE INDICATED AN AVAILABLE FLOW OF _____ GPM AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE.
- B. THIS WATER SYSTEM UNDER NORMAL OPERATING CONDITIONS IS CAPABLE OF DELIVERING _____ GPM AT _____ P.S.I.G. RESIDUAL PRESSURE AT THIS LOCATION. THE STATIC PRESSURE IN THIS WATER MAIN AT THIS LOCATION IS 70 POUNDS PER SQUARE INCH. THE FIRE HYDRANT NEAREST TO THIS LOCATION IS WITHIN 300 FEET.

Frank Forberg
SIGNATURE

Const. Mgr.
TITLE

9/23/66
DATE

* LINE OUT NON-APPLICABLE WORDS

** COMPLETION OF SECTIONS A OR B OF PART III, AT OPTION OF WATER PURVEYOR IF WATERMAIN INSTALLED PRIOR TO JANUARY 1, 1961, AND THERE HAS BEEN NO ZONE CHANGE OR EXCEPTION GRANTED FOR THIS PARCEL SINCE JANUARY 1, 1961.

TO BE COMPLETED BY OWNER OR AGENT

OR PART III

WATER PURVEYOR TO COMPLETE PART III

Intentionally blank

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMBIE, COUNTY ENGINEER
 COLEMAN W. JENKINS, SUPT OF BUILDING

FOR APPLICANT TO FILL IN	
BUILDING ADDRESS	733 W. TORRANCE BLVD.
LOT NO.	Regal on file
TRACT	LOCK
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT
USE OF EXISTING BLDG.	
OWNER	JOSEF BISCHOF TEL. NO. 672-4174
ADDRESS	105 NO. EASTWOOD
CITY	INGLEWOOD
ARCHITECT OR ENGINEER	BRUNO BERNAUER TEL. 679-1922
ADDRESS	4623 W. EL SEGUNDO HAW.
CONTRACTOR	OWNER
ADDRESS	LIC NO.
CITY	LIC CLASS
DESCRIPTION OF WORK	
NEW <input checked="" type="checkbox"/> ADD	ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>
SQ. FT. SIZE	NO. OF STORIES
13,300	
USE OF STRUCTURE	NO. OF FAMILIES
Comb Stores	
SIGNATURE OF APPLICANT	Prof Bischof 9/1/67
VALUATION \$	100,000.00 9/1/67

P.C. FEE \$	133.50	PMT. FEE \$	259.00
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.			
SIGNATURE OF PERMITTEE	Prof Bischof		
ADDRESS	105 N. EASTWOOD		

BUILDING ADDRESS	833 Torrance		
LOCATION	CONRADIE - GTR		
NEAREST CROSS ST.	Vermont		
DISTRICT NO.	GROUP	TYPE	PRC
12	E2-100	CONST. V	1
STATISTICAL CLASSIFICATION			SEW
CLASS NO. 16 DWELL UNITS			BH
USE ZONE	MAP NO.	SPECIAL CONDITIONS	
MT 1/2	4910	Zec. 8238-2.	
BLDG. SETBACK FROM FRONT PROP. LINE OF TORRANCE			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YAR
Sec.	70		10' + #
BLDG. SETBACK FROM SIDE PROP. LINE OF			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YAR
			+
CORNER CUTOFF YES <input type="checkbox"/>			

SEE REVERSE SIDE FOR SPECIAL A
 INDIVIDUAL STORES
 BE GIVEN #3 LAT
 8-23-67 obtain
 for Temp park

APPROVALS	DATE	INSPI
FOUNDATION, LOCATION FORMS, MATERIALS	9-20-67	
FRAME, FIRE STOPS, BRACING BOLTS	2-19-68	
FURNACE: LOCATION GAS VENT. DUCTS		
LATH. INT.		
LATH. EXT.	2-19-68	
HOUSE NUMBER CORRECT AND POSTED	4/28/67	
FINAL		

JOHN F. LEWIS, PRINCIPAL STRUCTUR

PLAN CHECK VALIDATION CK. M.O. CASH

PERMIT VALIDATION CK.

LAC 73326 MAY 19 2 3 A 133.50

LAC 24346 AUG 22 1 A 259.00

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APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
JOHN A. LAMBIE, COUNTY ENGINEER
COLEMAN W. JENKINS, SUP'T OF BUILDING

APPROX

FOR APPLICANT TO FILL IN

BUILDING ADDRESS **833 W. TORRANCE BLVD.**

LOT NO. **LEGAL ON FILE** BLOCK

TRACT

SIZE OF LOT NO. OF BLDGS. NOW ON LOT

USE OF EXISTING BLDG.

OWNER **JOSEF BISCHOF** TEL. NO. **672-4174**

ADDRESS **105 NO. EASTWOOD**

CITY **INGLEWOOD**

ARCHITECT OR ENGINEER **BRUNO BERNAUER** TEL. NO. **6791922**

ADDRESS **4123 W. EL SEGUNDO**

CONTRACTOR **OWNER** TEL. NO.

ADDRESS LIC NO.

CITY LIC CLASS

DESCRIPTION OF WORK

NEW	ADD	ALTER	REPAIR	DEMOLISH
	SQ. FT. SIZE 6460		NO. OF STORIES	NO. OF FAMILIES
USE OF STRUCTURE Theater				

SIGNATURE OF APPLICANT

VALUATION \$ **69,000.00**

BUILDING ADDRESS **833 W TORRANCE**

LOCALITY **CONRADIE - EN**

NEAREST CROSS ST. **Vermont**

DISTRICT NO. **12** GROUP TYPE **B-3** CONST.

STATISTICAL CLASSIFICATION CLASS NO. **16** DWELL UNITS **-**

USE ZONE **M1 1/2** MAP NO. **4210** SPECIAL CONDITIONS

2 cc. 8238-

BLDG. SETBACK FROM FRONT PROP. LINE OF **TORRANCE**

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + V
Sec 70			10 +

BLDG. SETBACK FROM SIDE PROP. LINE OF

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + V
			+

CORNER CUTOFF YES

SEE REVERSE SIDE FOR SPECIAL

P.C. FEE \$ **102.50** PMT. FEE \$ **205.00**

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

SIGNATURE OF PERMITTEE **Josef Bischof**

ADDRESS **105 N EASTWOOD**

APPROVALS	DATE	INSR
FOUNDATION, LOCATION FORMS, MATERIALS	8-30-67	
FRAME, FIRE STOPS, BRACING BOLTS		
FURNACE, LOCATION GAS VENT. DUCTS		
LATH. INT.		
LATH. EXT.		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	4/28/69 W	

JOHN F. LEWIS, PRINCIPAL STRUCTUR

PLAN CHECK VALIDATION

CK. M.O. CASH

LACo 24326 AUG 22 23 A 10 250 \$

PERMIT VALIDATION

CK.

LACo 24336 AUG 22 1 A 205

[Handwritten Signature]

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APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMBIE, COUNTY ENGINEER
 COLEMAN W. JENKINS, SUPT. OF BUILDING

FOR APPLICANT TO FILL IN
 (Print or type only)

BUILDING ADDRESS 833 Torrance Blvd

LOT NO. _____ BLOCK _____

TRACT _____

SIZE OF LOT _____ NO. OF BLDGS. NOW ON LOT _____

USE OF EXISTING BLDG. _____

OWNER Alpine Village TEL. NO. _____

ADDRESS 833 Torrance Blvd

CITY _____

ARCHITECT OR ENGINEER Arthur L. Bergay TEL. NO. ED-9-3876

ADDRESS 174 E Navilla Pt Covina

CONTRACTOR Chief Neon TEL. NO. FA-1-4900

ADDRESS 859 190th St LIC. NO. 168948

CITY Gardena LIC. CLASS C-45

DESCRIPTION OF WORK

NEW	ADD	ALTER	REPAIR	DEMOLISH
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SQ. FT. SIZE	<u>70 sq ft</u>	NO. OF STORIES	NO. OF FAMILIES	
USE OF STRUCTURE	<u>Sign</u>			

SIGNATURE OF APPLICANT A. Bergay (agent)

VALUATION \$ 800

P.C. FEE \$ 5.00 PMT. FEE \$ 8.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

SIGNATURE OF PERMITTEE A. Bergay (agent)

ADDRESS 859 W 190th St

BUILDING ADDRESS 833 W Tor

LOCALITY Carson

NEAREST CROSS ST. Vermont

DISTRICT NO.	GROUP	TYPE CONST.
<u>12</u>	<u>Pole Sign</u>	

STATISTICAL CLASSIFICATION CLASS NO. 23 DWELL. UNITS _____

USE ZONE M-1/2 MAP NO. 4210 SPECIAL CONDITIONS Z.E.C.

BLDG. SETBACK FROM FRONT PROP. LINE OF Torrance

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY	+	Y
<u>Sec 70a</u>			<u>10</u>	<u>+</u>	<u>-</u>

BLDG. SETBACK FROM SIDE PROP. LINE OF _____

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY	+	Y
				<u>+</u>	

CORNER CUTOFF YES

SEE REVERSE SIDE FOR SPECIAL

APPROVALS	DATE	INSI
FOUNDATION: LOCATION FORMS, MATERIALS	<u>11-21-68</u>	<u>6</u>
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.		
LATH, EXT.		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	<u>11-28-68</u>	<u>4</u>

PLAN CHECK VALIDATION CK. M.O. CASH -

14053218 NOV 13 2 3 A 5.00

PERMIT VALIDATION CK.

14055718 NOV 20 1 A 8.0

[Handwritten signatures and initials]

JOHN F. LEWIS, PRINCIPAL STRUCTUR

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CONTINUOUS INSPECTION REQ'D

76A6201 CE #803 12/69

FOR 2500 psi CONC. BY _____ APPLICATION FOR BUILDING PERMIT

**COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
JOHN A. LAMBIE, COUNTY ENGINEER
COLEMAN W. JENKINS, SUP'T OF BUILDING**

ASSESSOR MAP BOOK	PAGE		
BUILDING ADDRESS	833 W. Torrance		
LOCALITY	Co - C		
NEAREST CROSS ST.	Hamilton		
DISTRICT NO.	GROUP	TYPE CONST.	F
12	F2	V	
STATISTICAL CLASSIFICATION			
CLASS NO. 18 DWELL. UNITS -			
USE ZONE	MAP NO.	SPECIAL CONDITIONS	
M1/2	4210		

FOR APPLICANT TO FILL IN (Print or type only)			
BUILDING ADDRESS	833 W. Torrance Blvd		
LOT NO.	Legal in file BLOCK		
TRACT			
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT		
USE OF EXISTING BLDG.			
OWNER	ALPINE VILLAGE INC. TEL. NO. 3236520		
ADDRESS	833 W. Torrance Blvd		
CITY	Torrance		
ARCHITECT OR ENGINEER	JOE SING TEL. NO. 6712562		
ADDRESS	814 E. 67TH ST. Inglewood		
CONTRACTOR	Owner TEL. NO. 3236520		
ADDRESS	833 W. Torrance		
CITY	Torrance		
CONSTRUCTION LENDER NAME AND BRANCH			
ADDRESS			
SQ. FT. SIZE	NO. OF STORIES	NO. OF FAMILIES	NEW <input checked="" type="checkbox"/>
2200			ADD <input type="checkbox"/>
USE OF STRUCTURE	Retail Stores		
SIGNATURE OF APPLICANT	John Rotten		
VALUATION \$	22000	27,000	ALTER <input type="checkbox"/>
			REPAIR <input type="checkbox"/>
			DEMOL <input type="checkbox"/>
P.C. FEE \$	6150	7440	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.			
SIGNATURE OF PERMITTEE	John Rotten		
ADDRESS			

BLDG. SETBACK FROM FRONT PROP. LINE OF	Torrance		
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + Y
SEC. 801			+
BLDG. SETBACK FROM SIDE PROP. LINE OF			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + Y
			+
CORNER CUTOFF YES <input type="checkbox"/>			

SEE REVERSE SIDE FOR SPECIAL

Subdivision not required by Regional for Bob Crawford reg 9/20/70 ex 6370

CORR. P.C. FEE 74.4

P.R.U. PAID 66.15

FEE DUE 12.9

APPROVALS	DATE	INSP
FOUNDATION: LOCATION FORMS, MATERIALS		
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.		
LATH, EXT.		
HOUSE NUMBER CORRECT AND POSTED	7/13/71	
FINAL		

JOHN F. LEWIS, PRINCIPAL STRUCTUR PERMIT VALIDATION

PLAN CHECK VALIDATION

Co 144570 JUL 30 2 3 A 6150 \$

LACo 419370 OCT 27 2 3 A 1290 \$

LACo 419470 OCT 27 1 A 124

Railly

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CONTINUOUS INSPECTION REQ'D

76A638A CE #803 12/69

FOR 2500 psi conc.

