



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

January 9, 2020

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

JANUARY 24, 2019 HLRC MEETING

PROJECT NO. 2019-003288-(2), CASE NO. RPPL2019005782

ALPINE VILLAGE LANDMARK DESIGNATION

**833 WEST TORRANCE BOULEVARD, UNINCORPORATED COMMUNITY OF WEST
CARSON, SECOND SUPERVISORIAL DISTRICT**

Introduction

This memo and the attached draft resolution serve as the report of the Director of the County Department of Regional Planning ("DRP") to the Historical Landmarks and Records Commission ("HLRC") pursuant to Los Angeles County Code ("County Code") Section 22.124.090.A.2. Photos of the subject property are located in the attached Los Angeles County Landmark Evaluation Report for Alpine Village, dated January 2020 by ASM Affiliates, Inc. ("ASM").

Background

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 a real-estate acquisition and development company ("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. The company informed DRP that

if it acquired the property, they intended to demolish most of Alpine Village for their project.

- 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 social media 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.

October 25, 2019 HLRC Meeting

DRP staff recommended that the Commission nominate Alpine Village as a County Landmark for the following reasons:

- The property meets the criteria for landmark designation pursuant to County Code Section 22.124.070;
- The property is threatened by demolition because:
 - The property owner is considering 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 commercial and industrial uses through ministerial review. Such reviews are not subject to CEQA analysis and potential mitigation of project impacts to historic resources;
- There is tremendous public support for the preservation of Alpine Village. 76 comments were received from the public prior to the public meeting regarding the proposed historic landmark designation. Additionally, prior to the meeting, 2,270 people signed an online petition requesting that the Commission nominate Alpine Village as a County landmark; and
- No application for nomination was received.

DRP staff informed the HLRC that the property owner's request to exclude the northern area of the property from the designation will be accommodated. DRP staff stated that Regional Planning will consider the property owner's request to exclude interiors from the designation.

The property owner's consultant, ESA Associates, presented their Preliminary Historical Significance Evaluation Report, dated October 24, 2019, which is attached in part due to its size. The property owners' attorney, Paul Pearson, stated that the property owner does not oppose designation and presented information from the property owner's attached letter dated October 24, 2019. The property owner's attorney, Sheri Bonstelle, presented information from her attached letter dated October 24, 2019. Four people testified in favor of nomination, including Marcello Vavala of LA Conservancy and Adriene Biondo of Friends of Alpine Village who started an online petition in support of the Commission's nomination of the property. One person provided neutral testimony.

The Commission concurred with DRP staff's recommendation and adopted the resolution nominating Alpine Village as County landmark.

Sheri Bonstelle submitted the attached letter, dated December 18, 2019, that included ESA's research on the construction history of the interiors of the buildings and requested that the interiors be excluded from the designation.

Analysis

In addition to determining that the property meets the criteria for landmark designation, ASM's report recommends that the northern portion of the parking lot and the building interiors be excluded from the designation because they do not convey the historical significance of the property. DRP staff concurs with ASM's report.

Recommended Motion

DRP staff concurs with ASM's determination that the property meets the criteria for landmark designation and recommends the following motion for HLRC's consideration:

That the Historical Landmarks and Records Commission adopt a resolution recommending that the County Board of Supervisors designate Alpine Village, located at 833 West Torrance Boulevard in the unincorporated community of West Carson, as a County landmark pursuant to section 22.124 of the County Code, and find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31).

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. Landmark Evaluation Report for Alpine Village, dated January 2020, by ASM Affiliates, Inc.

- D. HLRC Nomination Resolution, dated October 25, 2019
- E. October 25, 2019 Staff Report
- F. Property Owner's and their attorneys' letters
- G. Preliminary Historical Significance Evaluation Report, dated October 19, 2019, ESA Associates
- H. Public Correspondence submitted subsequently to the October 25, 2019 Staff Report.

ATTACHMENT A
DRAFT RESOLUTION

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK
ALPINE VILLAGE
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 on a nomination application 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 January 24, 2019;

WHEREAS, the Commission duly considered all facts and records presented on the nomination, including a report from the Director of the County Department of Regional Planning (the "Director") and any and all public comment and testimony; and

WHEREAS, the Commission makes the following finding 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.
2. On October 25, 2019, the Commission nominated Alpine Village as a County landmark pursuant to County Code Section 22.124.080.A.
3. The landmark's boundaries are identified on the attached site map.
4. 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.
5. Alpine Village consists of seven buildings, numbered 1-7 on the attached site map, that were completed from 1969 to 1974 and a freestanding business pole sign that was erected in 1968 (numbered 8 on the site map). Building 1 with a turreted square tower includes a theater that is currently used as a banquet hall. Building 2 contains shops and once housed the original Alpine Inn Restaurant in the southwest corner of the building. Buildings 3 and 4 contain shops. Building 5 is the Alpine Village Chapel, a non-religious building. 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. Building 7 was originally a clubhouse but was later remodeled into the Alpine Inn Restaurant in 1984.
6. 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.

7. 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 which 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.
8. 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.
9. Contributing elements are those elements on the site that have characteristics and features that relate to the historic context and historic significance of the proposed landmark. The site's contributing elements are the structures, numbered 1-8 on the site map, and the parking lot (numbered 9 on the site map) located within the landmark boundaries.
10. 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." Alpine Village's character defining features are identified in the attached document, "Character Defining Features."
11. 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.

12. 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 to convey its historical significance.
13. 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.
14. Pursuant to County Code Section 22.124.260, no more than 652 parking spaces are required for the landmark unless building gross square footage within the landmark boundaries were to increase. Parking spaces that can’t be accommodated within the landmark boundaries may be located outside the landmark boundaries on Assessor’s parcels numbered 7350001016, 7350001018, 7350001029 and 7350001027.
15. Pursuant to County Code Section 22.124.090.A, the County noticed the record owner of the nomination. The owner did not certify in writing that they consent to the landmark designation.
16. Pursuant to the provision of County Code Section 22.52.3190, the County notified the public of the hearing. Owners of the subject property and of property located within 500 feet of the subject property were notified by US mail of the public hearing. Additionally, a notice of the public hearing was published in the Inglewood Hawthorne Wave newspaper. Finally, notices of the public hearing were posted on W. Torrance Boulevard and Hamilton Avenue near the property’s ingress and egress.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Find that the designation of Alpine Village as a Historic Landmark is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) and
2. Adopt a resolution designating Alpine Village, located at 833 West Torrance Boulevard in the unincorporated community of West Carson, as a Los Angeles County Historic Landmark.

RESOLUTION

PAGE 4 of 4

PROJECT NO. 2019-003288-(2)

CASE NO. RPPL2019005782

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on January 24, 2019.

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

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy County Counsel
Property Division

VOTES

Yes:

No:

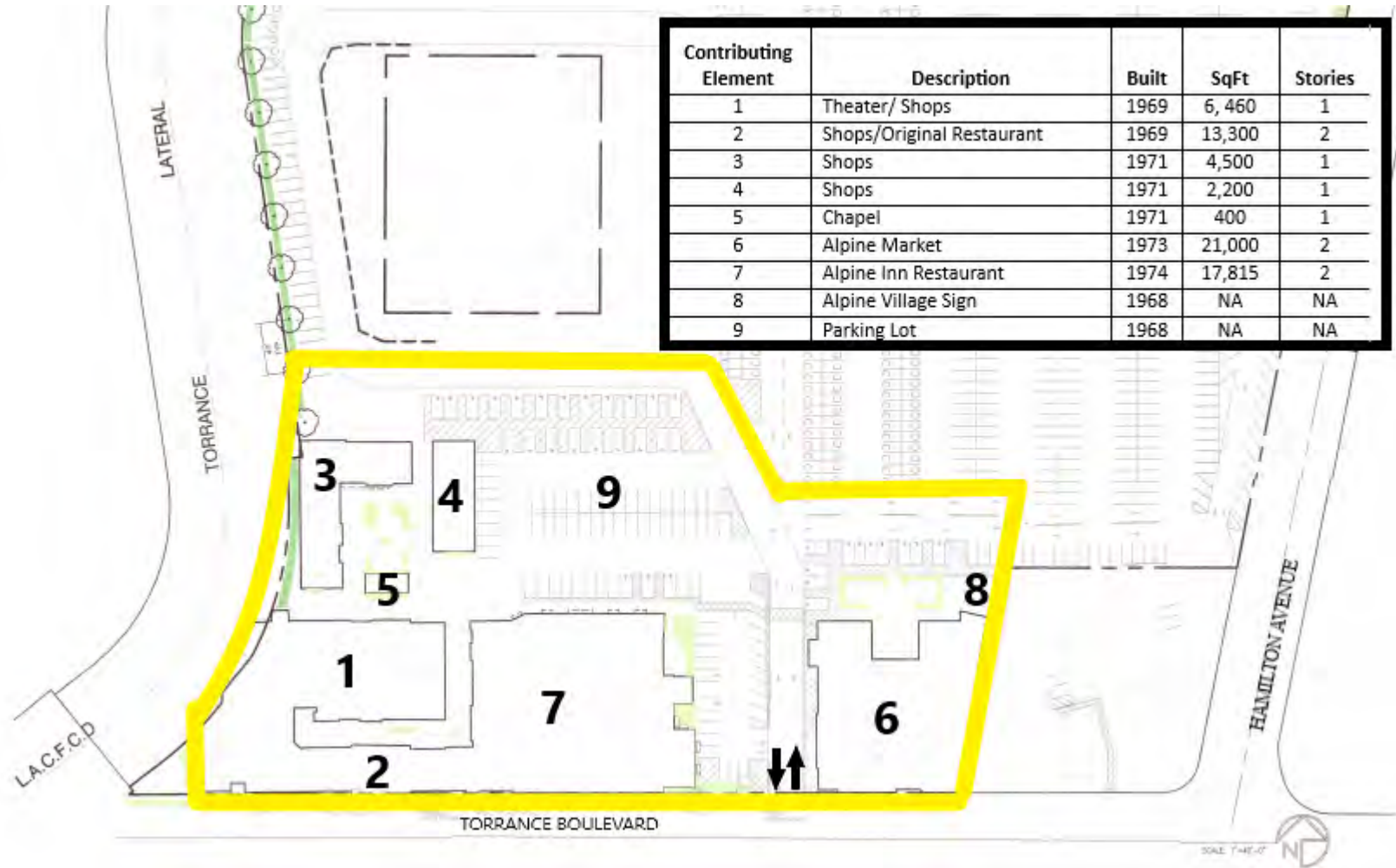
Abstain:

Absent:

Attachments: Site Map, Character-Defining Features

BD:DE

ALPINE VILLAGE SITE MAP



The landmark's boundary is indicated by the yellow line.