BY

APPLICATION FOR BUILDING PERMIT

**COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
JOHN A. LAMBIE, COUNTY ENGINEER
COLEMAN W. JENKINS, SUP'T OF BUILDING**

ASSESSOR MAP BOOK		PAGE	
BUILDING ADDRESS <u>833 W. Torrance</u>			
LOCALITY <u>Co. Car</u>			
NEAREST CROSS ST. <u>Hamilton</u>			
DISTRICT NO. <u>12</u>	GROUP <u>F2</u>	TYPE CONST. <u>V</u>	P
STATISTICAL CLASSIFICATION			
CLASS NO. <u>18</u> DWELL. UNITS <u>—</u>			
USE ZONE <u>m1/2</u>	MAP NO. <u>4210</u>	SPECIAL CONDITIONS	

FOR APPLICANT TO FILL IN <small>(Print or type only)</small>			
BUILDING ADDRESS <u>833 W. Torrance Blvd</u>			
LOT NO. <u>Legal on file</u>		BLOCK	
TRACT			
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT		
USE OF EXISTING BLDG.			
OWNER <u>Alpine Village</u>	TEL. NO. <u>3236520</u>		
ADDRESS <u>833 W. Torrance Blvd</u>			
CITY <u>Torrance</u>			
ARCHITECT OR ENGINEER <u>JOE SING</u>	TEL. NO. <u>6712582</u>		
ADDRESS <u>814 E. 67th St. Inglewood</u>			
CONTRACTOR <u>Owner</u>	TEL. NO. <u>3236520</u>		
ADDRESS <u>833 W. Torrance</u>			
CITY <u>Torrance</u>			
CONSTRUCTION LENDER NAME AND BRANCH			
ADDRESS			
SQ. FT. SIZE <u>4500</u>	NO. OF STORIES	NO. OF FAMILIES	NEW <input checked="" type="checkbox"/>
USE OF STRUCTURE <u>Retail Stores</u>	ADD <input type="checkbox"/>		
ALTER <input type="checkbox"/>			
REPAIR <input type="checkbox"/>			
DEMOL <input type="checkbox"/>			
SIGNATURE OF APPLICANT <u>John Rottle</u>			
VALUATION \$ <u>45000</u>	<u>54,000</u>		

BLDG. SETBACK FROM FRONT PROP. LINE OF <u>Torrance</u>			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YA
<u>Sec 80'</u>			<u>—</u>
BLDG. SETBACK FROM SIDE PROP. LINE OF			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YA
			<u>+</u>
CORNER CUTOFF YES <input type="checkbox"/>			

SEE REVERSE SIDE FOR SPECIAL A

Subdivision Not required by Reg 16
Per Bob Crawford 163703
Lot 92470

CORRECT PC FSD 13

PREV. PAID 11

PDD DAD 1

P.C. FEE \$ <u>7760</u>	<u>13680</u>	PMT. FEE \$ <u>22800</u>
<p style="font-size: small;">I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.</p>		
SIGNATURE OF PERMITTEE <u>John Rottle</u>		
ADDRESS		

FOUNDATION: LOCATION FORMS, MATERIALS	
FRAME: FIRE STOPS, BRACING, BOLTS	
FURNACE: LOCATION, GAS VENT, DUCTS	
LATH, INT.	
LATH, EXT.	
HOUSE NUMBER CORRECT AND POSTED	<u>7/13/71</u>
FINAL	

PLAN CHECK VALIDATION

CK. M.O. CASH

JOHN F. LEWIS, PRINCIPAL STRUCTURAL ENGINEER

PERMIT VALIDATION

Co 144470 JUL 30 2 3 A 11 7.60

LACo 419770 OCT 27 2 3 A 19.20

LACo 419870 OCT 27 1 A 22

Railey

Railey

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APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

COLEMAN W. JENKINS, SUP'T OF BUILDING

ASSESSOR MAP BOOK	PAGE	
BUILDING ADDRESS	833 W. Torrance	
LOCALITY	Co-Carson	
NEAREST CROSS ST.	Vermont	
DISTRICT NO.	GROUP	TYPE CONST.
12	B2	V
STATISTICAL CLASSIFICATION		
CLASS NO. 19 DWELL. UNITS -		
USE ZONE	MAP NO.	SPECIAL CONDITIONS
M1/2	4210	

FOR APPLICANT TO FILL IN (Print or type only)			
BUILDING ADDRESS 833 W. Torrance Blvd.			
LOT NO. Legal on file		BLOCK	
TRACT			
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT		
USE OF EXISTING BLDG. Market Cafe Rest.			
OWNER Alpine Village	TEL. NO. 3236520		
ADDRESS 833 W. Torrance Blvd			
CITY L.A.			
ARCHITECT OR ENGINEER JOE SING	TEL. NO.		
ADDRESS 814 E. 67th St. Inglewood			
CONTRACTOR Alpine Village	TEL. NO. 3236520		
ADDRESS 833 W. Torrance			
CITY L.A.			
CONSTRUCTION LENDER NAME AND BRANCH			
ADDRESS			
SQ. FT. SIZE 21,000	NO. OF STORIES 2	NO. OF FAMILIES	NEW <input checked="" type="checkbox"/>
USE OF STRUCTURE Market Restaurant	ADD <input type="checkbox"/>		
REPAIR <input type="checkbox"/>			
DEMOL. <input type="checkbox"/>			
SIGNATURE OF APPLICANT H. Rötter			
VALUATION \$190,000		238,000	
P.C. FEE \$ 411.30	PMT. FEE \$ 526.50		

BLDG. SETBACK FROM FRONT PROP. LINE OF Torrance			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY +
Sec.	80'		+
BLDG. SETBACK FROM SIDE PROP. LINE OF			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY +
			+
CORNER CUTOFF YES <input type="checkbox"/>			

SEE REVERSE SIDE FOR SPECIAL

P.C. Fee 238,000 = 4
 PROV. BID 190,000 = 4
 Supp Fee =
 Note: Payment = 1st floor =
 \$119,000 = .526

APPROVALS	DATE IN
FOUNDATION: LOCATION FORMS, MATERIALS	5/12/72
FRAME: FIRE STOPS, BRACING, BOLTS	
FURNACE: LOCATION, GAS VENT, DUCTS	3/15/73
LATH, INT.	
LATH, EXT.	
HOUSE NUMBER CORRECT AND POSTED	
FINAL	1/73

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.

SIGNATURE OF PERMITTEE **H. Rötter**

ADDRESS

JOHN F. LEWIS, PRINCIPAL STRUC PERMIT VALIDATION CK.

PLAN CHECK VALIDATION M.O. CASH

LAC 044272 FEB 29 8 3 A 41 1.30

LAC 293172 MAY 29 3 A 85.10

LAC 293272 MAY 2 1 A 52

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APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN (Print or type only)

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENG
BUILDING AND SAFETY DIVIS

BUILDING ADDRESS 800 TORRANCE BLVD.	
CITY	ZIP
SIZE OF LOT 140X302	NO. OF BLDGS. NOW ON LOT —
TRACT	BLOCK
OWNER D.A.V. (G.A.L.)	LOT NO.
ADDRESS ALPINE VILLAGE	TEL. NO.
CITY	ZIP 532-8771
ARCHITECT OR ENGINEER W.A. ALTMANN	TEL. NO. 656 3772
ADDRESS 8307 ELUSIVE DR. L.A. 90046	
CONTRACTOR NOT SELECTED	TEL. NO.
ADDRESS	LIC. NO.
CITY	LIC. CLASS
CONSTRUCTION LENDER NAME AND BRANCH	
ADDRESS	CITY
SQ. FT. SIZE 9645	NO. OF STORIES 1
	NO. OF FAMILIES 0
DESCRIPTION OF WORK	
NEW BUILDING RESTAURANT & DANCE HALL	
USE OF EXISTING BLDG.	
APPLICANT (PRINT) W.A. ALTMANN	TEL. NO. 656 3772
BY (SIGNATURE) <i>[Signature]</i>	
VALUATION \$ 120,000⁰⁰	175,000⁰⁰
<p>I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.</p>	
SIGNATURE OF PERMITTEE <i>[Signature]</i>	
ADDRESS 8307 ELUSIVE DR	
CITY L.A. 90046	TEL. NO. 656 3772
<p>MAKE CHECKS PAYABLE TO: HARVEY T. BRANDT, COUNTY ENGINEER</p>	

BUILDING ADDRESS 800 W. TORRANCE	
LOCALITY TORRANCE	
NEAREST CROSS ST. VERMONT	
ASSESSOR MAP BOOK 7350	PAGE —
DISTRICT 12	GROUP B1
TYPE CONST. 1 HR.	FIRE ZONE 3
STATISTICAL CLASSIFICATION	
CLASS NO. 19 DWELL. UNITS —	
USE ZONE M1 1/2	MAP NO. 4210
SPECIAL CONDITIONS PP12896 RE	
ROAD DEPARTMENT APPROVAL REQUIRED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
BLDG. SETBACK FROM FRONT PROP. LINE OF TORRANCE	
HIGHWAY + YARD =	TOTAL SETBACK FROM FRONT PROP. LINE
— + — = —	—
BLDG. SETBACK FROM SIDE PROP. LINE OF	
HIGHWAY + YARD =	TOTAL SETBACK FROM SIDE PROP. LINE
— + — = —	—
CORNER CUT OFF	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IN OPEN SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IN COASTAL ZONE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ENVIRONMENTAL IMPACT	CATEGORICAL EXEMPTION YES <input type="checkbox"/>
	EXEMPTION DECLARATION SIGNED <input type="checkbox"/>
	IMPACT REPORT PROCESSED <input type="checkbox"/>
<p>3 COPIES OF LEGAL REQ'D CORR. P.C. FEE = 399.90 PAID IN ADV = 243.30 PAY ADD. FEE = 752.10</p>	
FINAL DATE 11-14-79	BY <i>[Signature]</i>
P.C. FEE \$ 243.30	PAT. FEE \$ 61

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION (CK.)

~~2728 JUL 17 23 A~~ ~~243.30~~ 1 2 3 AUG 21 1 A
 1 2 3 AUG 21 1 A 1 5 6 0 0
 ANICAL, ELECTRIC & WASTE DETAILS NOT CHECKED
 1 2 4 AUG 21 23 A 1 5 6 0 0

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WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

- Certified copy is hereby furnished:
- Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date 4/19/84 Applicant Len Potter

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt under Sec. _____

B.&P.C. for this reason _____

Date: _____

Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Section 7031.5, Business and Professions Code)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

1

FOR APPLICANT TO FILL IN				
BUILDING ADDRESS		833 W. TORRANCE BL. "A"		
CITY		TORRANCE		
ZIP		90502		
SIZE OF LOT		397 X 508		
NO. OF BLDGS. NOW ON LOT		9		
TRACT	BLOCK	LOT NO.		
6378		43, 43, 43		
OWNER		ALPINE VILLAGE INC. TEL. NO. 329-4748		
ADDRESS		833 W. TORRANCE BL.		
CITY		TORRANCE CA		
ZIP		90502		
ARCHITECT OR ENGINEER		PETER ERDELYI TEL. NO. 553-9339		
ADDRESS		9581 W. PICO BL. L.A.		
CONTRACTOR		TEL. NO. _____		
ADDRESS		LIC. NO. _____		
CITY		LIC. CLASS _____		
SQ. FT. SIZE	NO. OF STORIES	NO. OF FAMILIES	CHECK ONE	
8170	2		NEW <input type="checkbox"/>	
DESCRIPTION OF WORK			ADD <input checked="" type="checkbox"/>	
ADDITION TO EXISTING RESTAURANT.			ALTER <input checked="" type="checkbox"/>	
USE OF EXISTING BLDG.			REPAIR <input type="checkbox"/>	
RESTAURANT + SHOPS			DEMOL <input type="checkbox"/>	
APPLICANT (PRINT)		ALPINE VILLAGE TEL. NO. 329-4748		
ADDRESS		833 W. TORRANCE BL. TORRANCE, CA. 90502		
PRESENT BUILDING ADDRESS		833 TORRANCE BLVD.		
LOCALITY				
MOVING CONTRACTOR		TEL. NO. _____		
ADDRESS				
REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT				
P.L.				
SIDE				

BUILDING ADDRESS		833 W. Torrance Bl.		
LOCALITY		Co.		
NEAREST CROSS ST.		Vermont Ave.		
ASSESSOR MAP BOOK	PAGE	PARCEL		
USE ZONE	MAP NO.	SPECIAL CONDITIONS		
DISTRICT		GROUP	TYPE CONST.	FIRE ZONE
Methane Gas Control		A21	V	3
STATISTICAL CLASSIFICATION		APR. CONDO.		
CLASS NO. 20		DWELL UNITS 0		
SEWER MAP		BK. PG.		
VALUATION		0971A		
500,000.00		23		
5400,000		70763		
FINAL DATE 8/13/84		70763E		
FINAL By Wood		201-84		
Foundation only permit #1641		261.0A		
		#...23		
		7076300		
		...66300E		
		0419-84		

INSPECTOR COPY

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Appendix B
Alterations to Alpine Village

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Alterations to Alpine Village

Alteration	Building						
	1	2	3	4	5	6	7
Windows replaced	x	x	x	x	x	x	c. 2008
Doors replaced	1981	x	x	x	x	c. 2008	-
Wood shakes removed	2009	2010	2008	2008	2008	2009	2009
Windows filled in	c.1980	c.2008	-	-	-	-	c. 2008
Doors filled in	c.1980	x	-	-	-	-	c. 2008
Addition to building	-	1968	-	-	-	1988	1984
Tower removed	-	c. 2008	-	-	-	-	-
Interior walls removed	1980	-	-	-	-	-	1984

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ATTACHMENT D
PUBLIC CORRESPONDENCE

Castaneda, Olga

From: Al Ridenour <alridenour000@gmail.com>
Sent: Thursday, August 1, 2019 5:49 PM
To: Castaneda, Olga
Subject: Alpine Village, 833 W. Torrance Boulevard

Dear Chair Sass and members of the Commission:

For the past seven years, I've run a group dedicated to acquainting Americans with the German-Austrian holiday tradition of the Krampus and St. Nicholas. Our organization, Krampus Los Angeles, has produced sold-out events at Alpine Village featuring traditional Bavarian music and appearances by a troupe of local artists costumed as the Krampus figure. We also produce an annual parade (The Los Angeles Krampus Run) in downtown Los Angeles as well as plays based on historical German texts and lectures at the international Goethe Institut on the Krampus and other German holiday traditions.

For those attending our "Krampus Ball" at Alpine Village year after year, the event is part of growing community and evolving tradition that would be sorely missed, should the venue disappear.

Not only has Alpine Village has been a vital and energetic partner in our events, but more importantly, we recognize Alpine Village as an important site in familiarizing Southern Californians with German food, dance, music, and cultural traditions as a whole. It is also important as a symbolic home of to those of us in nearby communities with roots in German-speaking lands.

Architecturally, Alpine Village is also an important example of a typically Southern Californian theme-park vernacular, and preserving the site would serve to preserve a moment in Southern California history when eye-catching themed architecture was an used to draw in passing motorists.

I strongly urge the Commission to vote to initiate landmark designation for Alpine Village.

Best regards,

Al Ridenour
Director, Krampus Los Angeles
krampuslosangeles.com

Castaneda, Olga

From: LISA DARE <spiffy@flash.net>
Sent: Thursday, August 1, 2019 6:56 PM
To: Castaneda, Olga; SecondDistrict; johnson@bos.lacounty.gov
Subject: Alpine Village, 833 W. Torrance Boulevard

Hello,

Please initiate landmark designation for Alpine Village.

Alpine Village has promoted and shared German culture both with local German Americans, and the broader Southern California community. Alpine Village is very important to the German community; it is a gathering place and a cultural center.

I am deeply interested in German culture, and I have traveled to Germany. I enjoy visiting Alpine Village very much to buy goods from Germany, and to eat the best German food made in SoCal.

Alpine Village is a treasure that many Southern Californians are fond of. It is over 50 years old. I have been visiting Alpine Village regularly for years.

In closing, I hope you will help preserve Alpine Village.

Sincerely,

Lisa Dare

Castaneda, Olga

From: Susan Hollander <suzyhomemaker91205@yahoo.com>
Sent: Thursday, August 1, 2019 7:00 PM
To: Castaneda, Olga; SecondDistrict; Johnson, Lacey
Subject: Alpine Village, 833 W. Torrance Boulevard

Dear Chair Sass and members of the Commission:

I was deeply saddened and equally frustrated and outrage upon learning that Alpine Village is under threat of the wrecking ball.

Alpine Village is very important to the German and German American community in Los Angeles County. I was lucky enough to enjoy Oktoberfest there last year and found it to be utterly charming and have been back since.

The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones.

Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.

What is wrong with Los Angeles that we don't value our history? Is nothing more important than greed and profit? Once this historical gems are gone, they're gone forever. Please don't allow that to be the fate of Alpine Village. I urge the Commission to vote to initiate landmark designation for Alpine Village.

Sincerely,

Susan Hollander
Atwater Village
Los Angeles, California

Castaneda, Olga

From: steve balding <stevebalding@gmail.com>
Sent: Thursday, August 1, 2019 7:29 PM
To: Castaneda, Olga; SecondDistrict; Johnson, Lacey
Subject: Alpine Village, 833 W. Torrance Boulevard

Hello, I am a life long citizen of Los Angles (54 years) and in the past 20 or so years i seen the place i grew up in be demolished one building on e block at a time. This is a complete atrocity!

And now i have learned that Alpine Village, 833 W. Torrance Boulevard is at risk of being bulldozedThis can not happen!

Please save what little we have left inducing Alpine Village,

Los Angeles has an amazing history from the Valley to San Pedro and all points between!

Please help us save as our history.

Steve Balding

--

Steve Balding
North Hollywood, CA
818-823-4731

Castaneda, Olga

From: Kim Cooper <tours@esotouric.com>
Sent: Thursday, August 1, 2019 8:01 PM
To: Castaneda, Olga; SecondDistrict; Johnson, Lacey
Cc: Richard Schave
Subject: Alpine Village, 833 W. Torrance Boulevard

Dear Chair Sass and members of the Commission:

We are writing in support of the preservation of Alpine Village, which for more than 50 years has been a significant part of the cultural life of Southern Californians, representing a distinctly local spin on German heritage and community.

We are so grateful that the Supervisors have moved to create a landmarking ordinance that can help preserve places that matter to the community, and hope that you will direct your staff to prepare an historic structures report and explore the options for landmark designation of Alpine Village.

We believe that the property is large enough to allow for significant new construction that supplements rather than requires the loss of the historic buildings and small businesses that are so loved by the community.

Thank you for your consideration of a landmark designation for Alpine Village.

Sincerely,
Kim Cooper and Richard Schave
Historic Los Angeles Tour Company Owners
<http://www.esotouric.com>

Castaneda, Olga

From: Chris Green <chrisgreenla@gmail.com>
Sent: Thursday, August 1, 2019 9:05 PM
To: Castaneda, Olga
Subject: Alpine Village, 833 W. Torrance Boulevard

Dear Chair Sass and members of the Commission:

I am writing today to urge the County of Los Angeles Historical Landmarks and Records Commission to initiate landmark designation of Alpine Village.

In the Los Angeles area we are losing more and more of our character and history every day. Alpine Village is a crucial part of that character!

- Alpine Village is very important to the German and German American community in Los Angeles County
- The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones
- Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.

Thank you,
Chris Green
560 Neva Pl
Los Angeles, CA 90042

Castaneda, Olga

From: Chris Nichols <nixols@yahoo.com>
Sent: Thursday, August 1, 2019 11:24 PM
To: Castaneda, Olga
Subject: Alpine Village at 833 W. Torrance Blvd.

Dear Ms. Castaneda,

I am writing to request a historic survey of Alpine Village at 833 W. Torrance Blvd. This is an important site of regional importance historically and culturally with more than 50 years of significance. It should be evaluated and possibly added to the Los Angeles County register of historic places.

Thank you very much.
Best,
Chris Nichols

Castaneda, Olga

From: Adriene Biondo <adrienebiondo@gmail.com>
Sent: Friday, August 2, 2019 12:01 AM
To: Castaneda, Olga; SecondDistrict; Johnson, Lacey
Subject: Alpine Village, 833 W. Torrance Bl., Torrance

Dear Chair Sass and Commission Members,

I am writing in support of the preservation of Alpine Village, which for over half a century has been an international destination for families and a place of community for Southern Californians. Since the late 1960s our family has regularly enjoyed visits to the Bavarian deli and shops; and of course participating in the famous Oktoberfest festivals, joining in the merriment and celebration of the German culture and heritage.

Now with the creation of a preservation ordinance that can help preserve historic places that hold a place in people's hearts, it is my sincere hope that staff will be directed to prepare an historic structures report and do everything it can to landmark Alpine Village.

It seems to me that a property as sizable as the Village lends itself to combining new structures that would not result in the loss of the historic buildings and businesses that are so cherished by the community.

Thank you in advance for your consideration of a landmark designation for Alpine Village.

Sincerely,

Adriene Biondo
Chair Emeritus
Los Angeles Conservancy Modern Committee

Castaneda, Olga

From: Central 7000 <central7000@gmail.com>
Sent: Friday, August 2, 2019 8:16 AM
To: Castaneda, Olga; SecondDistrict; Johnson, Lacey
Subject: Please Save and Landmark Alpine Village, 833 Torrance Boulevard, LA County

To the Attention of:

County of Los Angeles Historical Landmarks and Records Commission

Ms. Olga J. Castañeda (Commission Services) - ocastaneda@bos.lacounty.gov

County Supervisor Mark Ridley-Thomas (2nd District, which includes Alpine Village) - seconddistrict@bos.lacounty.gov

Deputy Lacey M. Johnson (Deputy for Community Development, 2nd District) - ljohnson@bos.lacounty.gov

August 2, 2019

Dear Chair Sass and Members of the Commission:

It is with pleasure and respect that we write to urge you to designate charming Alpine Village in Torrance (currently District 2 of Los Angeles County) a historical landmark site, to prevent it from getting sold to developers and demolished.

Bavarian-styled Alpine Village, with its Chalet-style buildings and chapel, is where our new German neighbors invited us out for the first time, to spend the day when we first moved next door in the 1960s, turning into a family tradition. The sunny, joyful environment of Alpine Village gave us a sweet context to get to know one another and better appreciate the culture. We remain the dearest of friends to this day.

Today, we are business owners in District 2, which we have come to love, and are considering purchasing a home in this District, as well.

Since childhood, Alpine Village became a favorite destination not only with German friends and neighbors, but also friends and guests of European origin and descent visiting from other countries, and school friends with these roots. Just as its founders envisioned, it brings to America a unique taste of the charms of Germanic and European old world traditions, so full of love, detailed beauty, and joy, including its architecture, foods, music, dances, festivals, European arts, goods and antiques, European-origin mom & pop shops, typical restaurant and markets, and now a recent museum, all in classic European charm. This place is full of enriching memories for my family, childhood friends, neighbors and visitors, who have taken home pleasant souvenirs and returned over the years.

Alpine Village is a half a century old icon and a truly unique island of culture in the middle of greater Los Angeles, as well as a part of its mid-century and immigrant history. We have lost so many precious sites from this era, we need to protect those few that are left, and this one is a completely unique gem, with special meaning in our collective memories! It also offers a refreshing alternative to standardized shopping malls, with its unusual gifts and merchandise, and its sunny and colorful contained outdoor setting where families can safely stroll and children can play. Its village-style chapel houses

weddings and special family events, while its restaurant offers brunches, dinner, live music and dancing, and authentic cuisine. Its museum offers an interesting destination for local school field trips. And its festivals, with traditional costumes and instruments, are rare to find anywhere else in Los Angeles.

Moreover, adding the Historical Landmark status will add to the prestige and appeal of Alpine Village, drawing funding both for cultural events and projects with non-profits, foundations and international cooperation, and also as a tourist destination. This will enrich greater Los Angeles both culturally and economically, while providing a delightful, sound outdoor space for visiting and local families alike to enjoy socially and educationally together, build bridges, forge cross-cultural friendships, building peace and good will.

In this way, the benefits of declaring Alpine Village a Historical Landmark will not only be a contribution to the local community, economy, general public and visitors, **but also to its owners** in providing increased and diversified revenue-generating opportunities, while celebrating cultural diversity in the spirit of its founders. This will also enhance the tourist industry, contribute to boosting the California economy, generate jobs and cultural exchange opportunities for students or interns, and offer a cultural center with ample facilities to enhance international relations with European countries in many creative ways.

There is also a lot of oral history to be rescued among the members of this community, and their gathering site should be protected in recognition of German cultural heritage in LA County.

For all these reasons and more, Alpine Village is a natural candidate for protected Historical Landmark status. We urge the Commission to vote to initiate landmark designation for Alpine Village. Please save the classic mid-century Los Angeles we grew up in, and its friendly values, that we all know and love. Thank you for your strong consideration!

Sincerely,

Deb Castel, Family and many German/European friends & neighbors

Dean Edwards

From: Maryann <merryan1@aol.com>
Sent: Monday, October 07, 2019 9:26 PM
To: Dean Edwards
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dean Edwards (Regional Planning Department)
dedwards@planning.lacounty.gov

Re: Alpine Village, 833 W Torrance Boulevard

Dear Chair Sass and members of the Commission:

My German descent and heritage have made me a consistent visitor of Alpine Village for 51 years which started with my parents' and grandparents' participation in many events since Alpine Village opened in 1968.

I do not live near Torrance, but, I have a tradition of my own which includes Alpine Village every year. It is a tradition that is very dear to my heart. If I am in the area at all, I go out of my way to make a stop there for lunch or dinner to enjoy a favorite childhood meal and to pick up traditional German foods and candy from the store.

Alpine Village is very important to the German and German American community in Los Angeles County.

The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones.

Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.

Alpine Village is also significant as a an excellent example of the themed shopping court property type.

I urge the Commission to nominate Alpine Village for County landmark status.

Sincerely yours,

Maryann Brunasso

Dean Edwards

From: Bill Freiberger <freiberger@aol.com>
Sent: Tuesday, October 08, 2019 6:56 AM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission:

I am writing to you today because I feel that Alpine Village is very important to the German and German American community in Los Angeles County.?? It needs to be preserved and protected.?? I have been going to Alpine Village regularly for the past twenty years to enjoy the German deli, bakery, market, cafe, restaurant, Oktoberfest, and general atmosphere.?? Alpine Village is a unique and wonderful place.?? As I'm sure you already know, it is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.?? It is an excellent example of the themed shopping court property type.

I urge the Commission to nominate Alpine Village for County landmark status

Bill Freiberger

Dean Edwards

From: Mya Stark <myastark@gmail.com> on behalf of Mya Akerling <myaakerling@gmail.com>
Sent: Wednesday, October 09, 2019 1:16 AM
To: Dean Edwards
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Councilman Sass and members of the committee,

I am strongly in favor of naming Alpine Village as a Historic Landmark. This kind of imaginative, Disneylike place is what makes Los Angeles who we are. In addition:

- Alpine Village is very important to the German and German American community in Los Angeles County
- The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones
- Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County
- Alpine Village is also significant as a an excellent example of the themed shopping court property type
- I urge the Commission to nominate Alpine Village for County landmark status

thank you

Mya Akerling,

90041



Dean Edwards

From: Tennille Allerheiligen <tennilleo@gmail.com>
Sent: Wednesday, October 09, 2019 10:42 AM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: adrienebiondo@gmail.com; Brad Allerheiligen
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Commissioners,

We strongly urge the Los Angeles County Historical Landmarks and Records Commission to nominate Alpine Village for local landmark status. We are homeowners in Torrance as well as Torrance PO. Alpine Village has been apart of our family since I've been here, almost 20 years now. This place has been so special to us and learning about our German Heritage. There is nothing like it in the South Bay. We've spent many years here celebrating, enjoying the restaurant and getting fresh deli meat & cheeses from the market. Our kids have fond memories of getting the best tasting wiener at the deli market. We've enjoyed dinners with our father, Rob Allerheiligen, before his passing. For our last name, Allerheiligen, is a celebrated day for us on November 1st. Here in the US, it's referred to All Saints Day. In Germany, we celebrate it as "Allerheiligen's Day". On this day, we take our entire family to the Alpine Village Restaurant and celebrate. We love to walk around the Bavarian court and shop. We also dress up in our German attire, I have a few Dirndls to choose from, and have enjoyed Oktoberfest for almost 20years for both my husband & I. As you can see there are many types of celebrations we've had here over the years. We can't bare to see it go.... Our kids are still young and we would like to continue to teach our next generations about our German Traditions here at Alpine Village on Torrance Blvd.

Respectfully,

Brad & Tennille Allerheiligen
1603 W. 213th Street
Torrance, CA 90501

Dean Edwards

From: Jay Ross <ross_jay@hotmail.com>
Sent: Wednesday, October 09, 2019 2:44 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Subject: Alpine Village, 833 W. Torrance Blvd. - support for historic protection

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

To L A County:

I support Alpine Village for County landmark status because...

- Alpine Village is very important to the German and German American community in Los Angeles County.
- The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones.
- Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.
- Alpine Village is significant as an excellent example of the themed shopping court property type - it's unique. There are plenty of ugly stucco buildings elsewhere to tear down.
- Mesmerizing beer stein holding contests during Oktoberfest.

Jay Ross
West Los Angeles, LA County resident

Dean Edwards

From: paulfenders@aol.com
Sent: Wednesday, October 09, 2019 3:23 PM
To: Dean Edwards
Subject: Please keep Alpine Village.

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Please keep Alpine Village. I love it!!!

Paul Enders

Dean Edwards

From: Gail Ostergren <gostergr@yahoo.com>
Sent: Wednesday, October 09, 2019 3:25 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and Commission Members,

I am a resident of the 2nd district and am writing to urge you to nominate Alpine Village for local landmark status. Since the late 1960s, Alpine Village has been an important feature in Southern California's landscape, not only to the German and German American community, but to the many generations of Angelenos from diverse backgrounds who have experienced a little taste of Europe while enjoying the restaurants, shops, and entertainments on offer at the complex. With its Bavarian-village-style architecture, Alpine Village is also an excellent example of the themed shopping center property type that was popular in the twentieth century. These places are increasingly threatened in Southern California, for example, just down the 110 in San Pedro, the 1963 Ports O' Call has recently been demolished in preparation for redevelopment. Please ensure that Alpine Village's cultural significance will be considered in any future plans for the site by nominating it for local landmark status.

Respectfully,

Gail Ostergren
1219 S. Sycamore Ave
Los Angeles, CA 90019

Dean Edwards

From: Judith Randall <judrand05@yahoo.com>
Sent: Wednesday, October 09, 2019 3:39 PM
To: Dean Edwards
Subject: Alpine Village Los Angeles

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Mr. Edwards,

Please save the Alpine Village. Why do I ask that the Alpine Village be saved? Well, just look at it. Where else in the United States would you find a mid-century German village with a hint of Chinoiserie? It's unique and quaint and screams "LA!" It is also a reminder to all of us that Los Angeles has always been home to people from every place on earth. And that's what makes the Alpine Village an irreplaceable treasure.

Please, save our little bit of history so it can be loved and enjoyed well into the future.