CHARACTER-DEFINING FEATURES

Feature	Contributing Element								
	1	2	3	4	5	6	7	8	9
Low-pitched gable roof	x	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	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	-	-
Font, size, and color	-	-	-	-	-	-	-	x	-
Form	-	-	-	-	-	-	-	x	-
Neon	-	-	-	-	-	-	-	x	-
70' poles	-	-	-	-	-	-	-	x	-
Asphalt pavement	-	-	-	-	-	-	-	-	x

Alterations and additions to Alpine Village that were made after the end of the period of significance (1974) are not character-defining features of the historic resource. Examples include the 1980s second-floor addition of the Market (Building 6) and the 1984 addition to the Alpine Inn Restaurant (Building 7). Those additions do not detract from the character of the resource, because they were constructed in a manner that is sympathetic to the architectural style and design of Alpine Village. However, features added or altered after 1974 may be removed or renovated in the future without compromising the history and eligibility of Alpine Village. Future alterations shall be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

ATTACHMENT B
LOCATION MAP



ATTACHMENT C

ASM'S 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



January 2020
ASM Project Number 32440

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

Prepared by:

ASM Affiliates, Inc.

20 N. Raymond Boulevard | Site 220

Pasadena, California 91103

Project No. 32440

January 2020

TABLE OF CONTENTS

Chapter	Page
1. INTRODUCTION.....	1
FINDINGS	1
METHODOLOGY	1
2. BACKGROUND INFORMATION.....	3
PROPERTY DESCRIPTION	3
Building 1: Theater and Shops	9
Building 2: Shops and Original Alpine Inn Restaurant.....	16
Building 3: Shops.....	26
Building 4: Shops.....	29
Building 5: Alpine Village Chapel.....	30
Building 6: Alpine Village Market	33
Building 7: Alpine Inn Restaurant	36
Alpine Village Sign.....	41
3. HISTORICAL CONTEXT	42
COMMERCIAL DEVELOPMENT AND THE AUTOMOBILE 1920-1970	42
The Automobile and Los Angeles.....	42
Roadside Architecture	43
Shopping Courts.....	44
GERMAN-AMERICAN COMMUNITY IN SOUTHERN CALIFORNIA.....	49
Oktoberfest	50
German Clubs	56
Other Clubs and Events	57
BAVARIAN-ALPINE ARCHITECTURE	60
HISTORY OF ALPINE VILLAGE	64
4. EVALUATION OF HISTORICAL SIGNIFICANCE	77
CRITERIA FOR EVALUATION	77
County of Los Angeles Landmark Criteria.....	77
Historical Integrity	78
EVALUATION	79
Evaluation of Historical Integrity	81
5. CONCLUSION	85
REFERENCES.....	87
APPENDICES	91
Appendix A	
Building Permits	
Appendix B	
Alterations to Alpine Village	

LIST OF FIGURES

Page

Figure 1.	Project vicinity map.	4
Figure 2.	Project location map.....	5
Figure 3.	Aerial map showing Alpine Village site.	6
Figure 4.	Los Angeles County Assessor map.	7
Figure 5.	Aerial Map showing building numbers.	8
Figure 6.	View of entrance drive to Alpine Village looking north.....	8
Figure 7.	Distant view of Chapel from parking lot looking southwest.....	9
Figure 8.	Original theater building (Building 1) looking southwest.	10
Figure 9.	East façade of Building 1 looking northwest.	10
Figure 10.	Vintage postcard showing east façade of Alpine Village Theater.....	10
Figure 11.	Detail of central balcony on east façade of Building 1.	11
Figure 12.	Photo of theater from <i>Los Angeles Times</i> , 1971.	11
Figure 13.	Windows to the south of entrance on east façade of Building 1.....	11
Figure 14.	Oblique view of Building 1 looking southwest.....	11
Figure 15.	North façade of Building 1 looking southeast.	12
Figure 16.	Gift shop at northeast corner of Building 1.	12
Figure 17.	Vintage postcard showing gift shop on the right.	12
Figure 18.	North façade of Building 1 looking southwest.....	12
Figure 19.	View of interior of Building 1 showing former shop space, looking west.	13
Figure 20.	View of interior of Building 1 showing former theater space, looking northwest.	13
Figure 21.	Interior of Building 1 looking northeast.....	13
Figure 22.	Detail of west gable on south façade of Building 1.....	13
Figure 23.	Southwest corner of Building 1 looking northeast.....	14
Figure 24.	Vintage postcard showing southwest corner of Building 1.	14
Figure 25.	Detail of storefront between gables on south façade of Building 1.....	14
Figure 26.	Infilled window at east end of south façade of Building 1.....	14
Figure 27.	Wall at southeast corner of Building 1.	14
Figure 28.	Photograph showing southwest corner of Building 1 prior to alterations.....	14
Figure 29.	Covered patio at west end of Building 1 looking north.....	15
Figure 30.	Covered patio looking southwest.	15
Figure 31.	Detail of beams on covered patio looking south.	15
Figure 32.	Doors at south end of west façade of Building 1.	15
Figure 33.	Exit doors located at the center of the west façade of Building 1.	15
Figure 34.	View of south façade of Building 2 looking northeast on Torrance Boulevard.	17
Figure 35.	Southwest corner of Building 2.	17
Figure 36.	Google street view from 2008 showing southwest corner of Building 2.	17
Figure 37.	Steps leading to rear entrance on south façade of Building 2.	17
Figure 38.	South façade of Building 2 looking north.	18
Figure 39.	Detail of windows on south façade of Building 2.	18
Figure 40.	South façade of Building 2 looking west.	19
Figure 41.	South façade of Building 2 showing central gable.....	19
Figure 42.	South façade of Building 2 looking east.....	19
Figure 43.	Google street view from 2008 showing previous windows.	19
Figure 44.	South façade of Building 2 showing board and batten siding.....	19
Figure 45.	South façade of Building 2 looking west.	19
Figure 46.	Gable end on east corner of south façade of Building 2.....	20
Figure 47.	Rear entrance on east end of south façade of Building 2.....	20
Figure 48.	West façade of Building 2 looking northeast.....	20
Figure 49.	West façade of Building 2 looking east.	20
Figure 50.	Courtyard area between Buildings 1 and 2.....	21
Figure 51.	North façade of east wing of Building 2 looking southwest.	21
Figure 52.	Old postcard showing north façade of east wing of Building 2.	21

LIST OF FIGURES

Page

Figure 53.	Oblique view showing east wing of Building 2.	21
Figure 54.	Vintage postcard showing original configuration of stores at south end of east wing.	22
Figure 55.	Same view of south end of east wing of Building 2 today.....	22
Figure 56.	North end of east wing of Building 2.	22
Figure 57.	West façade of east wing of Building 2.	22
Figure 58.	Detail of door leading to Alpine Inn on west façade of east wing of Building 2.	22
Figure 59.	Pre-2008 image of store at the east corner of the north facade Building 2.	22
Figure 60.	Store at east corner of north façade of Building 2.	23
Figure 61.	Insurance office on north façade of Building 2.....	23
Figure 62.	North façade of Building 2 looking south.	23
Figure 63.	Central gable on north façade of Building 2 looking south.	24
Figure 64.	Stairs leading to balcony on north façade of Building 2.....	24
Figure 65.	Vintage postcard showing stairs to Building 2.	24
Figure 66.	Door and window on second story of Building 2.....	24
Figure 67.	West end of gable on north façade of Building 2.	24
Figure 68.	Storefront west of gable on north façade of Building 2.	24
Figure 69.	Former entrance to Alpine Inn Restaurant in northwest corner of Building 2.	25
Figure 70.	1971 photo showing restaurant entrance in 1971.....	25
Figure 71.	East façade of west wing of Building 2.	25
Figure 72.	Photo from 1982 Alpine Village News showing front entrance to restaurant.....	26
Figure 73.	View of Building 3 looking west.....	27
Figure 74.	View of south façade of Building 3 looking north.	27
Figure 75.	Building 3 southeast corner store looking northwest.	27
Figure 76.	East façade of Building 3 looking northwest.	27
Figure 77.	Detail of corner of Building 3 looking northwest.....	27
Figure 78.	South façade of Building 3 looking northeast.	28
Figure 79.	Store on southwest corner of Building 3.	28
Figure 80.	North façade of Building 3 looking southwest.....	28
Figure 81.	North façade of Building 4 looking south.	29
Figure 82.	North end of west façade of Building 4 looking northeast.	29
Figure 83.	West gable of Building 4 looking east.	29
Figure 84.	Detail of gable end of Building 4.	29
Figure 85.	East façade of Building 4 looking northwest.	30
Figure 86.	South façade of Building 4 looking north.	30
Figure 87.	Distant view of Chapel looking west.	31
Figure 88.	View of east façade of Chapel looking west.	31
Figure 89.	Oblique view of east façade of Chapel.	31
Figure 90.	Undated photo of Chapel with “Wedding” still on sign.	31
Figure 91.	Pre-2008 photo of Chapel with a clock in the tower.	32
Figure 92.	North façade of Chapel looking southwest.	32
Figure 93.	West façade of Chapel looking northeast.	32
Figure 94.	Interior of Chapel prior to 2008.	32
Figure 95.	Current view of Chapel interior looking east.	32
Figure 96.	North façade of Alpine Market looking south.	33
Figure 97.	Stairs leading to balcony on north façade of Alpine Market.	33
Figure 98.	Pre-2008 photo showing original Alpine Market doors.	33
Figure 99.	Maintenance area on east end of Alpine Market, looking south.....	34
Figure 100.	East façade of café on west end of Alpine Market.....	34
Figure 101.	North façade of café on west end of Alpine Market looking southwest.	34
Figure 102.	Detail of windows on east façade of café looking west.....	34
Figure 103.	Door at southeast corner of café looking west.....	35