Thank you,
Judith Randall

Dean Edwards

From: Lawri Williamson <lawrimurray@yahoo.com>
Sent: Wednesday, October 09, 2019 3:47 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Re: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Mr. Edwards, Mr. Ridley-Thomas, and Ms. Johnson:

I am contacting you in hopes that you will see fit to nominate Alpine Village for County landmark status on October 25, 2019. Alpine Village is a Los Angeles fixture, and one that is important to the German and German-American communities in Los Angeles County.

As a former resident of both Torrance and Lomita—one who is barely older than the property in question—I experienced Alpine Village as a permanent part of the Southern California landscape. I remember seeing the television commercials promoting it, annoying my mom to take me there, and exploring the shops with her.

Since those early years, I understand that Alpine Village has come to play a significant role in the celebration and promotion of German cultural heritage, serving as the site of the longest running Oktoberfest celebration in Southern California.

So much of the Los Angeles of my childhood is disappearing, and it's heartbreaking. Del Amo is barely recognizable anymore. I have heard that Palos Verdes Bowl is set to be razed (and I so hope it's only a rumor!). I don't want to see any more of these architecturally unique properties vanish. They are what makes LA County, LA County, and keep it from being indistinguishable from any other U.S. metropolitan area.

It is my hope that you will vote to grant Alpine Village landmark status, preserving it for future generations of SoCal residents to enjoy, appreciate, and look back on with fondness.

Thank you for your consideration.

Sincerely,
Lawri Williamson

Dean Edwards

From: Diane Stapleton <booboo6676@hotmail.com>
Sent: Wednesday, October 09, 2019 4:46 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Subject: Alpine Village, 833 W. Torrance Boulevard, Torrance CA

Importance: High

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Supervisor & Planning/Community Development Executives:

I live within a few blocks of Alpine Village and frequent the market, restaurant and antique stores and German natural drug store regularly. I would be heartbroken to see it torn down/changed/turned into condos, a strip mall or whatnot.

I urge you to please vote to make Alpine Village a landmark, so that it can be protected for years to come for the community at large. Even when I didn't live in Carson, I would drive from Redondo Beach for decades to patronize the stores and restaurant & I can assure you, many in the So. Bay also do so to visit Alpine Village. It would be a great loss to the community to have this land redeveloped. Alpine Village needs to stay Alpine Village.

Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County, which also drives numerous consumers to the general area, for the additional benefit of who have local businesses in the area, one of many, many reasons why keeping Alpine Village where it is the best course of action.

I am a resident of the 2nd district & I will be following this vote carefully to see who votes for and against and I do vote in every election.

Respectfully,

Diane Stapleton
Carson resident

Dean Edwards

From: Prisca Gloor <priscagloor@gmail.com>
Sent: Wednesday, October 09, 2019 5:59 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Subject: Save the Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,
I love the Alpine Village! I am from Switzerland, and it is always wonderful to go there and feel my "Heimat." I can get groceries there that I don't find elsewhere. The Alpine Village has been there since 1968 and is a landmark for our city! It should be protected in recognition of German cultural heritage in LA County, and I may add, the Swiss one too!

Please nominate the Alpine Village for County Landmark status!

Sincerely,
Prisca Gloor

Dean Edwards

From: beth brocker <beth_brocker@yahoo.com>
Sent: Wednesday, October 09, 2019 7:10 PM
To: Dean Edwards
Subject: Historical Status for Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Mr. Edwards , Please grant historical status to Alpine Village. This is a favourite spot for my family to visit. Thank you, Beth Brocker my email is beth_brocker@yahoo.com Mail on Android

Dean Edwards

From: Kristin helstrom <khelstrom@icloud.com>
Sent: Wednesday, October 09, 2019 7:55 PM
To: Dean Edwards
Subject: Alpine village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

As a descendant of Baltic immigrants this is an important landmark to my ancestors foods and a bit of their culture make it a historic landmark please.

Sent from Kristin Helstrom.

Dean Edwards

From: Dirk Vandenberg <info@guitarsafari.net>
Sent: Wednesday, October 09, 2019 10:45 PM
To: Dean Edwards
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello
I am extremely opposed to demolishing this wonderful place. It serves a great purpose to the community like nothing else. Landmarks like this only come around once in life. Please preserve this one of a kind destination.
Thank you.
Dirk Vandenberg

--
Guitar Safari
http://secure-web.cisco.com/18TzlrBP9uJ91c7Y1ZKFM0vYc5rfpjnY4-71GGe50KzMcwh23y-Sj5dpwwwOyiOamrx5V2_OPA_bOfKmSLqCEt8VR_cTf2FMyl60GU2wa90YHxjROiGa9Qw0WfxMHU8P4TgUUD_mFFi_b84vkUuU5h3U2Tq2tY_w3_rfhed62yXoNd8r-vfBqD4EYg-7-2f-RqnPT9eCjK6VVHxAH7CVbTjf_3s2ltf4xMGX7oJqPt5hBT0-4Oc6z71tXKaAw5c8HnTskMDiSHvc9IoS6pkzNf8S0p8grh-GWoGOL4sb80iE8JVQ3VKuru-OFYQz0ldLV2Vn8Vla3c27vW4zjuoo7D_cDSGLhpp9AqLdrsPHb-OArQNKzRvNGTrOI1uYM2CAWTdKpbdv4_oTTVzuYyAGzw/http%3A%2F%2Fguitarsafari.net
310.547.9355

Dean Edwards

From: Christine <christinempurcell@yahoo.com>
Sent: Wednesday, October 09, 2019 11:18 PM
To: Dean Edwards
Subject: Alpine Village, Torrance

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Preserve American German heritage in CALIFORNIA

Sent from my iPhone

Dean Edwards

From: Liane Schirmer <iowtrans@aol.com>
Sent: Thursday, October 10, 2019 7:17 AM
To: Lacey Johnson; Dean Edwards; seconddistrict@bos.lacounty.gov;
mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

I am an LA historian, and I'm so alarmed that the ALPINE VILLAGE is threatened by demolition and/or real estate development....i.e. ruin.

This is a cultural gem, and one of the very few German cultural places in Los Angeles. In addition it was founded by the German community in the South Bay, most of whom worked in the aerospace industry in the 1950s....a little known fact...but a vastly important one since it is an important record of the contribution that German-Americans made to the space and defense industries...and consequently....to the economy of Los Angeles.

I am not sure if you are aware that a few important historians are now ...finally...chronicling the history of the aerospace industry....and if you...i.e. the city government, allows this cultural treasure to be demolished....you will be responsible for the destruction of an ethnic enclave. The German-American community history deserves to be treated with the same care and consideration given to all other groups in our city.

The market, restaurant, German craft shops and the annual Oktoberfest are well patronized and serve the community year round. The beautiful architecture is a record of LA's imaginative design and a special nod to German tradition.

If you personally have not visited, they please go, speak to the shop owners ---- small business people...go to Oktoberfest....and then DO ALL YOU CAN to save this gem.

Thank you!
L. Schirmer
XCentricLA@aol.com

LA historian and concerned citizen

Dean Edwards

From: Denise Hunt <getdeni11@gmail.com>
Sent: Thursday, October 10, 2019 11:06 AM
To: Dean Edwards
Subject: Alpine Village historic landmark designation

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Mr. Edwards, I have lived in Los Angeles my whole life (70 years). The greater Los Angeles has expanded so much and is continuing to expand. Urbanisation is all around up and yet it's a wonderplace to live because of places like Alpine Village. These are irreplaceable and add to the tourist, entertainment, and cultural value of the greater Los Angeles area. I urgently ask the Los Angeles Historical and Landmarks Records Commission to nominate Alpine Village to historical landmark status.

Sincerely, Denise Hunt

5614 Riverton Ave, North Hollywood, CA 91601

Dean Edwards

From: tonialivingston@roadrunner.com
Sent: Thursday, October 10, 2019 11:29 AM
To: Dean Edwards; 'seconddistrict@bos.lacounty.gov'; 'ljohnndon@bos.lacounty.org'
Cc: 'mvavala@laconservancy.org'
Subject: Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

I urge the Commission to nominate Alpine Village for County landmark status because...

- (Alpine Village is very important to the German and German American community in Los Angeles County
- The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones
- Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County
- Alpine Village is significant as an excellent example of the themed shopping court property type

Toni Livingston

3229 Orilla Ave

Los Angeles, CA 90065

Dean Edwards

From: Nadia Mansour <nadia@modadesigninc.com>
Sent: Thursday, October 10, 2019 1:26 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Save Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

To whom it may concern,

I am a member of The LA Conservancy and I read that The Alpine Village is in danger of death.

I am French moved from Paris to Los Angeles 23 years ago.

When I moved to LA I did not expect to discover so much historical buildings and various style and period. I was and am still amazed by this LA architectural heritage.

When the economy Kick back after the 2008 crash and the housing crisis started. I start seeing a lot of old charming soul full building disappearing one after another.

If Paris is the number 1 visited city in the world, it is because this city had preserve her history and did not compromise it for money. The city had evolve and change through time in a harmony way, the marriage of old and new is successful.

A City with no past has no future.

Thank you for taking the time to read.

Best Regards, Nadia Mansour.

Dean Edwards

From: Camco Rooter <camcorooter@gmail.com>
Sent: Thursday, October 10, 2019 2:25 PM
To: Dean Edwards
Subject: Alpine Village 833 West Torrance Blvd.

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Please nominate Alpine Village for county landmark status. There is a rich history in this establishment. If you grew up in Los Angeles you have been to Alpine Village quite a bit and have spent good times here. It is a one of a kind place and It should be preserved. Godspeed.

Dean Edwards

From: ccaporal@aol.com
Sent: Thursday, October 10, 2019 3:01 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson;
adrienebiondo@gmail.com

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Please keep Alpine village as a Landmark!

We love it and want it to have landmark status!

Thank you,

Catherine Caporale

Claremont, CA

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Dean Edwards

From: Angela Mosinskis <angelamosinskis@icloud.com>
Sent: Thursday, October 10, 2019 4:01 PM
To: Dean Edwards
Subject: Alpine Village, 833 W. Torrance Boulevard"

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Sirs

It would be really sad to see Alpine Village closed as we still shop there, use the restaurant and dance frequently. It's one of a kind in LA area and should be preserved so others can enjoy.

Sincerely

Angela Mosinskis

LA resident for 60 years and a voter.

Sent from my iPhone

Angela

Dean Edwards

From: TINA JUNGER <floratina@sbcglobal.net>
Sent: Thursday, October 10, 2019 5:16 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hi All,

Please protect Alpine Village! There are fewer and fewer charming and fanciful places left from the mid-century period and they just don't make them like they used to. We need *more* places like this and we should save the ones we have. I am of German descent so I really appreciate Oktoberfest and these shops and food purveyors that populate Alpine Village. Then there's Oktoberfest. I have enjoyed many an evening there with friends, I do indeed hold these memories are dear. The fact that there's a place with all this, and a parking lot that does a pretty good job of accommodating that volume is rare indeed. I'm sure a developer would love to get their hands on that land for more Gap Stores and Starbucks, etc. Can we please keep the charming Alpine Village intact for us to continue to enjoy? Please protect Alpine Village!

Ein Prosit!

Dean Edwards

From: Bill Muller <mullerb@pacbell.net>
Sent: Thursday, October 10, 2019 9:51 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson;
fourthdistrict@bos.lacounty.gov
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

To whom it may concern:

I have recently learned that the future of Alpine Village may be at risk, and though I do not live in the Second Supervisorial District, I live in San Pedro and therefore am in the Fourth District, I wholeheartedly support the effort to have Alpine Village identified as a Los Angeles County landmark. I cannot say that I have been visiting Alpine Village since it opened in 1968, my first visit was in the mid '70s as an elementary school student, over the last forty plus years I have visited the village on more occasions than I can count. There is not another site in Los Angeles County that has been a part of, or offered so much to the German American community. Without a doubt, the Alpine Village market offers the greatest variety of imported German foods, wines, and beers; if you are looking for a good German meal the restaurant is second to none whether it is for a nice Sunday brunch or a delicious Saturday night dinner; and the annual Oktoberfest is the oldest and best in all of Southern California. The loss of Alpine Village would definitely be a blow to the German American community of Los Angeles County.

Bill Muller

--

Bill Muller
mullerb@pacbell.net

Dean Edwards

From: Geraldine Johnson <prater28@gmail.com>
Sent: Friday, October 11, 2019 11:11 AM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

I urge the Commission to nominate Alpine Village for county landmark status because it is a historically significant local site. It has decades of cultural importance in the community, and it is the oldest Oktoberfest site in the county.

I, personally, am very fond of "mini-villages" like Alpine Village - they are few and far between, scattered across the country. It would be a shame to lose any of these to modern urban sprawl - especially one that is so close to home.

Thank you for your consideration,

Geraldine Johnson
West Hollywood

Dean Edwards

From: Michael Hayes <michael@michaelhayes.la>
Sent: Friday, October 11, 2019 10:59 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello City Leaders,

I'm writing-in to support the intended preservation of Alpine Village as a designated landmark. As an urbanist and champion for walkable cities and pedestrian oriented environments, I'm conflicted with the status of the Alpine Village. It sits squarely in a terribly anti-urban environment, but offers a bit of authentic pedestrian oriented retail.

If I had my wish, I'd hope the Village was protected as a culturally significant collection of buildings, and I have the parking lot redeveloped so that a small "town square" was carved out in the middle of some higher density mixed use buildings (perhaps whose design architect was connected to Germany, either by a german studio or a prominent designer of german ancestry ie Helmut Jahn or Anna Selldorf)

It's becoming increasingly rare to have artifacts of old Los Angeles that one can still experience. Alpine Village perfectly captures the essence of early modern Los Angeles and the dreams it had to create its own identity.

Best of luck in your decision,

--

Michael Hayes
michaelhayes.la

Dean Edwards

From: Emili De Cew <emilidecew@yahoo.com>
Sent: Saturday, October 12, 2019 2:36 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: adrienebiondo@gmail.com
Subject: Alpine Village 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

To Dean Edwards, Mark Ridley-Thomas and Lacey M. Johnson,

I am sending this email to you to urge the Los Angeles County Historical Landmarks and Records Commission to nominate Alpine Village for local landmark status. Urgent action is needed to make this place a historical landmark. It is not only part of the City of Torrance's history but it is part of LA County's history and Southern California's history. Let's keep this place safe from demolition and share it with future generations.

Remember history is important because it allows us to understand our past, which in turn allows us to understand our present.

Thank you for your consideration,

Emili De Cew
Resident of Southern California - born and raised

Dean Edwards

From: Casey <caseyjacks@yahoo.com>
Sent: Friday, October 11, 2019 2:35 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission,

I'm emailing today to urge the Los Angeles County Historical Landmarks and Records Commission to nominate Alpine Village for local landmark status. The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones. Nominating this unique and culturally significant site for landmark status is the right thing to do.