LIST OF FIGURES

Page

Figure 104.	Oblique view of Alpine Market looking southeast.	35
Figure 105.	Mural on west façade of Alpine Market looking southeast.	35
Figure 106.	Oblique view of Alpine Market looking northeast.	36
Figure 107.	South façade of Alpine Market looking east.	36
Figure 108.	East façade of Alpine Market looking north.	36
Figure 109.	Front entrance on east façade of Alpine Inn Restaurant.	37
Figure 110.	Photo showing entrance prior to brick painting.	37
Figure 111.	East façade of Alpine Inn looking northwest.	37
Figure 112.	East façade of Alpine Inn looking southwest.	37
Figure 113.	South end of east façade of Alpine Inn looking west.	38
Figure 114.	East façade of Alpine Inn looking south.	38
Figure 115.	Tower on northeast corner of Alpine Inn.	38
Figure 116.	North Façade of Alpine Inn looking southwest.	39
Figure 117.	Detail of doors on north façade of Alpine Inn Restaurant.	39
Figure 118.	East end of north façade of Alpine Inn.	39
Figure 119.	South façade of Alpine Inn Restaurant looking northwest.	40
Figure 120.	Google street view from 2008 showing windows on south façade.	40
Figure 121.	View of southeast corner of Alpine Inn looking west.	40
Figure 122.	Google street view showing window at southeast corner, 2008.	40
Figure 123.	Interior of Alpine Inn Restaurant looking west.	40
Figure 124.	Bar area in Alpine Inn Restaurant looking southwest.	40
Figure 125.	Booths in northeast corner of Alpine Inn Restaurant.	41
Figure 126.	Alpine Village Sign looking south.	41
Figure 127.	Detail of Alpine Village sign looking south.	41
Figure 128.	Image of Carthay Circle from Richard Longstreth, City Center to Regional Mall.	45
Figure 129.	Image of Farmer's Market from Richard Longstreth's City Center to Regional Mall.	49
Figure 130.	First Oktoberfest ad from <i>Los Angeles Times</i> , 1969.	52
Figure 131.	1970 Oktoberfest ad from <i>Los Angeles Times</i>	52
Figure 132.	Front page of pull-out section for Oktoberfest, <i>Los Angeles Times</i> , 1971.	52
Figure 133.	<i>Los Angeles Times</i> ad for Oktoberfest 1972.	53
Figure 134.	1972 ad for fireworks at Oktoberfest, <i>Los Angeles Times</i>	54
Figure 135.	Ad for 1973 Oktoberfest from the <i>Los Angeles Times</i>	54
Figure 136.	Oktoberfest ad from Long Beach <i>Independent</i> , October 11, 1974.	55
Figure 137.	Oktoberfest 1984, from <i>Los Angeles Times</i>	55
Figure 138.	1985 Oktoberfest ad showing rendering of new Alpine Inn building, <i>Los Angeles Times</i> , August 23rd.	55
Figure 139.	Oktoberfest 1998, <i>Los Angeles Times</i> , September 11th.	56
Figure 140.	Ad for first May Festival, <i>Los Angeles Times</i> , 1970.	58
Figure 141.	Ad for Sausage Festival, <i>Los Angeles Times</i> , 1976.	58
Figure 142.	Flyer for punk show at Alpine Village, 1982. From Cornell University Archives.	59
Figure 143.	Flyer advertising multiple punk shows at Alpine Village, 1982.	59
Figure 144.	Photo of Töging am Inn City Hall in Germany.	60
Figure 145.	Photo of chapel near Töging am Inn, Germany.	60
Figure 146.	Advertising for Palm Springs Alpine Village, <i>The Desert Sun</i> , March 20 th , 1962.	61
Figure 147.	Vintage postcard showing Alpine Village Inn in Las Vegas, Nevada.	62
Figure 148.	Ad for the opening of the Alpine Village Inn, Reno. From the <i>Reno Gazette</i> <i>Journal</i> , July 20, 1959.	62
Figure 149.	Artist's rendering of proposed tramway to Alpine Village in Hollywood Hills, <i>Los Angeles Times</i> , 1966.	63
Figure 150.	Bavarian design suggestion from City of Leavenworth guidelines.	63

LIST OF FIGURES

Page

Figure 151.	Artist's rendering of proposed Alpine Village project, <i>Independent Press Telegram</i> , 1967.	65
Figure 152.	First advertisement for Alpine Village, <i>Independent Press Telegram</i> , 1968.	66
Figure 153.	First advertisement in <i>Los Angeles Times</i> , April 1969.	67
Figure 154.	Bavarian Carnival advertisement, <i>Independent Press Telegram</i> , June 13, 1969.	68
Figure 155.	Advertisement for grand opening of Alpine Village Park, August 1971.	70
Figure 156.	Picture of Alpine Farm from 1971 grand opening.	70
Figure 157.	Advertisement for batting cages from <i>Los Angeles Times</i> , 1980.	72
Figure 158.	Advertisement for Swap Meet from 1980.	72
Figure 159.	Blue Room in original Alpine Village Inn, from <i>Alpine Village News</i> , 1982.	73
Figure 160.	Continental Dining Room in original Alpine Village Inn, from <i>Alpine Village News</i> , 1982.	73
Figure 161.	Cocktail Lounge in original Alpine Village Inn, from <i>Alpine Village News</i> , 1982.	74
Figure 162.	Commemorative postmark and stamp for the German Bicentennial in 1983.	74
Figure 163.	Photo of Emerald Room as it appeared in 2008.	75
Figure 164.	Alpine Village site map and historic resource boundary	81

LIST OF TABLES

Page

Table 1.	Alpine Village Eligible Buildings and Structures	3
Table 2.	Character-defining Features of Alpine Village Contributing Elements	83

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 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 also reviewed a letter provided by the property owner that contained information confirming interior alterations, specifically the 1973 and 1983 interior plans for Building 7 (Alpine Inn Restaurant) (Bonstelle 2019).

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 and Structures

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

2. Background Information



Figure 1. Project vicinity map.



Figure 2. Project location map.



Figure 3. Aerial map showing Alpine Village site.

780403318
790309
790622403
830603602-84
92041704005001-28



2. Background Information

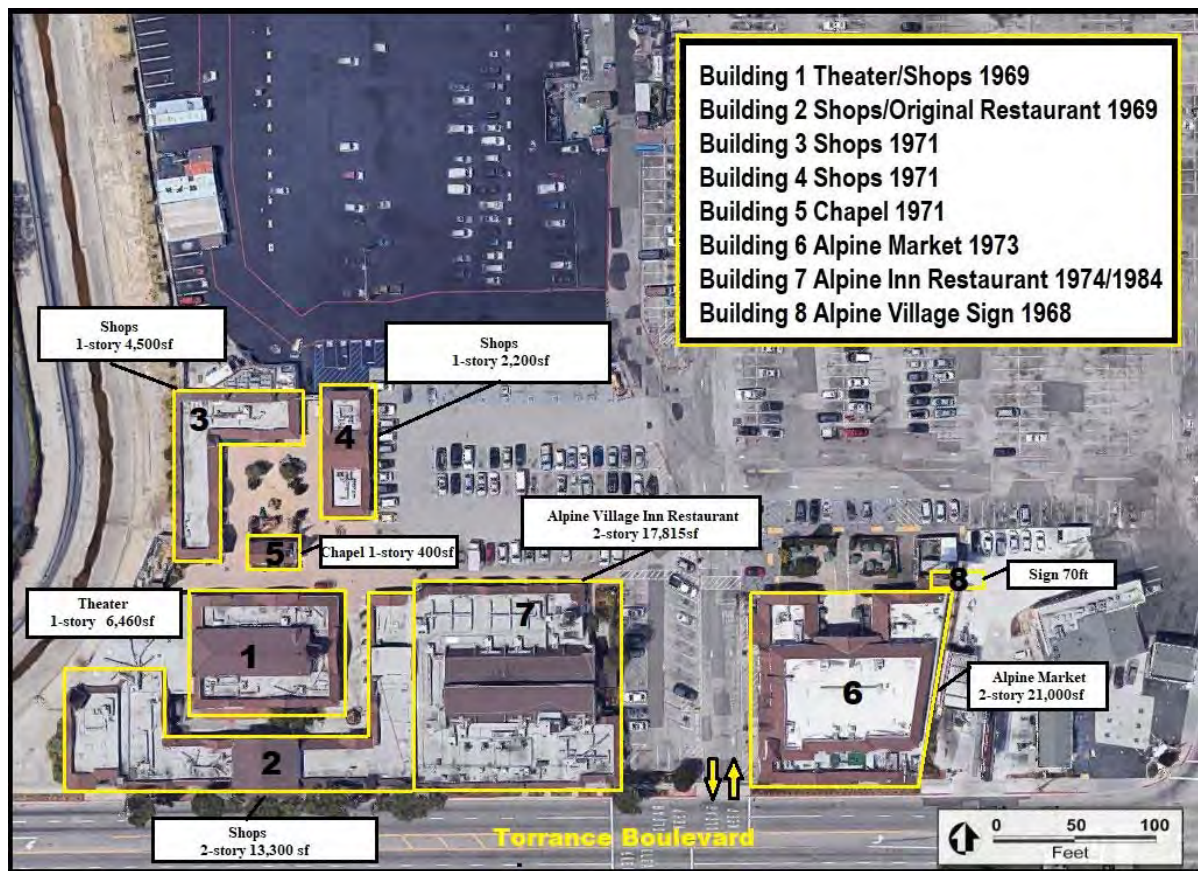


Figure 5. Aerial Map showing building numbers.



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

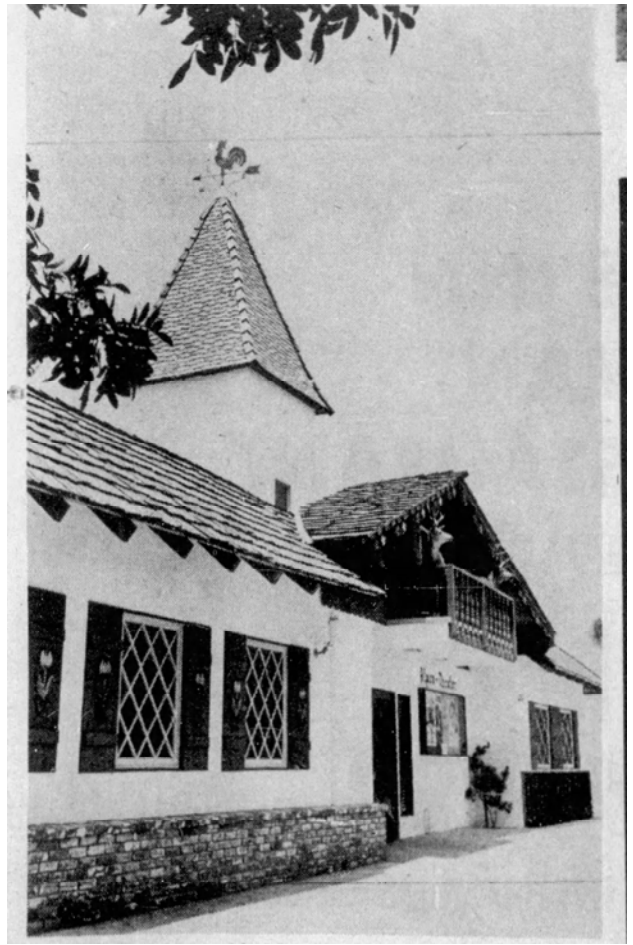


Figure 12. Photo of theater from *Los Angeles Times*, 1971.



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.

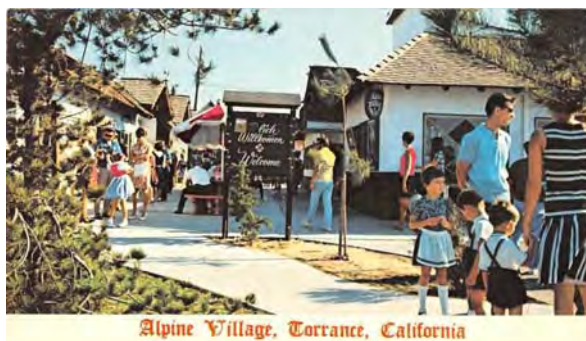


Figure 17. Vintage postcard showing gift shop on the right.



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.

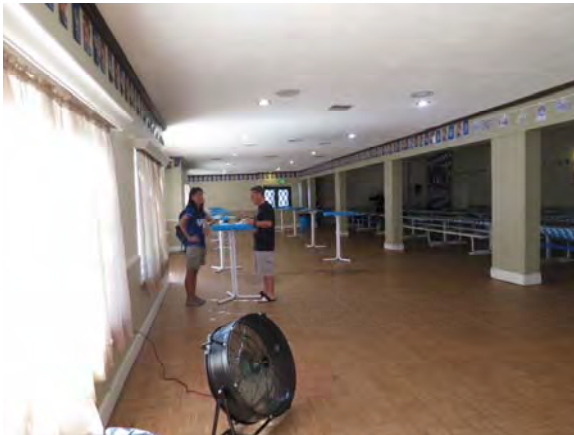


Figure 19. View of interior of Building 1 showing former shop space, looking west.



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.



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.

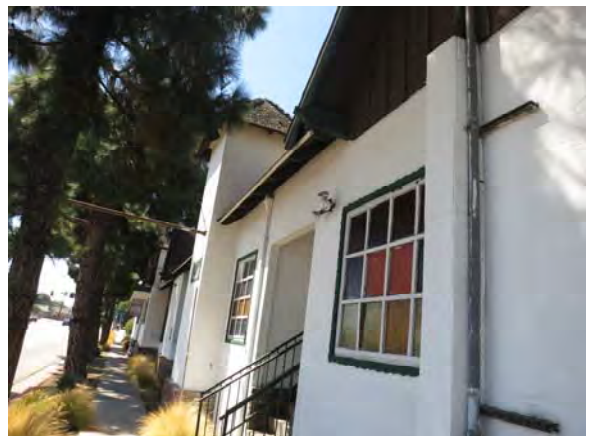


Figure 45. South façade of Building 2 looking west.

2. Background Information



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

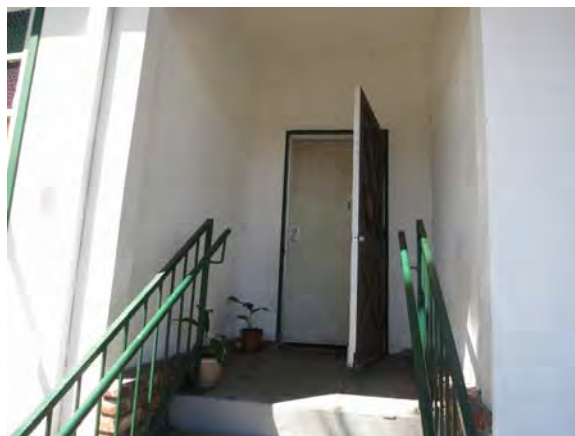


Figure 47. Rear entrance on east end of south façade of Building 2.

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).



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

2. Background Information

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.



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 scallop-edged 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.

2. Background Information



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.

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.

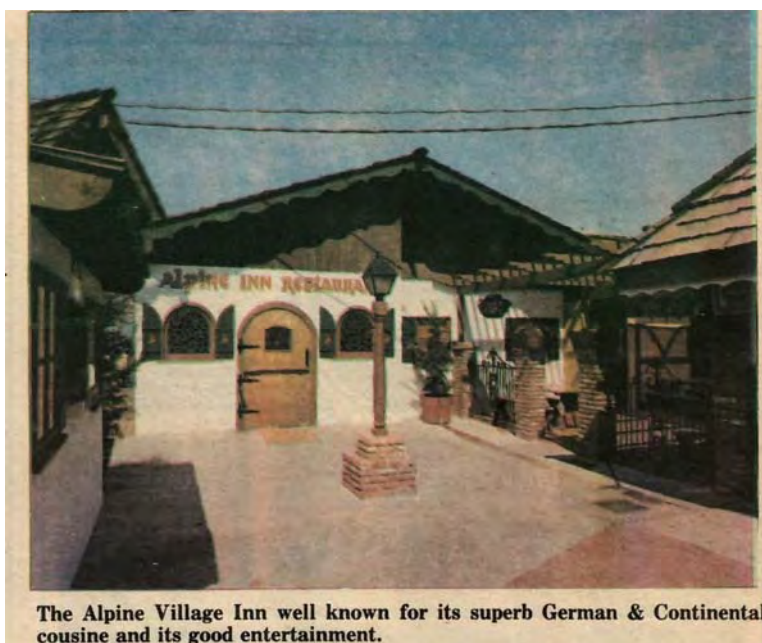


Figure 72. Photo from 1982 Alpine Village News showing front entrance to restaurant.
(Courtesy Marcello Vavala)

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.



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.

2. Background Information

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.