Thank you for your consideration,
Casey Welch

Dean Edwards

From: Vivian Pine <vivian_pine@yahoo.com>
Sent: Saturday, October 12, 2019 7:30 PM
To: Dean Edwards
Subject: Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Mr Edwards,

Please preserve Alpine Village. It is part of our wide cultural heritage as Angelenos. There is nothing like it. It helps Los Angeles to be a vibrant and interesting place to live. It's important to keep and honor minority cultural heritages too.

Sincerely
Vivian Pine-White

Sent from my iPhone

Dean Edwards

From: Kate D <katedanley@gmail.com>
Sent: Sunday, October 13, 2019 1:03 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission,

I heard that the Alpine Village is being considered for County landmark status. I wholeheartedly support protecting this important cultural hub. It has architecture and buildings found nowhere else in California and is truly unique.

I am a USA Today bestselling author and have sold over 700,000 books globally. After my first trip to Alpine Village, I was so taken with the atmosphere and charm, I chose to set one of the novels in my bestselling urban fantasy series in a setting inspired by there. *Eine Kleine Nacht Maggie* has a 4.6 star rating on Amazon and has garnered rave reviews. It is also a part of the *Maggie MacKay* series, which has been optioned for television development.

I think about all of the beautiful buildings in Los Angeles that were saved from the wrecking ball by forward thinking leaders like yourself, and now are the gems of the city that tourists come specifically to see. To think that someone actually walked into the Gamble house in Pasadena and said aloud, "It's too dark with all this wood. We'll have to paint it." I believe that the Alpine Village will become one of those destinations, too. Please help to protect it.

All the best,
Kate Danley

--

www.katedanley.com

www.buildingmadness.com

newplayexchange.org/users/3443/kate-danley

Dean Edwards

From: Ken Nose <ken@neosonic-industries.com>
Sent: Sunday, October 13, 2019 1:13 PM
To: Dean Edwards
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello Mr. Edwards,

I urge the commission to nominate Alpine Village for County landmark status because of its unique historical importance in the Los Angeles area.

I have lived in Los Angeles since 2006, and have been going to Alpine Village regularly when out of town guests and family members to come visit. When I moved my 79 year old mother out to California a few years back, Alpine village became an important link for her to her heritage, and helped ease the transition for her making a new life in California.

My family on my mothers side is German-American, and I would like to be able to take my children some day to enjoy the rich German cultural heritage that Alpine Village captures so well.

Thank you so much for your support, and thank you for your time.

Ken Nose
ken@neosonic-industries.com

Dean Edwards

From: Crystal Us <crystalitis@gmail.com>
Sent: Sunday, October 13, 2019 11:21 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: Marcello Vavala
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission,

I urge the Commission to nominate Alpine Village for County landmark status. I am a resident in the 2nd District. I have been going to Alpine Village for 30 years. My family lived in refugee camps in Austria until 1953. While we are not German, the Bavarian music and cultural traditions are similar. We have patronized the restaurants and enjoyed the shops of the lovely Alpine Village. And of course, we have gone every year to celebrate Oktoberfest. This small slice of Europe celebrating German cultural heritage must be preserved for Los Angeles County. Los Angeles is a melting pot of cultures and peoples. It is an amazing thing to have these small wonders, such as Alpine Village, where we can celebrate our diversity and share our cultures. With over 50 years of history, Alpine Village brings together all of our neighbors to joyously celebrate German Traditions.

Please protect this lovely example of a themed shopping court for our German American Community and for all those that wish to share and celebrate their culture.

Sincerely,

Crystal Us

Dean Edwards

From: Kyrian Corona <kyrian.corona@gmail.com>
Sent: Monday, October 14, 2019 7:53 AM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear

I urge the Commission to nominate Alpine Village for County landmark status for the following reasons:

Alpine Village is very important to the German and German American community in Los Angeles County. My husband is from Munich and Alpine Village is a beloved connection to Germany for our family. We shop for groceries and other items that we can't find anywhere else, and enjoy the authentic atmosphere of the stores, shops, and eateries.

The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones. I have been going to Alpine Village since the late 1970s – I can't imagine this wonderful place being destroyed!

Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.

Alpine Village is significant as an excellent example of the themed shopping court property type - a category that is rapidly disappearing in Los Angeles.

Regards,

Kyrian Corona
12231 MoorparkSt. #7
Studio City, CA 91604

Dean Edwards

From: Louise Eccard <leccard@sbcglobal.net>
Sent: Friday, October 11, 2019 2:31 PM
To: Dean Edwards
Subject: Alpine Village,833 W. Torrance

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Please save Alpine Village and designate it as a historical landmark. Here are a list of reasons why.

- Alpine Village is very important to the German and German American community in Los Angeles County
- The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones
- Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County
- Alpine Village is significant as an excellent example of the themed shopping court property type
- Personally I have frequented Alpine Village so many times for numerous Swiss, Austrian, and German events. There is no other place like it around Los Angeles. It is a wonderful example and experience of a mid century theme that would follow suit to Olvera Street or Chinatown. This wonderful experience is iconic and will be appreciated forever.

Louise Eccard
Steward and custodian of another Los Angeles Historic Landmark Apartment in the Miracle Mile
609 Burnside Ave #303
Los Angeles, CA 90036

Dean Edwards

From: Martin Muntenbruch <internet@martinmuntenbruch.com>
Sent: Monday, October 14, 2019 11:28 AM
To: Dean Edwards
Cc: mvavala@laconservancy.org
Subject: Please protect it – Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Mr. Edwards, Dear Chair Sass and members of the Commission,

I heard that Alpine Village may be destroyed. Please nominate Alpine Village for County landmark status!

I'm from Germany and find so much pleasure in going to this place with its chapel and buildings. It's beautiful and fun and enriches our lives in the Los Angeles area.

Please help and nominate it for landmark status.

Kind regards,
Martin Muntenbruch

Dean Edwards

From: Morgan Terrinoni <morganterrinoni@yahoo.com>
Sent: Tuesday, October 15, 2019 12:59 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello, I'm writing to urge the Commission to nominate Alpine Village for landmark status. It is such a unique piece of history and architecture here that has no equivalent. My wife is of German heritage and we often attend the various festivals (like Oktoberfest) or go to the grocery store and other shops for products you can find nowhere else. With the right mix of programming and tenants I believe Alpine Village could be more successful and landmarking it would give it a chance to do that. Please don't let such a unique place be sold and destroyed. It deserves to be preserved as the rest of area changes so rapidly and leaves nothing interesting in its wake.

Morgan Terrinoni

Dean Edwards

From: Sara Limebrook <saralime@gmail.com>
Sent: Tuesday, October 15, 2019 3:24 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Sirs and Madam,

I wanted to email my support for making Alpine Village a historical landmark. I urge the Commission to nominate Alpine Village for County landmark status because, as a German American, it is one of the only significant relics of German heritage in the County of Los Angeles. It's important to preserve the German culture and fanfare that both the Oktoberfest celebration and the Alpine Village as a whole bring to LA County. In particular, the market is the only place I have been able to find some of my most beloved German delicacies. This place makes me feel closer to my German roots, and I know it is important in the same way for many people in LA.

Please consider keeping this pillar of the community for future generations to enjoy and explore German culture.

Thank you,
Sara Limebrook

Dean Edwards

From: L Dare <ldtvm6@gmail.com>
Sent: Tuesday, October 15, 2019 3:45 PM
To: Dean Edwards
Subject: Alpine Village 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

Please save Alpine Village. I am a collector and curator of German toys and folk art. Alpine Village is an important site to the local German American community, and a wonderful cultural asset to

the the rest of the SoCal community.

For years, I have been visiting Alpine Village regularly. Stores at Alpine Village sell goods that are almost impossible to find in other stores in our region; indeed, even in our entire state.

I have dined on German food throughout Southern California, and the food at their restaurant is the best I've had.

Alpine Village is also an early example of themed retail. I'm particularly interested in this as my husband does themed store design; he worked for Disneyland for ten years.

Please give Alpine Village the cultural landmark designation that it deserves.

Sincerely,

Lisa Dare

Dean Edwards

From: Eric Albrecht <Eric.Albrecht@septentrio.com>
Sent: Tuesday, October 15, 2019 4:08 PM
To: Dean Edwards
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard
Attachments: IMG_6960.JPG; IMG_6962.jpg; IMG_6959.jpg; IMG_3111.jpg; ATT00001.txt; IMG_3110.jpg

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission:

As a life long South Bay resident and businessman, Alpine Village has been very important to me as well as the community as a whole not to mention to the German, German American, and 1st and 2nd generation European community here in the Southland.

The Alpine Village market is one of the few places in Los Angeles County (if not California) where European grocery items can be purchased. (and why not in such a tranquil setting). The Bavarian-themed shopping court with its Chalet-style facades opened in the 60s and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations (Prost!). The Restaurant harkens simpler times, and the cuisine is one of a kind in this bustling cityscape.

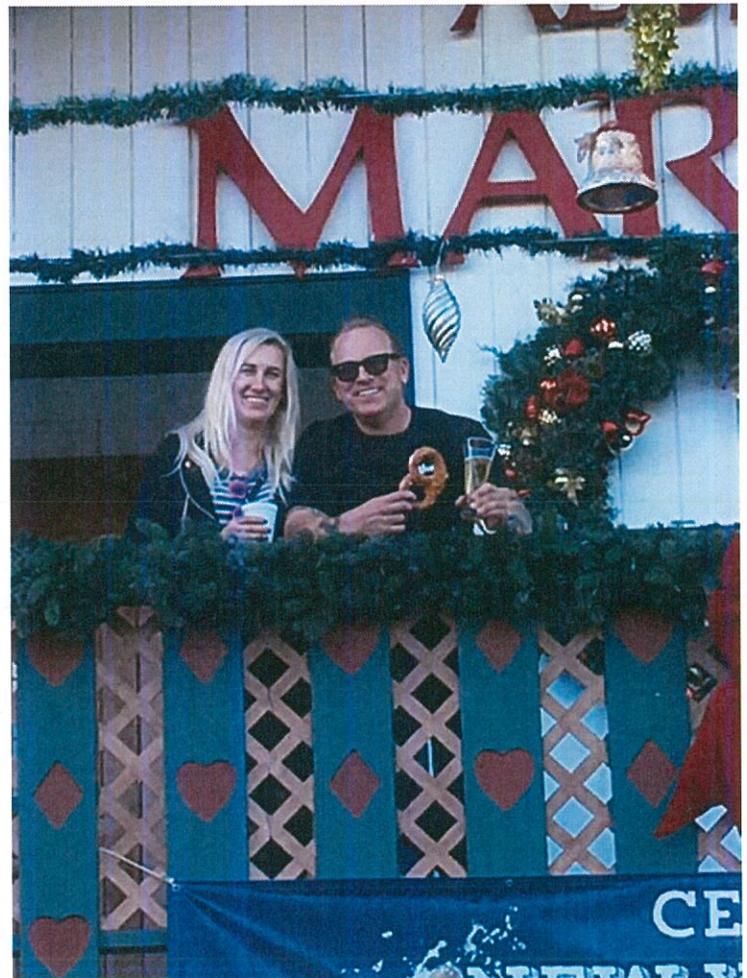
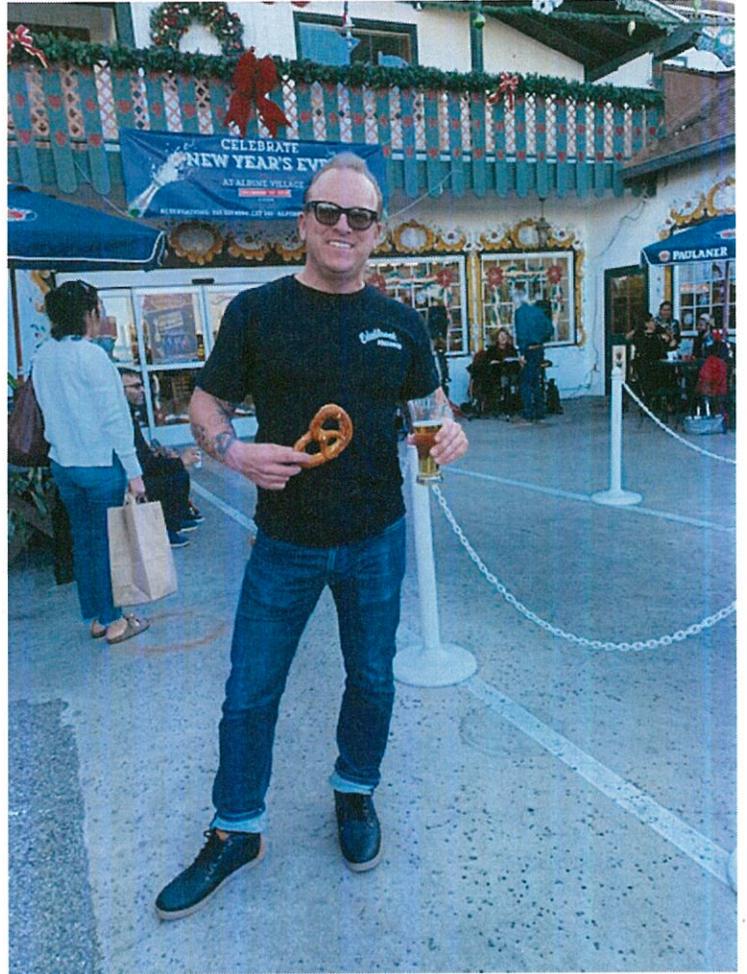
My family goes to Alpine Village once a month to enjoy its 50 years of history, warming atmosphere, and it is always special treat during the holiday season.

**See attached photos of some of our recent visits.

I urge the Commission to nominate Alpine Village for County landmark status, please feel free to contact me with any questions or comments, I am happy to discuss.

Best Regards,
Eric Albrecht
Sales Office Manager
Septentrio - Americas
23848 Hawthorne Blvd, Suite 200
Torrance, CA 90505
Phone: 310.541.8139 x228
Fax: 310.541.8257
[Twitter](#) | [LinkedIn](#)







Dean Edwards

From: Jim Miller <futureblu@gmail.com>
Sent: Tuesday, October 15, 2019 7:19 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: lvavala@laconservancy.org
Subject: A Wonderful Place

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

Voicing my concern over the potential declassification of Alpine Village. If you have ever visited Alpine Village, whether during Oktobefest or anytime of the year, you will recall how special it is. Such a unique bubble within the South Bay. The shops, the people, the market, the restaurant and yes, the OktoberFest... this place should be protected. We try to do our best with our spending there as well.

Appreciate any support you can give.