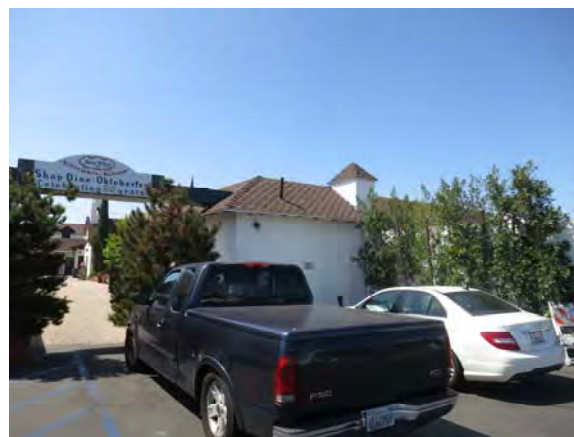


Figure 80. North façade of Building 3 looking southwest.

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.



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.

2. Background Information



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.

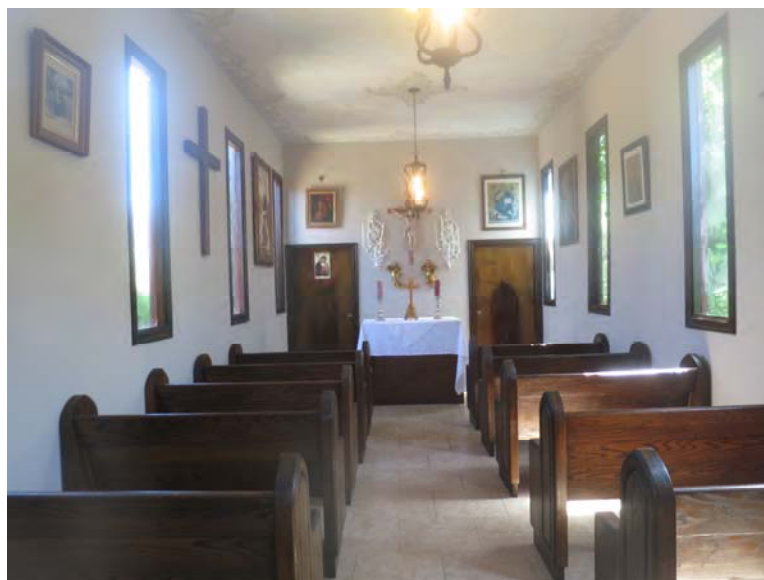


Figure 95. Current view of Chapel interior looking east.

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.

2. Background Information

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.



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.

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.

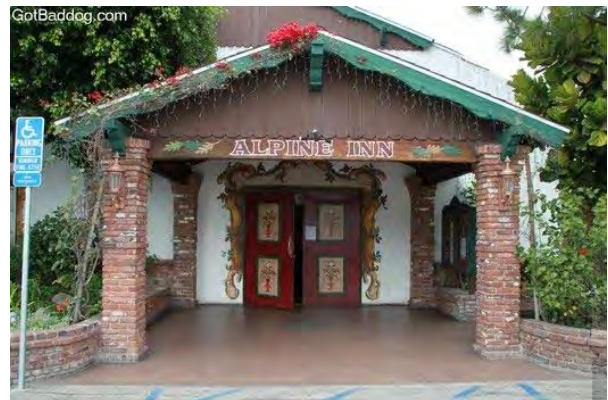


Figure 110. Photo showing entrance prior to brick painting.



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.



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 architectural plans for the 1984 renovations confirm the redesign of major interior spaces as well (Bonstelle 2019). The shape of the central performance space was altered, currently 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 appear to have been moved from the original restaurant space during the 1984 renovation (Figure 125). The original eastern portion of the sunken main hall was converted to a seating area and the mezzanine was expanded into the open space above it. Office space was converted into a stairway and interior custom designed German-themed details were also added at that time.

2. Background Information



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



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



Figure 123. Interior of Alpine Inn Restaurant looking west.



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



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



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 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, 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).

3. Historical Context



GREATEST FAIR EVER!

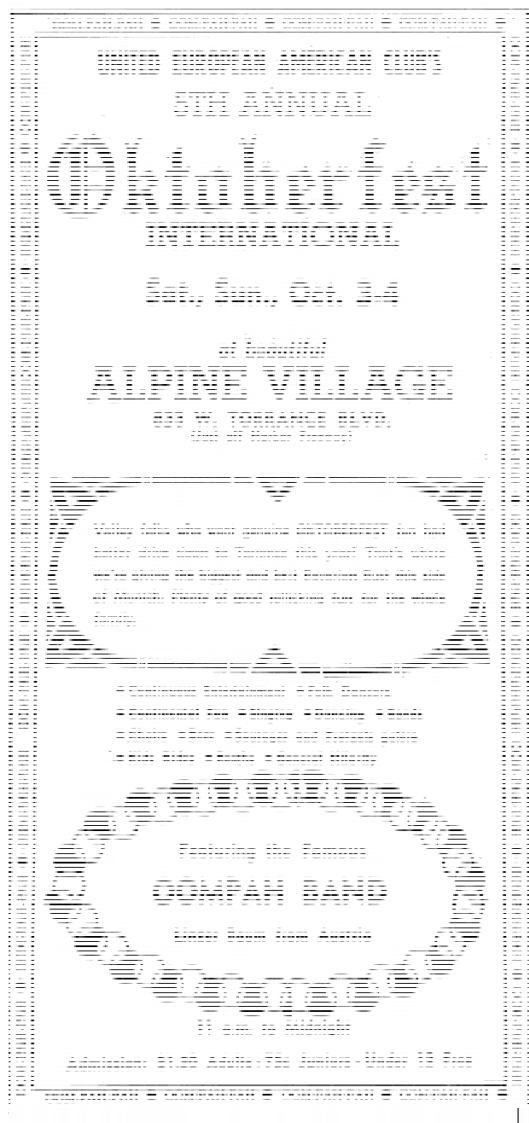
AUTHENTIC BAVARIAN OCTOBER FEST AT ALPINE PARK ALPINE VILLAGE
Torrance Blvd. & Harbor Frwy.

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.



UNITED EUROPEAN AMERICAN CLUBS
5TH ANNUAL
Oktoberfest
INTERNATIONAL
Sat. Sun., Oct. 3-4
at beautiful
ALPINE VILLAGE
833 W. TORRANCE BLVD.

Valley folk who want genuine ENTERTAINMENT for less better drive down to Torrance this year! That's what we're giving the Oktoberfest and Beer Garden. Best site of Oktoberfest. Plenty of good drinking for the whole family.

A Complete Entertainment - Full Service
Continental Food - Singing & Dancing - Bands
Chorus - Folk Dances and Folk Songs
Best Beer - Pilsner - German Music

Featuring the Famous
COMPAN BAND
Direct from Austria
11 am to midnight
Admission: \$1.00 Adults - 75c Junior - Under 12 Free

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.
VISIT ALPINE FARM FAIRYTALE LAND
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 (12 & under) 50c
Under 5 Free
Includes Alpine Farm
and Fairytale Land
ALPINE VILLAGE
833 W. TORRANCE BLVD., TORRANCE
Los Angeles Times - Section B-6, 13th Floor
Phone 522-1377
FREE PARKING
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





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

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



- * 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
Fraukischeu
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 H - P A
O O M - P A H - P A

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

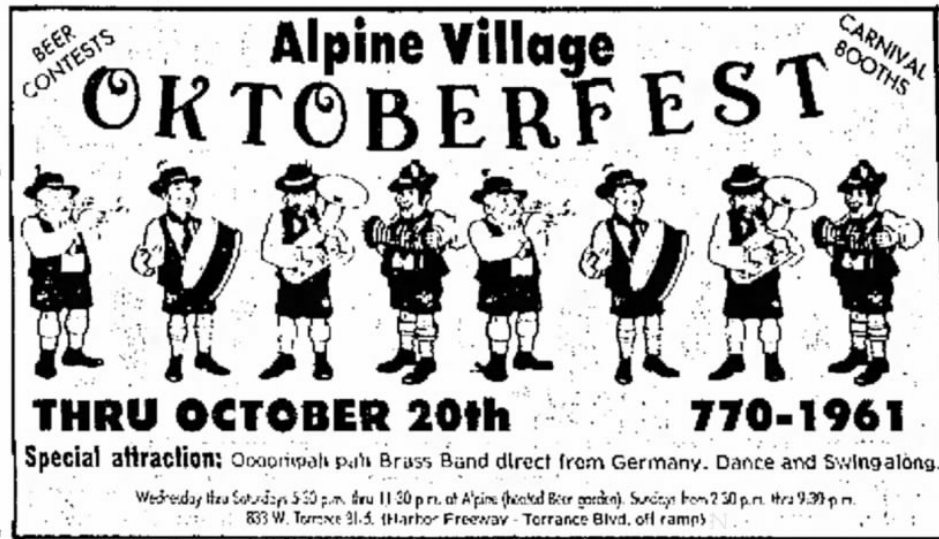


Figure 136. Oktoberfest ad from Long Beach *Independent*, October 11, 1974.

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

THE NEW
● SUNDAY

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

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

ALPINE INN • DINING
You don't have to be in Munich to enjoy

EMERALD ROOM
Fine Continental Dining
Lunches & Dinners
Reservations Requested
(710) 327-4384

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%
ADMIT ONE ONLY
OKTOBERFEST
SEPT. 7-OCT. 27
HARBOR Fwy. TORRANCE BLVD. EXIT
ALPINE VILLAGE
HARBOR FWY. TORRANCE BLVD.
323-6520 327-4384

CALL FOR GROUP DISCOUNT TICKETS (213) 327-4384

Visit Our 25 Village Shops Specializing in Imported Goods

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

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

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

ALPINE INN: www.alpinevillage.net Open 7 days 11 am • Free Parking
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 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 Tanzlmsi, 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).



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

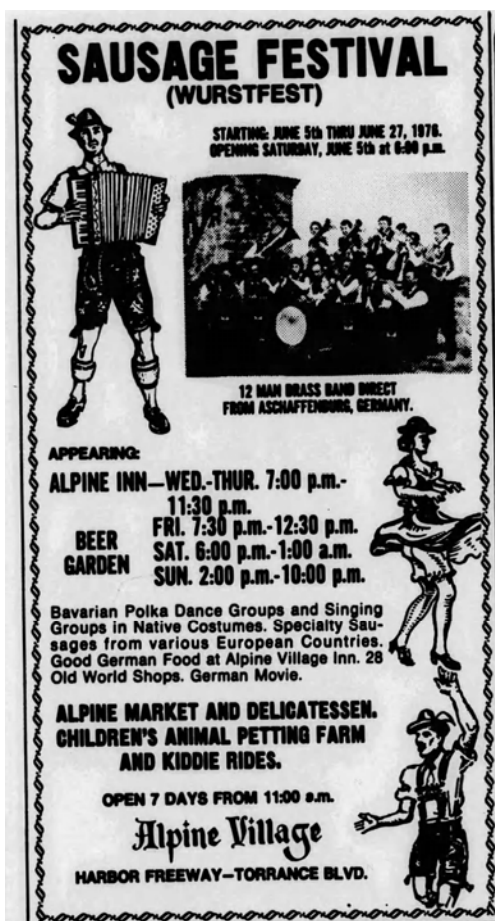


Figure 141. Ad for Sausage Festival, *Los Angeles Times*, 1976.

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).

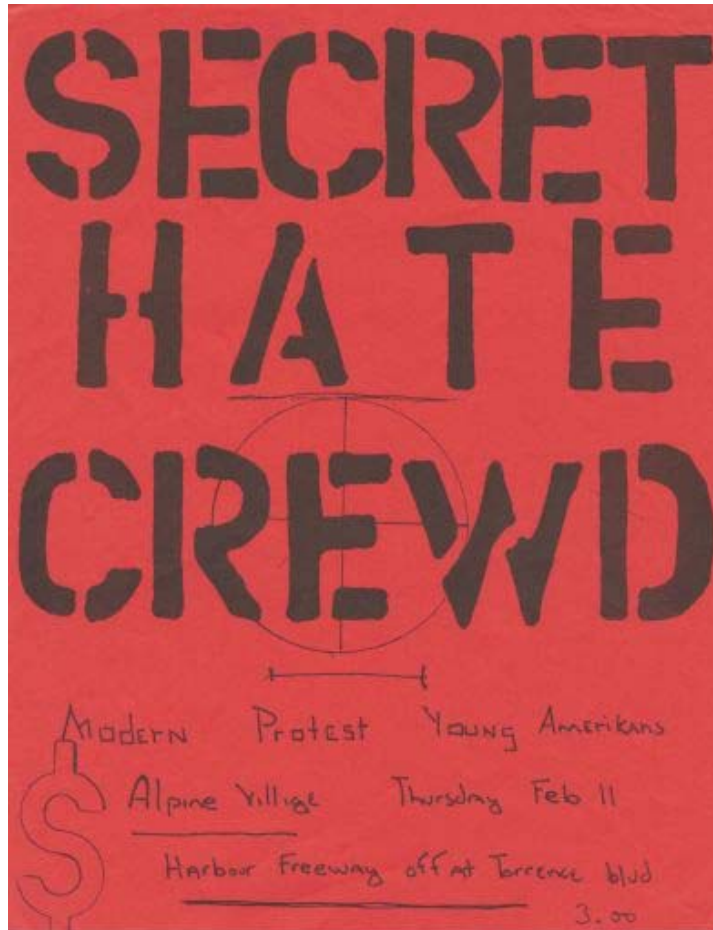


Figure 142. Flyer for punk show at Alpine Village, 1982. From Cornell University Archives.

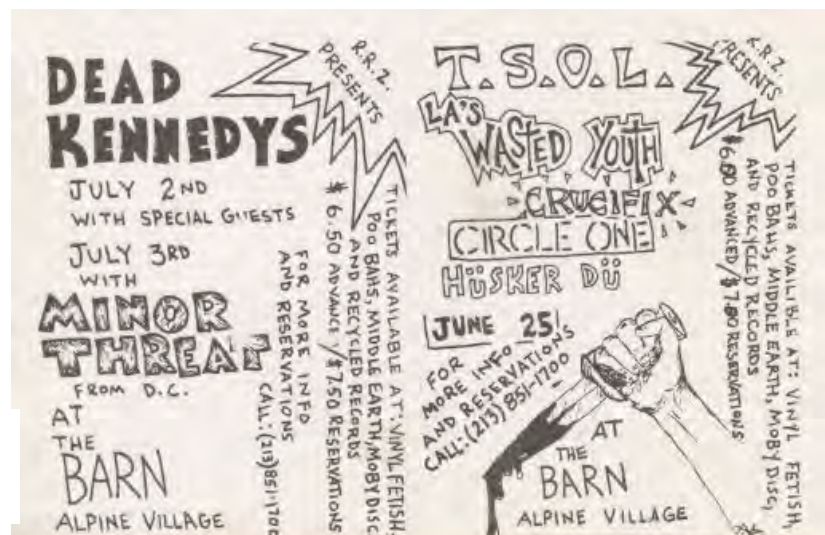


Figure 143. Flyer advertising multiple punk shows at Alpine Village, 1982.

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.

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).

3. Historical Context



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

18-BEND EVENING GAZETTE JULY 20, 1959

ALPINE VILLAGE INN
CRUSS GOTT
6295 S. Virginia Rd.
IN RENO

WE PROUDLY INVITE YOU TO OUR OPENING

TUESDAY JULY 21st
9 PM. till 12 Midnight
Sundays - Holiday 2 p.m. - 12 p.m.

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 KAPAHN
Roast pork, golden brown chicken, baked with a rich sauce, served with a delicious gravy. \$3.25

SAUERBRATEN
Choice cut of top round of beef marinated at least 24 hours, served in butter, roasted and served covered with a delicious gravy. \$3.25

WINDERSCHNITZEL
Choice cut of pork marinated with fresh eggs and roasted, served in a rich golden brown and topped with a delicious gravy, served with a delicious sauce. \$3.00

KONIGSKULEN
Fresh ground chicken baked in cabbage leaves and served with a rich sauce. \$3.00

PERKADDELEN
Choice chicken prepared from an old Bavarian recipe, served with a rich sauce. \$3.00

STRAUS
We serve only choice steaks, roast beef, served with a rich sauce, served with a delicious gravy. \$3.00

ALL ORDERS INCLUDE
Rich head of roast beef, served with a rich sauce, served with a delicious gravy. \$3.00

IN LAS VEGAS

STEPHAN GOWIN
HAWAIIAN HAND LETTERING
P.O. BOX 1463

BROWNE GLOVER
TRIM & DECOR WORK
P.O. BOX 342

C. SALARI & SONS
PAINTING
1715 S. WILLOW AVE. RENO

YED'S PLUMBING
PLUMBING
1720 S. J. SPARKS

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).

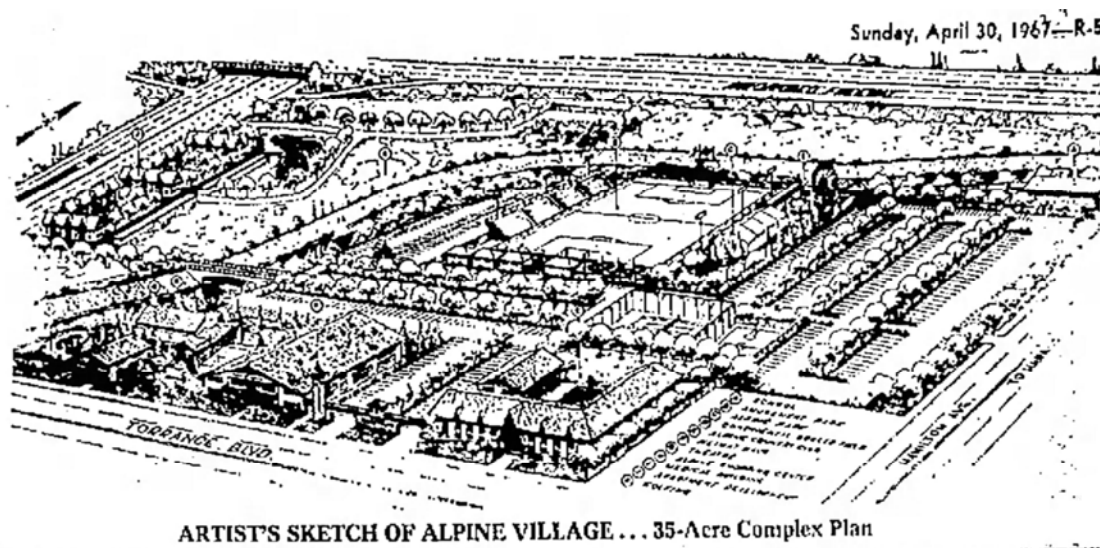


Figure 151. Artist's rendering of proposed Alpine Village project, *Independent Press Telegram*, 1967.

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 banned 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 SWITZERLAND
raised in Steubenville.