Jim Miller
El Segundo, CA (and family)

Dean Edwards

From: debalogh@aol.com
Sent: Tuesday, October 15, 2019 7:45 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov
Cc: SCfrank97@gmail.com; Tricent@earthlink.net; l-vz1@losa.auswaertiges-amt.de; adrienebiondo@gmail.com
Subject: Support for Historical Landmark status for Alpine Village, 833 West Torrance Blvd.

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

FRANK DE BALOGH, PhD

1261 KOLLE AVE.

SOUTH PASADENA, CA 91030-3511 U.S.A.

Tel (323) 256-8766 FAX (323) 978-4895

Email: debalogh@aol.com (primary) debalogh7@gmail.com

October 15, 2019

Hon. Stephen Sass, Chairman
Historical Landmark and Records Commission,
County of Los Angeles

**Re: Support for Historical Landmark status for Alpine Village,
833 West Torrance Blvd.**

Dear Chairman Sass and members of the Commission:

As a longtime resident of this great County, I would like to add my support to making the Alpine Village in Torrance, the principal cultural center of the German-American community of Southern California, a historical landmark which is unique in this county. My family and I have enjoyed attending many festivals and other events at Alpine Village over the last 50 years.

FYI, when Ronald Reagan ran for president twice I delivered a message from his presidential campaign to various festival audiences. During the 1984 presidential campaign I organized a major campaign event for ethnic community leaders as Co-chair, California Ethnic Voters Division of the Reagan Bush 84 campaign. Similarly, I delivered messages of solidarity from the Office of the Governor of California (Deukmejian) on several occasions there during his term. In addition, I presented certificates of commendation over many years to various ethnic community leaders or community celebrations from the County of Los Angeles representing Supervisor Mike Antonovich and the Board of Supervisors in my capacity as a County commissioner. (Member/former chair, L.A. County Public Social Services Commission)

Based on my over 50 years of attending events at Alpine Village and participating in wonderful German, Hungarian (my heritage), Polish, etc. ethnic festivals, I strongly urge you and your Commission to endorse making Alpine Village a County historical landmark. Your expression of solidarity and support for this important landmark designation is greatly appreciated.

Most cordially,



Frank de Balogh, PhD

Reagan Associate,

RONALD REAGAN PRESIDENTIAL FOUNDATION

FDEB:sa

Dean Edwards

From: Tobias Waldenmeier <twaldenmeier@googlemail.com>
Sent: Tuesday, October 15, 2019 11:42 PM
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission,

The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones.

Alpine Village is very important to the German and German American community in Los Angeles County.

I urge the Commission to nominate Alpine Village for County landmark status.

Thank you,
Tobias

Dean Edwards

From: Sara B <sarabock108@gmail.com>
Sent: Tuesday, October 15, 2019 11:46 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

To Whom It May Concern:

My name is Sara Bock, and I am half German. All of my cousins, aunts, and uncles from my mother's side live in Germany and Switzerland. I grew up with the German culture and it is a hugely important part of my life. I cannot afford the time or money to travel to visit my family and culture in Germany more than once every two years on average, but having the German community, food, culture, and architecture at Alpine Village helps me feel connected to my heritage.

America was founded upon the concept of diversity, and the cultural diversity is what makes this country special. We are a country where one can attend a Cinco De Mayo festival one day, an Italian food festival the next, and Chinatown the next. Such cultural events and villages are essential to keep diversity strong, to educate children about different cultures, and to bring joy to communities. We don't need more Starbucks, McDonalds, warehouses, and storage containers. We need more cultural wealth.

Alpine village is culturally significant, with over fifty years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA county. Its Oktoberfest attracts crowds from all over Los Angeles and Orange County. It was sold out on the weekend I went this year! It is also a wonderful and packed place to watch World Cup soccer games. Alpine Village brings people together in a city where there is a lot of loneliness, isolation and stress.

I am a school teacher and I think places like Alpine Village are also educational for children in terms of cultural education.

I urge the commission to nominate Alpine Village for County Landmark status.

I hope you preserve the entire Alpine Village, but if you refuse, as a compromise I hope you at the very least preserve the grocery store and restaurant which are often busy and successful.

Thank you for your consideration.

Please don't let myself and my German community down.

Sincerely,

Sara Bock

310-913-7693

sarabock108@gmail.com

Multiple Subjects Elementary School Teacher

LA, CA 90034

Dean Edwards

From: Margarethe Young <marga.young@gmail.com>
Sent: Wednesday, October 16, 2019 7:24 AM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson;
adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Sirs,

Please save Alpine Village in Torrance. As a German descendent, I've enjoyed going there for German specialties as well as Oktober Fest.

Thank you for your attention to this.

Margarethe Young
San Dimas, CA

Dean Edwards

From: Daniela Aldrich <daniela.aldrich@gmail.com>
Sent: Wednesday, October 16, 2019 7:49 AM
To: Dean Edwards
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission:

Suggested talking points (feel free to elaborate based on your own connections with Alpine Village and why it is an important place to you worth preserving):

- Alpine Village is very important to the German and German American community in Los Angeles County
- The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones
- Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County
- Alpine Village is also significant as a an excellent example of the themed shopping court property type
- I urge the Commission to nominate Alpine Village for County landmark status

#2. Attend the Commission meeting to speak in person before the Commission

In Gratitude
Daniela Aldrich

Dean Edwards

From: Eileen Doerrer <eileendoerrer@gmail.com>
Sent: Wednesday, October 16, 2019 11:12 AM
To: seconddistrict@bos.lacounty.gov; Lacey Johnson; Dean Edwards
Cc: mvavala@laconservancy.org
Subject: Alpine Village 833 W Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Good morning,

I ask you this morning to please consider initiating landmark designation on the Alpine Village in Torrance. I am not a resident of the 2nd district, but I have been shopping at the Alpine Village since I moved to Southern California in 1986. I lived in Long Beach and now I live in Los Alamitos, but I drive to the Alpine Village at least twice a month - not the Old World in Huntington Beach.

Why? #1 My family and I prefer the restaurant and atmosphere at the Alpine Village. #2 I prefer the grocery store at the Alpine Village. #3 I use Non Stop Travel and I have played bingo there with my mother and I have shopped at the stores there numerous times over the years - from the shoes to the toys to the dresses. #4 We certainly have celebrated Oktoberfest there as well.

My husband and my family both came over from Germany in the mid 1850's, landing in the mid west. Wisconsin, where I am from, enjoys a strong German cultural heritage. German restaurants have been operating there over 100 years. The German architecture is abundant. When I moved here to Southern California, it was comforting to know there was a place that felt like home. Please don't knock down another place with such a strong presence of history. I implore you.

Sincerely,

Eileen Doerrer and family
5161 Tripoli Avenue
Los Alamitos, California 90720
562-234-1526

Dean Edwards

From: Charlotte Farrant <charlottefarrant66@gmail.com>
Sent: Wednesday, October 16, 2019 1:27 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; johnson@bos.lacounty.gov
Cc: Lacey Johnson
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

I am an longtime resident and Los Angeles native.
Please nominate Alpine Village for a County landmark!!!

Thank you,
Charlotte

Dean Edwards

From: Karen Smalley <karen.smalley@gmail.com>
Sent: Wednesday, October 16, 2019 2:02 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Landmark status for Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear County Commissioners and members of the Planning Department,

Alpine Village is a treasure, not just to its area. As a person of German descent, I was blown away when I discovered its Oktoberfest celebrations. It has been integral to the community for more than 50 years, both for its amazing vernacular architecture and its cultural heritage.

Thank you for supporting Alpine Village!

Best regards,

Karen

Karen Smalley
LA resident for 22 years...

karen.smalley@gmail.com
310-994-2515

Dean Edwards

From: Jennifer V. <j_vanderhoof@hotmail.com>
Sent: Wednesday, October 16, 2019 2:11 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Please nominate Alpine Village for local landmark status. I am a resident of the nearby 4th LA County district and visit Alpine Village frequently. I am of German descent and Alpine is important in our community. Many cultural events are held there, as the site promotes German and German-American heritage, encompassed within outstanding Bavarian architecture.

The availability of authentic German food provided by Alpine Village cannot be understated. I frequently shop at the local market where they produce over 100 different types of German and European sausages. This is a family market and you will find German and other European immigrants as well as local residents. Many visitors drive in from other areas specifically to visit the butcher shop or bakery, or make a stop after dining or visiting other stores at the village.

Please nominate Alpine Village as a local landmark. It is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County.

Thank you.

Dean Edwards

From: Laura Valenziano <lauravalenziano@hotmail.com>
Sent: Wednesday, October 16, 2019 2:36 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and Members of the Commission:

I moved to L.A. in 2000 after returning from a year in Europe. I was able to feel at home in Los Angeles while helping to cure my homesickness for German language and culture. For almost 20 years of Alpine Village's 50+ years, I have been celebrating German language, heritage, and culture by attending Oktoberfest, and by shopping for food, reading materials, and cultural items, some of which you can't get anywhere else. I hope it will continue to be available for another 50 years, at least.

Every year I invited more and more friends to Oktoberfest to share the Gemütlichkeit (good cheer) and the event got bigger and more popular with the public each year. Like Santana Row, the European decor-themed outdoor shopping center in San Jose, California, it is a unique jewel, and an amazing business opportunity.

Los Angeles gets a bad rap for lacking history and culture but this would be an amazing addition to the cultural and historical landscape of the Los Angeles area. I urge the commission to nominate Alpine Village for county landmark status.

Danke Schön,

Laura Valenziano

Dean Edwards

From: Karen Ostergren <karen_ostergren@yahoo.com>
Sent: Wednesday, October 16, 2019 3:42 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and Members of the Commission,

I live in the South Bay area of Los Angeles and would like to see Alpine Village nominated for local landmark status. I love the Bavarian-themed stores and the Chalet-style architecture. The supermarket offers European foods difficult to find elsewhere. And the restaurant has welcomed and catered to folks who specifically come for ballroom-style dancing. For over fifty years, it has played an important role in our community as a whole, and specifically in the promotion of German cultural heritage. At the moment, Oktoberfest is going strong and completely sold out! Alpine Village is a wonderful example of themed shopping and entertainment centers that were particularly popular in the last half of the twentieth century, but fewer and fewer of these remain. It would be a shame to lose this one; it is truly unique, has a long history in the area, and has potential for being something even greater. I urge the Commission to nominate it for local landmark status so that its cultural and community significance can be considered in future plans for the site.

Sincerely,

Karen Ostergren

Dean Edwards

From: Denise Pummer <denise.pummer@samina.com>
Sent: Wednesday, October 16, 2019 5:21 PM
To: Dean Edwards; Lacey Johnson
Cc: Claus Pummer; adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard - County Landmark Status

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission:

Since English is my husband's second language, German being his first, I write to you today on behalf of us both to urge you to consider making the Alpine Village a county landmark.

There is so much cultural richness in the Los Angeles area and as recent transplants here, we love the diversity. My husband also gets homesick and the first time we discovered Alpine Village, he was like a little kid in a candy store. The restaurant, the fresh beer on draft, the store and its special bakery (apple strudel, rye bread) and deli (Leberkase, sausages), the events and the entire Bavarian theme brought such fond memories of growing up in Germany. For me, the Alpine Village reminds me of our visits to Germany and the Alpine region of Europe where our friends and family really wear drindls and lederhosen several times throughout the year!

The Alpine Village serves the community at large as a place of cultural heritage and we believe it be very important to the German and German American community in Los Angeles County. At a time in our country where diversity is not as celebrated as it once was in the United States and where, unfortunately, we are reminded of the dark past of Germany with the rise of white nationalism here, we believe it is even more vital to remember that Germans like my husband celebrate being German and love their German culture and history but they are not Nazis. The Alpine Village is a family friendly place that reminds us of all that is good about German culture and food and its people. For those not as fortunate to travel abroad, this may be the closest they may come to experiencing a Bavarian village. After 51 years, this place has brought so many people so much joy and it deserves a place in the future of a Los Angeles county that supports diversity of all peoples to bring joy to future generations.

We urge the Commission to nominate Alpine Village for County landmark status.

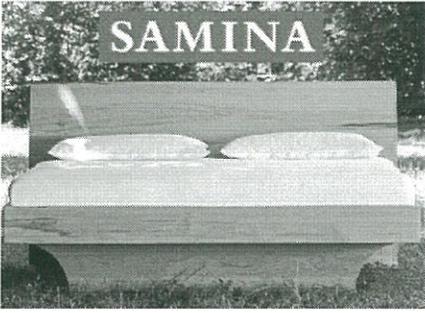
Thank you for your kind consideration to protect German cultural heritage in LA county.

Claus & Denise Pummer

Denise Pummer | Certified Healthy Sleep Coach

Phone 1.626.768.0311 Toll-free 1.877.494.1091

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Dean Edwards

From: Robert Friedrich <fhent@sbcglobal.net>
Sent: Wednesday, October 16, 2019 5:26 PM
To: Dean Edwards
Subject: Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Sir,
Please consider Alpine Village for LA County Historical Landmark status. I have fond memories of going to Alpine Village with my Torrance High School German language class. It was a cultural and enlightening place where I could absorb German culture and practice my language skills. Later in life I regularly go there to enjoy the foods available at the market and the fun times at the Octoberfest.

Alpine Village is a true "landmark" in Los Angeles County and needs to be preserved.

Thank You for your support,

Rob Friedrich
2149 240th st
Lomita, CA. 90717

Dean Edwards

From: Rob and Sharon Friedrich/Houston <andthezootoo@hotmail.com>
Sent: Wednesday, October 16, 2019 6:32 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and Members of the Commission-

Please nominate Alpine Village as a Los Angeles County Historical Landmark.

My family moved to the area in the late 1950's and my husband bought his first home here before we married. We still own that first home and the one next to it. We have been part of this community - the Los Angeles County Strip with a Torrance mailing address, zip code 90502, for a really long time. This area of the South Bay has so little it would be a shame to lose this important and valuable cultural asset that we have had in our community for over 50 years. Whether it is the restaurant, the market (this is the only German market in the area and the have really good Bratwurst), the little German shops or the long running Oktoberfest with bands directly from Germany and traditional food and drinks, it is a much needed destination for our area.

I am asking you again to please nominate Alpine Village for County Landmark Status.

Sincerely,
Sharon Houston

Dean Edwards

From: Kim Cooper <tours@esotouric.com>
Sent: Wednesday, October 16, 2019 6:59 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: Adriene Biondo
Subject: re: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission:

We are writing in support of the preservation of Alpine Village, which for more than 50 years has been a significant part of the cultural life of Southern Californians, representing a distinctly local spin on German heritage and community.

We are so grateful that the Supervisors have moved to create a landmarking ordinance that can help preserve places that matter to the community, and that you have directed your staff to prepare an historic structures report and explore the options for landmark designation of Alpine Village.

In the months since the potential redevelopment of Alpine Village has become public knowledge we have, in our capacity as historic Los Angeles tour guides, heard from numerous locals who are very concerned about the future of Alpine Village. They are relieved to learn that your Commission is taking the time to look at preservation options.