MOVING SERVICE GE 5-5572 LUPRO HARTMAN INC. 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"

Introducing the French Pancake called Crepe. This golden thin pancake filled at your taste with the famous Cordon Bleu, etc., or fruits. Complete lunch and dinner including \$1.95 dessert for

Crepes Suzette
Our delicious Fish and Chips,
Hamburgers and Sandwiches
Come and see us, Bon Appetit!

FRENCH PANCAKE HOUSE

SKI SEASON SALE

PRE-CHRISTMAS IMPORTED METAL SKI from Germany - The "blue-alu-steel" with Salomon Toe-Step and in heel. With safety bindings. Reg. \$168.00

99.00

MOUNTING FEE EXTRA

BLITZ '69 SKIS INCLUDES SAFETY BINDING AND POLES. REG. \$79.95

49.95

SPECIAL LA DOLOMITE 6-BUCKLE SKI BOOTS. NOW FROM ONLY

45.00

ALPINE VILLAGE SKI CHALET

Exciting and Tempting

FINE CANDIES

And Don't Miss our very different "Boutique"

OLDE LEGENDE CANDY and PRECIOUS JEWEL BOUTIQUE

ALPINE VILLAGE

ALPINE FASHIONS

House of Imported Fashions For The Modern Woman

ORIGINAL DIRNDL from BAVARIA and AUSTRIA

Phone 324-9277

• Everything for a Lovelier Her

WHAT COULD BE MORE EXCITING!

Cosmetic Gift Sets Imported from France, Germany and Holland

• FOR AN EXCITING GIFT

ALPINE PARFUMERIE

MARKLIN

FAMOUS MARKLIN "HO" TRAIN... complete set w/track & transformer for 19.95 - Locomotive only \$8.50. Branch Line Coach only 1.25. No. 100 Service, too. Also 400 table tops, waxes, candleholders, wands, (Beretta) service guns, credit, stuffed toys from "Steiff," Germany and "Berg," Austria. Phone 537-8370. 200 IRON SALE - 40% OFF

FINE EUROPEAN GLASS AND PORCELAINWARE

Lead Crystal, Vases, Kobold, Delft from Holland, Figurines, Beer steins and Mugs, Decanters, Liqueur, Wine, Fruit, Child, Fish, Phoenix, Dinner and Dessert sets. Also Cuckoo Clocks and Austrian Candies and Holders.

Alpine Glass & Porcelain

532-8353

Alpine Jewelers

833 Torrance Blvd. Torrance, Calif.

THE ONLY PLACE!

Offering Truly Quality Gemstones and Custom Jewelry from the Masters of Germany, Austria, Italy, etc.

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.

HERE'S A FEW OF OUR SPECIALS:

• Charm Bracelet - 14 Kt. Gold - From only \$19

• Gent's Chronograph Watch in 14 Kt. Gold, Only \$79.00

EXPERT REPAIRS CUSTOM CREATIONS

Authentic German CUISINE

• Wienerschnitzel • Sauerbraten
• Bratwurst • Appleschudel

\$120-\$275

Imported Wine & Beer

Phone 323-6250

ALPINE INN

Banquet Rooms and Picnic Grounds Available for Company Picnics

Fine Meats, Wines and Food

Our Own Sausage & Lunch Meat
Beer - Wine - Imports
Christmas Gift Packages

329-9445

ESCHBACH'S ALPINE DELICATESSEN

Lorries Card & Gift SHOP

Foreign Language cards, Birthday, Wedding, Anniversary Baby, Christmas, etc. Beer Steins • Scented Candles • Transistor Radios • Novelty Cuckoo Clocks from

750 up

and Many other Beautiful Items

INTERNATIONAL MOVIES

Wed.-Fri. - 8 p.m.

In French, Italian, Swedish, Yugoslav, Hungarian (with English subtitles).

GERMAN MOVIES

Sat. 4 p.m., Sun. 3 p.m., Mon. 8 p.m.

ALPINE VILLAGE MOVIE THEATRE

Phone 327-3436

PHOTO EDELWEISS

Imported Cameras

GERMAN HOME BAKERY

German Style Bread & Pastry

SALAMANDER SHOES

Imported from Germany, France and Italy

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

HUTTENBACH-LAROCHE INC.

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¢ With Admission Ticket

ADMISSION \$1.00—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

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, cobbled 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.



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

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

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 Bernhauer 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).

CARSON BATTING CAGES & ARCADE

AT ALPINE VILLAGE
 We now have softball, slo-pitch & 35 - 90 mph pitching machines along with a new game arcade. Phone 538-CAGE for reservations
 Carson Batting Cages & Arcade
 Torrance Blvd and Harbor Fwy.

Mon. thru Fri.
 12 - 10
 Saturday
 9 - 10
 Sunday
 10 - 8

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

SWAP MEET

AT ALPINE VILLAGE

FREE ADMISSION **FREE PARKING**

SELLERS INFO. CALL (213) 323-2964
 Every Tues. and Sat.
 OPENING DAY—Sat. June 7th
 8:00 A.M.—3:00 P.M.
 Tuesday, June 10th features an evening
 Swap Meet 2 P.M.- 10 P.M.

Swap Meet Schedule:
 Tuesday 2 P.M. 10 P.M.
 Saturday 8 A.M. 3 P.M.

THE ONLY SWAP MEET OF ITS KIND!!

OVER 300 SPACES
 FRESH FRUITS & FRESH VEGETABLES
 GIFTS ANTIQUES
 CLOTHING FURNITURE Etc.

These and many items which our merchants have made famous!
 VISIT the 28 European Shops. Alpine Village Restaurant serving good German food. Batting Cages. Movie. Alpine Market with Deli & Sausage Kitchen and Bake Shop. Kiddie Rides.
 Food Concession Beer & Wine
 ALPINE VILLAGE & SWAP MEET CORP.
 Swap Meet Schedule Tues. 2 P.M. to 10 P.M.
 Sat. 8 A.M. to 3 P.M.

Alpine Village
 HARBOR FREEWAY, TORRANCE BLVD.
 Phone 327-4384 — 323-2872 — 770-1961

Alpine Inn Restaurant

Figure 158. Advertisement for Swap Meet from 1980.



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



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 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 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.**

The interior spaces of Alpine Village are not included as part of the landmark designation. Many of the public spaces have been modified since the end of the period of significance. The interior of the chapel building has experienced the least alterations, but collectively, the interior spaces of Alpine Village do not sufficiently convey the historical significance of the property.

- 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.

- 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.

Table 2. Character-defining Features of Contributing Elements

Feature	Element								
	1	2	3	4	5	6	7	8	9
Low-pitched gable roof	x	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	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	-	-
Font, size, and color	-	-	-	-	-	-	-	x	-
Form	-	-	-	-	-	-	-	x	-
Neon	-	-	-	-	-	-	-	x	-
70' poles	-	-	-	-	-	-	-	x	-
Asphalt pavement	-	-	-	-	-	-	-	-	x

Alterations and additions to Alpine Village that were made after the end of the period of significance (1974) are not character-defining features of the historic resource. Examples include the 1980s second-floor addition to the Market (Building 6) and the 1984 addition to the Alpine Inn. Those additions do not detract from the character of the resource, because they were constructed in a manner that is sympathetic to the architectural style and design of Alpine Village. Features added or altered after 1974 could be removed or renovated in the future without compromising the history and eligibility of Alpine Village. However, future alterations should be designed in a manner that is in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