We believe that the property is large enough to allow for significant new construction that supplements rather than requires the loss of the historic buildings and small businesses that are so loved by the community.

Thank you for your consideration of a landmark designation for Alpine Village.

Sincerely,
Kim Cooper and Richard Schave
Historic Los Angeles Tour Company Owners
<http://www.esotouric.com>

Dean Edwards

From: Monte Lou Lomicka <mlomicka@icloud.com>
Sent: Wednesday, October 16, 2019 7:01 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair Sass and members of the Commission,

I am writing to implore you to please nominate Alpine Village for local landmark status.

Alpine Village is significant as an excellent example of the themed shopping court property type. In a state full of cookie-cutter architecture and establishments, we are losing the soul of our community when we continue to demolish the places that hold our memories. Sharing in other's cultures and experiences is important in bonding with our neighbors. In the bigger picture, losing this European themed destination will hurt the community at large.

Please help us SAVE this local So Cal landmark!

Thank you,
Monte Lou Lomicka

Dean Edwards

From: Chris Eisenberg <onebaloo@hotmail.com>
Sent: Wednesday, October 16, 2019 8:20 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Chair and members of the Commission:

I am writing in support of the preservation of Alpine Village, one of my favourite local landmarks that has been a significant part of our SoCal cultural life for over 50 years, with a wonderfully local spin on German heritage and community. Being of German heritage myself, I have long loved and frequented all the shops and restaurants there, and regularly rely on the wonderful market for all the specialised German ingredients to use in old family recipes.

I am so grateful that the Supervisors have moved to create a landmarking ordinance that can help preserve places that matter to the community, and that you have directed your staff to prepare an historic structures report and explore the options for landmark designation of Alpine Village.

Since finding out about the potential redevelopment of Alpine Village recently, I have talked to many other local friends who love this place, and are very concerned about the future of Alpine Village. We were all relieved to learn that your Commission is taking the time to look at preservation options.

With the enormous parking lot and large empty space that has long been used for the regular flea market, the property surely has enough space for the existing buildings AND plenty of new construction that supplements rather than replaces Alpine Village. It would be such a tragedy to lose these historic buildings and small businesses that are so loved by the community, including myself. I urge the Commission to nominate Alpine Village for County landmark status.

Thank you for your consideration of this landmark designation for Alpine Village.

Sincerely,

Chris Eisenberg

Dean Edwards

From: michelle mountain <mountainmichelle@hotmail.com>
Sent: Wednesday, October 16, 2019 11:05 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson
Cc: mvavala@laconservancy.org
Subject: Save Alpine Village

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello All!

I urge the Commission to nominate Alpine Village for County landmark status because Alpine Village is very important to the German, German American and cultural community in Los Angeles County.

The Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones.

Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County. Alpine Village is significant as an excellent example of the themed shopping court property type.

My dear aunt and uncle met at Alpine Village decades ago and are happily married today. It has been part of our family for a long time.

Thank you,

Michelle Mountain

Get [Outlook for iOS](#)

Dean Edwards

From: Cantanas <cantanas@gmail.com>
Sent: Wednesday, October 16, 2019 11:59 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; Lacey Johnson;
adrienebiondo@gmail.com
Subject: Alpine Village, 833 W. Torrance Boulevard

CAUTION: This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

To the attention of the Los Angeles County Historical Landmarks and Records Commission

Dear Chair Sass and members of the Commission:

On behalf of our family, as business owners in the 2nd District, we consider Alpine Village in Torrance to be of significant cultural and economic importance to the city and Los Angeles County as a whole. We would like to urge the Commission to nominate Alpine Village for County landmark status.

Beyond our own fond memories over the years, Alpine Village is very important to the German and German American community in Los Angeles County, as well as for the celebration of cultural diversity in LA and beyond. This place has enormous potential to be developed as a cultural center and tourist attraction, enhancing the quality of the area, branching out international friendship and diplomacy, and boosting the local economy. It is a unique site, and one of the last remaining stands of old Los Angeles County.

Moreover, the Bavarian-themed shopping court with its Chalet-style facades opened in 1968 and has played a significant role in the celebration and promotion of German cultural heritage, including European shops, cultural traditions, Oktoberfest celebrations, and family connections and milestones. Alpine Village is culturally significant, with over 50 years of history, and the buildings and site should be protected in recognition of German cultural heritage in LA County. Alpine Village is also significant as an excellent example of the themed shopping court property type.

We believe that Alpine Village brings together all the right reasons for preservation and enhancement, and in closing, would like to emphasize how much we strongly urge the Commission to nominate Alpine Village for County landmark status

Sincerely,

D. Castel

October 16, 2019

Los Angeles County Historical Landmarks and Records Commission
Kenneth Hahn Hall of Administration
500 W. Temple St.
Los Angeles, CA 90012

Re: Alpine Village, 833 W. Torrance Boulevard

Dear Chair Sass and members of the Commission:

This letter is written on behalf of the Friends of Alpine Village advocacy coalition which was formed in August of 2019 and now has 292 members. The coalition has garnered wide-ranging support over the past two months generating nearly 2,200 petition signatures and more than 50 letters to the Los Angeles County Department of Regional Planning. Please find our webview access pages attached to this correspondence for your review.

Alpine Village is an important part of the German-American cultural heritage, and a beloved international destination for tourists, families and friends since 1968. Tourists from all over the world have traveled to Southern California to join in Alpine Village's traditions and famous Oktoberfest celebrations. The legendary themed shopping court is much more than a shopping plaza with a Bavarian deli and European shops; couples have exchanged marriage vows in Alpine Village's chapel, returning year after year to celebrate their anniversaries.

Alpine Village is also an important events venue. Al Ridenour, co-founder of LAKrampusfest, is widely known for his parades, themed shows, and portrayals of the fictional character "Krampus," draws crowds to Alpine Village year after year with his sold-out events, as well as hosting a group from Salzburg. This year's Krampus Ball and Krampus Run take place at Alpine Village on Dec. 7. <http://krampuslosangeles.com/>

While the cultural significance of Alpine Village resonates strongly with the thousands of visitors who experience the site for its various Alpine-themed shops, restaurant, market and annual Oktoberfest celebrations—it is the architecture and site layout that embodies that cultural significance and provides the backdrop for all of the activities and memories that take place at this unique historic place.

Specifically, Alpine Village is an example of a themed shopping court, with Chalet-style facades designed to recall a village in the Bavarian Alps. Some of the design features drawn from the architectural vocabulary of the Alpine region include gables with scalloped bargeboards, the onion-shaped spire of the chapel, decorative shutters, diamond-paned windows, and stucco-clad exteriors with painted trim embellishing windows and doors. As a building typology, shopping courts are increasingly vulnerable, and Alpine Village is noteworthy for its Alpine-influenced design that directly corresponds to and embodies the German and Alpine cultural significance associated with the site.

While landmark designation does not protect the use of a site, it can provide a significant way to honor legacy businesses while they remain in operation. And in cases where adaptive reuse is proposed, landmark designation provides critical design review protection that enables historically significant sites to continue to convey their significance over time and for future generations.

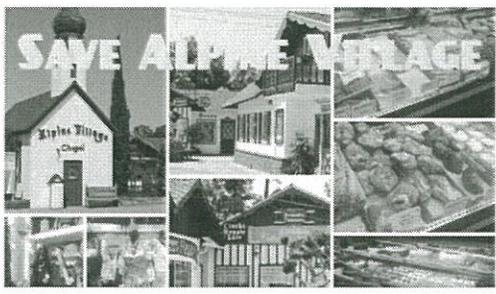
The Friends of Alpine Village does not make this ask lightly, as we understand that the landmark nomination process is open to all individuals—an important component of the County's historic preservation ordinance. Yet the current landmark nomination submission fees of \$1,250 and \$4,165, with and without owner consent, respectively, are cost prohibitive for our coalition. We strongly believe that Alpine Village qualifies for local landmark status and, coupled with the potential threat it faces, we formally ask the Los Angeles County Historical Landmarks and Records Commission to nominate this irreplaceable historic site for County landmark consideration.

Sincerely,

Adriene Biondo, Friends of Alpine Village
17125 Lisette St.
Granada Hills, CA 91344

Enclosure

Save Alpine Village



Adriana Riondo started this petition to County of Los Angeles

Please voice your support for protecting the historically significant Alpine Village, located in unincorporated Los Angeles County, as a County landmark!

Alpine Village has been a popular gathering place for sharing German cultural traditions, family connections and milestones; and the home of Oktoberfest in Los Angeles County for over half a century. Since 1968, the Bavarian-themed shopping court with its chalet-style facades, has played a significant role in the celebration and promotion of German-American cultural heritage with its European shops, chapel, restaurant, dance hall, specialty market and deli.

Recent news suggests that Alpine Village is threatened with demolition. Alpine Village is not currently designated a County landmark and is therefore not protected from demolition or inappropriate alterations. Los Angeles County's Historical Landmarks and Records Commission ("Landmarks Commission") has the ability to nominate Alpine Village as a County landmark, which will initiate the designation process. However, they need to hear from us about why it is important that they nominate the property and why its worthy of designation.

Please sign this petition requesting that the Landmarks Commission nominate the property as County landmark because the property is likely threatened by demolition, and because it meets the criteria for designation due to its long-standing history with the local German-American community and because it is an excellent example of the themed shopping court property type. **Additionally, please let the Landmarks Commission know why protecting the property is important to you by sharing your fond memories of Alpine Village.**

2,156 have signed. Let's get to 2,500!

- Tia Oefe signed 1 hour ago
- Elsae Tenert signed 2 hours ago

First Name: _____
 Last Name: _____
 Email: _____
 Location: Los Angeles, 90014 United States

Display my name and comment on this petition

Sign this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Start a petition of your own
 This petition starter stood up and took action. Will you do the same?
Start a petition

ATTACHMENT E
PETITION

Save Alpine Village



[Adriene Biondo](#) started this petition to [County of Los Angeles](#). Please voice your support for protecting the historically significant Alpine Village, located in unincorporated Los Angeles County, as a County landmark!

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example of the themed shopping court property type. **Additionally, please let the Landmarks Commission know why protecting the property is important to you by sharing your fond memories of Alpine Village.**

2,188 have signed.

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Alice Murphy

21 hours ago

German traditions are important and so are landmarks

Helen Tocco

2 days ago

I support Alpine Village and its historic significance is important to Los Angeles.

barbara landkammer

2 days ago

I now drive 180 miles 1 way to shop there

Gary Taylor

2 days ago

I've lived on the area for over 40 years and it would be a travesty to see this historical landmark be destroyed to be replaced with a non cultural entity

Ingrid Hudson

2 days ago

I made it to the Los Angeles area in 1979 from Buffalo New York which has strong German, Italian, Polish communities in it. Visiting Alpine Village reminds me of those communities in my hometown and I really love to go there especially around the holidays.

Birgit De La Torre

2 days ago

This place is very important to the Southland's cultural heritage.

Susan Novotny

3 days ago

This has been a destination for so many years! Stop taking everything away!

Sheryl Parker

3 days ago

Need a taste of Germany in LA

Douglas Scott
4 days ago
I would like to go see it someday..

Arthur Johnson
4 days ago
Please save this historic landmark

Eva Rojas
5 days ago
Is in my neighborhood and we enjoy their activities an amazing food with my family

Aaron Valdespino
5 days ago
Prost!☐

Jerry Crawford
5 days ago
Been going to Alpine Village for years, and there's nothing else like it in So Cal. Love the meat section and bakery in the Alpine Village market!

Ellen MacKay
5 days ago
This is part of Los Angeles' history. It can't be put in danger.

Letha Wynia
5 days ago
Letha Wynia
Cultural and memories should outweigh greed

loid dodier
5 days ago
Love the place been there many times. A great tourist attraction

Jody Radtke
6 days ago
Alpine is a rare cultural landmark in the LA area. It should be preserved

Mark Hedrick
6 days ago
Of my German heritage and the significance of the village.

Evelyne Gaudin
6 days ago
I'm signing because this Village is the heart of the community !!

Judith Kolakowski

6 days ago

Have been there many times and enjoy the shopping and German flair; Nonstop Travel is an icon there and they have serviced many over the years.

Diana McCarroll

6 days ago

Please keep this historic site!

Monica Marquez-King

6 days ago

Because it's a place where everyone can go and enjoy. I went here with my parents and my children who are now adults. Please don't take it away.

Doris Drahonovsky

6 days ago

My family has been shopping there since the 60's when we moved to Los Angeles. There is NO WHERE else to get the food that we get there,. The German shops always have what we need from Germany . It is a place of happiness and. Comfort for many immigrants and first/second generation... Read more

Tabitha McCullah

6 days ago

We live the village

Amy Beldon

6 days ago

We need to keep cultural heritage alive!!

Adrienne Quill

6 days ago

Are not enough places which celebrate cultural traditions.

Barbara Ritchie

6 days ago

Alpine Village is a historic place and a place of great memories. We should protect our past not destroy it to make \$\$\$ on the land. We are nothing without our kids past and where we have come from.

Brandi Ezidro

6 days ago

The South Bay wouldn't be the same without it.

Tammy Rusznak

7 days ago

We go there all the time.

Raquel Gonzalez
7 days ago
Alpine village is awesome and needs to stay

Andrea Jennifer Lim
1 week ago
Save Alpine Village

Sarah Alvarado
1 week ago
We need to save our social landmarks

Geraldine Johnson
1 week ago
Alpine Village is an asset to the culture and community. It deserves to be landmarked and preserved.

Catherine Fowler
1 week ago
I grew up going to Alpine Village with my family and continue to enjoy it during Oktoberfest with friends and family. It's a unique icon in So Cal that deserves landmark status.

Nancy Nila
1 week ago
Love this place! German is the majority of my heritage and it's wonderful to be able to experience some of that at Alpine Village. It really is a So Cal landmark!

Judy Emerson
1 week ago
The market is amazing with the fresh butcher shop and variety of cheese and sausages, kraut and potato salad. Great place to take visiting relatives and once upon a time was thriving. Let's revitalize and restore the village to what it once was!

Darin Graves
1 week ago
Save Alpine Now!

Bill Fullerton
1 week ago
Alpine Village is a tradition especially on October

Roni Filla
1 week ago
This needs to be Landmarked.

Monica Mazet

1 week ago

I grew up in Torrance! My birthday is in October ♥️👍♥️👍👍👍👍 I have 7 Steins I won in the stein holding contest! I am 3/4 German , The brunch is fabulous

1

Patricia Dickerson Barriga

1 week ago

Signing to save Alpine Village!

Gail Randall

1 week ago

Gail Randall

Shirley Dykes

1 week ago

I love this little bit of Germany right here among us!! Please do not tear this down!

1

Eddie Lee

1 week ago

It has been a staple of the area for far too long to be torn dwn for another coffee shop or apt building. Update & bring in more opportunities for the site to be used.

Katrin Yee

1 week ago

Alpine Village feels like a little bit of home to me in this huge city and I always like returning there.

1

Katja Jahn

1 week ago

We need Alpine Village

katelynn Vanderlip

1 week ago

Family goes there all the time

Susan Ferraiole

1 week ago

This is a childhood memory and should not be demolished without cause.

1

Micaela Loomis

1 week ago

I grew up going to Alpine Village and also when I was an adult...loved it!
1

Charles Southey
1 week ago
It is a huge part of California's history.
1

Elizabeth Tray
1 week ago
I loved going as a child, and it's ingrained in our memories!

Amanda Olea
1 week ago
I want Alpine to stay!

Jennifer Stanley
1 week ago
Culture is important to me.

Felicia Ponce
1 week ago
Felicia Ponce

Edna Spinuzzi
1 week ago
I love Alpine Village

Judy Burns Baldwin
1 week ago
I grew up by Alpine Village

David Petty
1 week ago
I love going to Oktoberfest at Alpine village

Andrea Morin-Ramirez
1 week ago
People of all ages have been going there for years for entertainment. Parents take their children and children have taken their parents. Live music, dancing, food and shopping. I myself have been going since I was a teenager to meet with friends. I'm 60 years old now. It was nice to have had a... Read more
1

Elizabeth Miller
1 week ago

Alpine Village has been there forever. Been going there since I was a kid. Still go to the German market to buy stuff you cannot buy anywhere else.

Laurie Foster

1 week ago

Alpine Village is the nearest and best venue for Oktoberfest.

Craig McCoy

1 week ago

I grew up in Torrance. Alpine is part of South Bay history!

Ignacio Caceres

1 week ago

I have been going to the village since I was a kid, many memories have been created there when my dad would take us to get meat for our bbq on Saturday's. I want future kids to be able to have these memories with their parents in the future aswell.

Barbara Epstein

1 week ago

Our of respect for German culture, food, and especially white... [Read more](#)

1

Susan Ryan

1 week ago

I grew up in Torrance and loved this place many good memories

Sharon Nixon

1 week ago

Its buildings/architecture are unique and should be preserved! Their Alpine Market is a place I know I can go to to purchase authentic German meats and products FROM Germany that I cannot get anywhere else! You've never had bologna until you've had it from this market! PLEASE... [Read more](#)

Valerie Lee

1 week ago

I would like to see Alpine Village designated as a historical landmark!

Barbara Blundell

1 week ago

I used to go line dancing there. Many happy memories. It would be a shame to lose this local landmark with so much history!

Kathy Perkins

1 week ago

I was married there in 1975.

Denise O'Meara

1 week ago

I grew up in the So. Bay. I'd like to see at least one thing I remember from the 60ies, when I visit!!

Jeremey Pennock

1 week ago

This place is an iconic cultural landmark.

Bill Reynolds

1 week ago

We need to preserve pieces of the past because each piece makes any location unique. It creates a "there" there. This gives special value to any location. Use our imagination to preserve that value.

Laura Fowler

1 week ago

Because alpine village is an south bay landmark. And should be preserved..

Lisa Lawton

1 week ago

This place has been a hub for German culture for decades. It needs to be saved and protected. We do not need more apartments/condos/houses and high rise business centers. Designate it a landmark!

Claire Biron

2 weeks ago

It an old landmark in torrace

Hans Reinisch

3 weeks ago

I have been going to the market, restaurants and shops most of my life.

Anne Michelle Perkins

3 weeks ago

I'm dining because I can remember going there.

Luke Williams

3 weeks ago

Been going here for years for events and baked goods. Want my kids to be able to enjoy it too.

Anna Reinisch

3 weeks ago

I have so many childhood memories of Alpine Village. Want my children to have the same.

Andrea Chavez

3 weeks ago

Enough South Bay history has been torn down already!

kathrine finley

3 weeks ago

it's a great place and not just once a year.

Rebecca Lopez

3 weeks ago

Rebecca lopez

Antoinette Lira

3 weeks ago

I love this place and the history

Barni Rothman

3 weeks ago

I'm signing because I want to help preserve one of the funky places still remaining in Los Angeles county that is fun and gives it character

DAVID ARNISON

3 weeks ago

Its an historical landmark and a great venue!

George Feist

3 weeks ago

Great place for tasty food!!

kersten jordanmaree

3 weeks ago

Please save the Alpine Village because it is a part of SoCal culture and history!! We love it and go there every year for special events!!

andrew Wakeman

3 weeks ago

I love Alpine Village , come up there a couple of times a year . It would be a shame to lose a very unique part of LA

Darren Kuper

3 weeks ago

This is wonderful place to enjoy food, music, and fun! Don't replace it with some lousy office park!!

Richard Woodward

3 weeks ago

I'm signing because Alpine Village holds a significant amount of memories for thousands of Californians

Lukas Myhan

3 weeks ago

Alpine Village rules!

Boris Hamilton

3 weeks ago

I like Alpine Village as it is.

Kathy Wallace

3 weeks ago

Los Angeles needs to have more of an interest in our historic or significant landmarks. They are being torn down at an unbelievable rate. It seems every few weeks I am getting a notice of yet another place closing, only to be making way for yet another big unattractive building filled with more of... [Read more](#)

Robert Steingraber

3 weeks ago

Alpine Village is a historically significant landmark, that must be preserved. It would be beyond tragic for this landmark to be demolished. Please designate Alpine Village as an L.A. County Landmark.

SVEN KIRSTEN

3 weeks ago

I am a 39 years-ago transplant from Germany, and since I came here in the 1980s, German themed restaurants that were still around then have now dwindled to very few, almost none. They are a valuable facet of the multi-cultural immigration history of Los Angeles.

Lauri Hyde

3 weeks ago

I love Alpine Village! It is an important feature on Southern California's landscape. We are losing our landmarks on a daily basis. Please don't let this lovely place end up on the show Things That Aren't There Anymore! I know, Ralph Story and the show is also now on that list and so was... [Read more](#)

Teresa Wehrman

4 weeks ago

Alpine Village is iconic; it gave a home, a gathering place for families/ Many emigrated to the US after WWII. It was a piece of their former home in a new place and they were able to share it with others.

Wade Snook

4 weeks ago
Alpine Village IS a landmark.

Desaree Schworm
4 weeks ago
Keep traditions alive! Stop corporate buildings! Love from San Diego ca

Christopher Stanley
4 weeks ago
Tearing down the old does not improve the future, it only weakens our foundation.

Gary Miller
4 weeks ago
Because I used to drive by it a lot when I went to Torrance, and I am Pennsylvania Dutch

Nathan Marsak
4 weeks ago
Alpine Village is part of our shared collective memory!

Cori Sewell
1 month ago
Alpine Village is a unique part of this area's history. The area along the 110 needs more of cultural and historical interest, not less.

Joshua Waier
1 month ago
I grew up going here with my father and I still visit whenever I am in LA

Diego Gomez
1 month ago
Promotes diversity and exposure to different world cultures.
2

Solomom Leyva
1 month ago
It should be around for future generations
2

Zsolt Demeter
1 month ago
Zsolt Demeter

Krisztina Lindsley
1 month ago

Please keep Alpine Village and mark it as a landmark. I traveled with my Hungarian parents, from the inland Empire, to Alpine Village countless times for shopping at the international deli, we attended Hungarian and German festivals here. It is a great way for Europeans to get together and... Read more

Carina Sayles

1 month ago

i Hope this charming and well loved bit of German culture in Los Angeles can be saved!

ingmar Anner

1 month ago

Is the only place for miles that you can go shopping or have a coffee and feel like if were in Europe (Germany especially)
Best cold cuts ...!!

Nick Teska

Sep 12, 2019

Stop destroying iconic LA landmarks for redevelopment agencies and luxury apartments! Enough already.

Sophia Kronic

Sep 12, 2019

There are so few places in LA that one can say "I have been coming here since I was a little girl," because land is always sold off to the highest bidder for the next fad of a restaurant or chain that lasts a couple years. This place is LA history and a true gem!

Murar Marius

Sep 12, 2019

I support this petition

Imre Udvardy

Sep 11, 2019

Nice place for Europeans to hang out.

sue horn

Sep 11, 2019

I love Alpine Village and that it is a place for Americans of European descent to gather..

sylvia federico

Sep 9, 2019

Many memories at Alipne Village.

Beth Campanile

Sep 9, 2019

Please save these landmarks. Because German traditions matter!

Laszlo Gaspar

Sep 9, 2019

Because the alpine village has been a part of the Southbay's DNA for generations. It is truly an ethnic mixing bowl where european culture is opened to any other culture with no bias or prejudice. This world needs more places the unite us rather than divide us.

Eva Mark

Sep 9, 2019

This place is a tradition! It is a cultural center for a lot of people!

Larry Shaw

Sep 9, 2019

It is important to preserve a place for traditional festivals . To keep Los Angeles from becoming one huge commercial mall.

Ali Lexa

Sep 9, 2019

This is a historic and important place. There are so very few places left where you can experience authentic German food and culture.

Lili Gaspar

Sep 7, 2019

this place is my childhood! i used to perform here with my hungarian folk dance group!

Swantje Willms

Sep 7, 2019

Alpine Village is part of our cultural heritage for German Americans and others here in Southern California.

Serve Krishna

Sep 7, 2019

It cost a lot of money and takes a lot of time to travel to Germany but I can keep in touch with my culture by going to this place. Please keep this place here.

Elise Thomas

Sep 6, 2019

I'm signing because we need to preserve the unique and iconic structures that make Los Angeles and it's environs special

Andrea Thomas

Sep 1, 2019

Fun and different place. Makes you happy to be there.

Sabrina Kaleta

Aug 30, 2019

It is significant culturally and architecturally. There's no place else like it and means a lot to many people.

Shannon Lucier
Aug 15, 2019
Quit screwing with old Alpine!!!

Bryan Cachianes
Aug 15, 2019
This place is historic. It needs to be preserved.

Sarah Andrade
Aug 9, 2019
It's important that we keep this historical and cultural landmark!

Toni Kramar
Aug 9, 2019
We need to help keep traditions alive and pass it on to the next generation. This place has much history and a great European location for all folks, to come from everywhere to enjoy.

HEIDI GALT
Aug 8, 2019
This place is in my family history. Its historical and a one of a kind. We need to keep all places with a long historical value and good representation of a heritage intact.

annette bark
Aug 8, 2019
Because this is a place of happy traditions!! We need more places like this!
5

Michael Foster
Aug 8, 2019
Places without history have no soul. We should preserve our past to secure our future.

Ursula Kachel
Aug 8, 2019
I get my Brezels there!!!

Alexander Hast
Aug 8, 2019
The Alpine Village is a big part of German-American History in Los Angeles. The previous owner was the German-American League which was founded in 1905 by several German societies. The Los Angeles Turners and Schwabenverein - were among the founders and are the two... [Read more](#)

Robin Jackson
Aug 8, 2019
I love the uniqueness of Alpine Village. Please save it!

fiona wilson
Aug 8, 2019
Many good memories...

Wendy McKinney
Aug 8, 2019
It's a landmark!!

ROSA ESHAQ
Aug 7, 2019
Don't destroy it please!!

Kristine Casillas
Aug 7, 2019
I grew up going to alpine village, I enjoyed octoberfest and swap meets.. it's a cultural gem in a very boring part of Torrance

Stanislava Overholt
Aug 7, 2019
I'm signing this petition because Alpine Village is part of our cultural heritage not only for the German Americans, but for all of us here in Southern California. Don't let it be taken away from us.

Alan Kruger
Aug 7, 2019
It a valued institution whose loss would greatly diminish the local quality of life

Jeffrey Roberts
Aug 7, 2019
we Cannot lose Alpine Village

Kim Cooper
Aug 7, 2019
The people of Los Angeles deserve to have landmarks, where generations of memories can be collected to remind us of where we came from and where we're going. It's great that the County now has a landmarking ordinance and is actively looking for heritage sites to protect. Alpine Village is... [Read more](#)

Andrea Robinson
Aug 7, 2019
I find value in preserving history! Plus the food is good

Analisa Ridenour

Aug 7, 2019

We have lost so much character in our present blitz to bulldoze! These spaces, like Alpine Village are a part of narrative historical landscape.

Gregory Williams

Aug 7, 2019

Alpine Village is amazing!!!

Andrea Minton

Aug 7, 2019

Have loved Alpine Village for the market place, the little shops, the flea market and Oktoberfest! I live in LA and have made the trip many times specifically to visit over the last 15 years. A distinctive part of Southern California culture we can't allow losing!

John Long

Aug 7, 2019

Properties like Alpine Village are a national past time for people to visit.

MICHAEL NAZARENO

Aug 7, 2019

I enjoy experiencing some of the traditions of German culture and the availability of imported European foods from the market.

Jennifer Wood

Aug 7, 2019

Bc it's a wonderful village with great treats

STUART WOOD

Aug 7, 2019

Future generations will love us if we protect local heritage that delights and informs - which Alpine Village does and has done for generations . Oh, and it's really good for future business and investments.

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Samuel Pfannkuche

Aug 7, 2019

I love this place!

Rudolf Hillebrand

Aug 7, 2019

Rudolf Hillebrand

Yvonne Behrens

Aug 7, 2019

Traeume immer noch von dem Kaesekuchen! Und der Salamander Schuhladen erinnert mich an meine Kindheit. Save AV!

Linda Taubenreuther

Aug 7, 2019

My late German husband and I went to AV all the time. It felt like a taste of home to him. We loved the market -- it even had weinbeutel from his tiny hometown -- and the freestanding bakery, now long gone. We also bought German glass ornaments at the Christmas store annually. I'd love to... [Read more](#)

Maryfrances Gill

Aug 7, 2019

I still dream about the time I went there as a child.

Linda Muir

Aug 7, 2019

This Alpine Village represents a significant part of the Germanic American tradition of Southern California. My earliest recognition of experiencing all the wonderful food fashion travel church attendance and event attendance from the early 1970s on is embodied in this historical... [Read more](#)

Rosina. M Panagiotou

Aug 7, 2019

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Hilda Zubricku

Aug 7, 2019

This is a tradition in So Cal and part of the culture of the community. It would be a Horus game if it was sold and torn down.

Nicole Hauptmann

Aug 7, 2019

Alpine Village is a place where I have many childhood memories and it is dear to my heart. I love attending the events held on Saturday nights at the Alpine Steinhaus and am even planning on having my 40th birthday party there. My parents met there in the Steinhaus in the 1970's as both... [Read more](#)

Robin McMullen

Aug 7, 2019

We have so little left illustrating German input to the greater LA area... the potential this village holds is limitless!