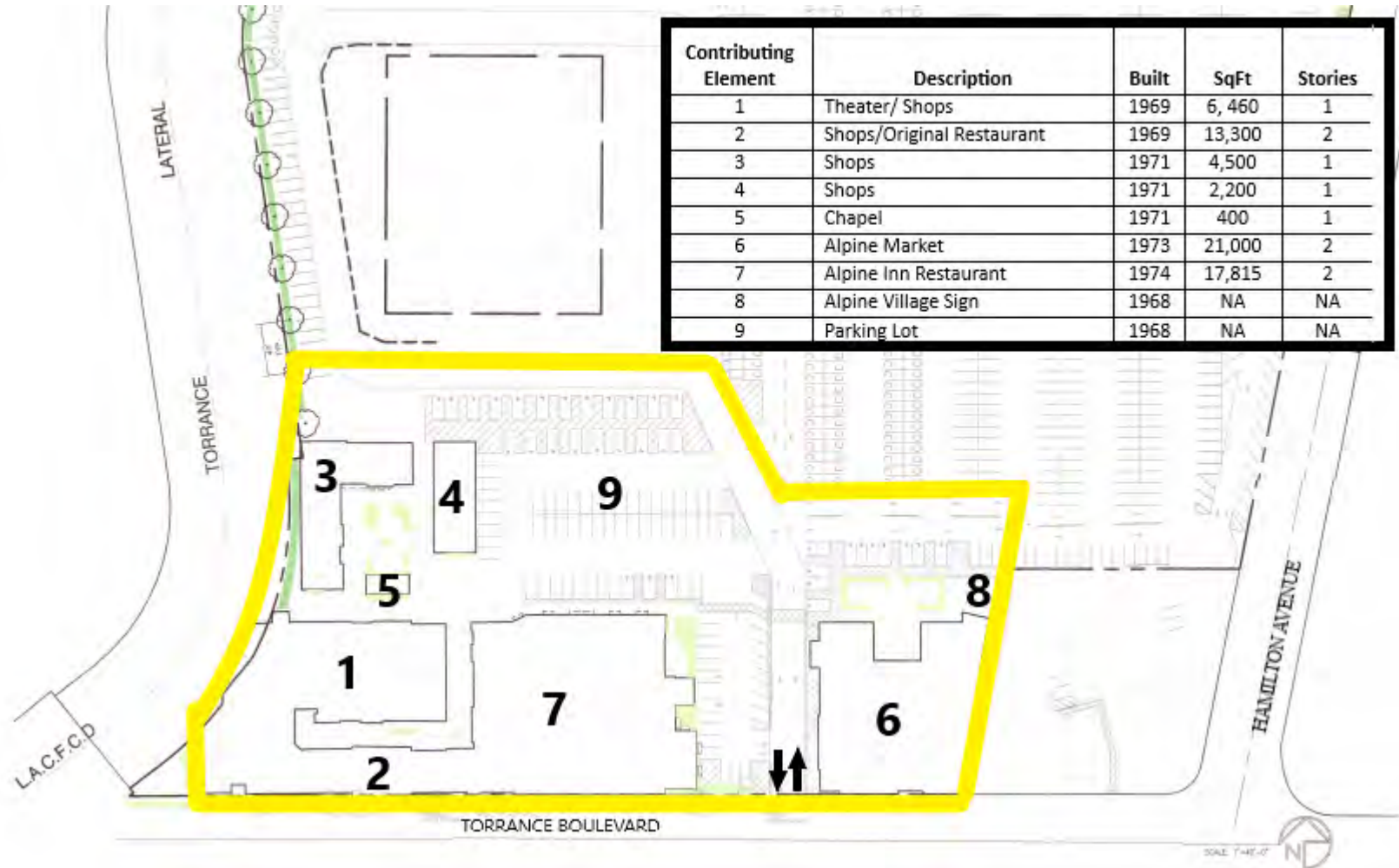


Figure 164. Alpine Village site map and historic resource boundary.

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. 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.

REFERENCES

Brightwell, Eric

- 2014 “Kitsch and Kultur: Exploring SoCal Bavaria.” KCET, Aug 6. Accessed October 2019
<https://www.kcet.org/history-society/kitsch-and-kultur-exploring-socal-bavaria>.

California Department of Health and Welfare

- 2013 California, Marriage Index, 1949-1959. Accessed through ancestry.com; September 2019.

California Office of Historic Preservation

- 1994 Instructions for Recording Historical Resources.

City of Leavenworth

- 2001 “Portfolio of Photographs on Old World Bavarian Architecture and Signs for the City of Leavenworth.” Adopted by the City Council, Jan 23.

City of Los Angeles

- 2016 *Los Angeles Citywide Historic Context Statement*. Context: Commercial Development, 1850-1980. Theme: Commercial Development and the Automobile, 1910-1970.

Daily Breeze

- 2018 “Obituary: Johann ‘Hans’ Rotter.” Jul 19.

Erdelyi.com

- 2019 <http://erdelyi.com/company-info/>; Accessed October 2019.

Frenkel, Stephen, and Judy Walton

- 2000 “Bavarian Leavenworth and the Symbolic Economy of a Theme Town.” *Geographical Review* Vol. 90, No. 4. Pp. 559-584.

Geist, Johann Friedrich

- 1985 *Arcades: The History of a Building Type*. Cambridge, MA: MIT Press.

Gnerre, Sam.

- 2016 “Alpine Village: Bringing a bit of Bavaria to the South Bay.” *Daily Breeze* Aug 27.

Historicaerials.com

- 1952, 1963, 1972

Independent (Long Beach)

- 1972a Display Ad. Jul 14, pg. 28.
 1972b “Letters.” Sep 19, pg. 3.
 1973 “Oompah! Oompah! Oompah! German Parade in Torrance.” Sep 21, pg 43.

Independent Press Telegram (Long Beach)

- 1967 “Developers Plan ‘Alpine Village’ Near 2 Freeways in Torrance.” Apr 30, pg. 49.
 1969 “Heimat Haus in Construction in Torrance.” Jun 1, pg. 116.
 1970 “Oktoberfest Comes to Torrance Site.” Sep 20, pg. 54.

References

Interview with Hans Eberhard

- 2019a Interview conducted by Marcello Vavala, August 2019.
- 2019b Interview conducted by Laura Taylor Kung, October 2019.

Bonstelle, Sheri L.

- 2019 Letter Re Alpine Village from Jeffer Mangles Butler & Mitchell LLP to Dean Edwards, Los Angeles County Department of Regional Planning, December 18, 2019.

Jones, Tracy

- 2016 "Uncle Jamm's Army was the West Coast's Real-Life Answer to *The Get Down*." *LA Weekly*. Sep 7.

Kasko, Cyndie

- 2019 "What a Difference a Day makes, a story about Dolores R. Bischof." Accessed on www.oldworld.ws; September 2019.

Legacy.com

- 2019 <https://www.legacy.com/obituaries/name/walter-altmann-obituary?pid=192687278>; Accessed October 2019.

Lehmann, Dirk

- 2007 German in Every particular? From Historic Settlement to Theme Towns: Examples of "Little Germanies in America." Thesis submitted to Pennsylvania State University.

Leibs, Chester H.

- 1995 *From Main Street to Miracle Mile: American Roadside Architecture*. Baltimore, Maryland. Johns Hopkins University Press.

Longstreth, Richard

- 1997 *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Cambridge, MA: MIT Press.

Los Angeles County Building Permits

- 2019 Accessed online through <https://dpw.lacounty.gov/bsd/bpv/>; September 2019.

Los Angeles Times

- 1966a "Hollywood Aerial Tramway May Serve Hotel Complex." Feb 28, pg. 3.
- 1966b "World's Fair Plan Unveiled." Apr 24, pg. 40.
- 1968 "New Training Center for Eye Dogs to Rise." Feb 25, pg. 113.
- 1969 Display ad "Greatest Fair Ever." Sep 21, pg. 8.
- 1970a "Queen of Oktoberfest." Sep 7, pg. 14.
- 1970b "Club Will Hold Oktoberfest." Sep 20, pg. 166.
- 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 Wurst." 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.

Los Angeles Turners Website

- 2019 <https://www.laturners.org/>; Accessed October 2019.

National Archives

- 2014 California, Federal Naturalization Records, 1843-1999. Accessed through ancestry.com; September 2019.

National Park Service

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

Redlands Daily Facts (Redlands, California)

- 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.

San Bernardino Sun

- 2008 "What's Going on at Alpine Village?" Jun 27.

Santa Ana Register

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

Santa Maria Times (Santa Maria, California)

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

State of California

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

References

The Times (San Mateo)

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

Valley Times

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

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

Van Nuys News

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

APPENDICES

Appendix A
Building Permits

Appendix B
Alterations to Alpine Village

APPENDICES

Appendix A
Building Permits

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 Bischof + 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

John Bischof
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 _____ NAME OF WATER PURVEYOR CERTIFIES THAT IT CAN SUPPLY WATER TO THE STRUCTURE
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) 16 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.

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, S.U.T. OF BUILDING

FOR APPLICANT TO FILL IN	
BUILDING ADDRESS	755 W. TORRANCE BLVD.
LOT NO.	Regal on file
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	BRUND BERNAUER 679-1922
ADDRESS	4623 W. EL SEGUNDO HAW.
CONTRACTOR	OWNER
ADDRESS	
CITY	
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
Corner Stores	
SIGNATURE OF APPLICANT	Prof Bischof
VALUATION \$	100,000.00
P.C. FEES \$	133.50
PMT. FEES \$	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 - ENTR		
NEAREST CROSS ST.	Vermont		
DISTRICT NO.	GROUP	TYPE	PRC
12	F2-185	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			
C			
APPROVALS DATE INSP			
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	4/28/68		
FINAL			

JOHN F. LEWIS, PRINCIPAL STRUCTUR
PERMIT VALIDATION CK.

PLAN CHECK VALIDATION

CK. M.O. CASH -

LAC 73326 MAY 1968 133.50

LAC 24346 AUG 22 133.50

Romer

Intentionally blank

APPROX 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

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	
<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> ADD
<input type="checkbox"/> ALTER	<input type="checkbox"/> REPAIR
<input type="checkbox"/> DEMOLISH	
SQ. FT. SIZE 6460	NO. OF STORIES
NO. OF FAMILIES	
USE OF STRUCTURE	
Theater	
SIGNATURE OF APPLICANT	
VALUATION \$ 62,000.00	

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**

BUILDING ADDRESS 833 W TORRANCE	
LOCALITY CONRADIC - EN	
NEAREST CROSS ST. Vermont	
DISTRICT NO. 12	GEOMETRIC TYPE CONST. D
STATISTICAL CLASSIFICATION	
CLASS NO. 16	DWELL UNITS -
USE ZONE M1	MAP NO. 420
SPECIAL CONDITIONS	

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

APPROVALS	DATE	INS
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 STRUCT

PLAN CHECK VALIDATION

CK. M.O. CASH

LACo 24326 AUG 22 3 10 250

PERMIT VALIDATION

CK.

LACo 24336 AUG 22 1 1 205

[Signature]

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, SUP'T OF BUILDING

FOR APPLICANT TO FILL IN (Print or type only)			
BUILDING ADDRESS <u>833 Torrance Blvd</u>			
LOT NO.		BLOCK	
TRACT			
SIZE OF LOT		NO. OF BLDGS. NOW ON LOT	
USE OF EXISTING BLDG.			
OWNER <u>Alpine Village</u>		TEL. NO.	
ADDRESS <u>833 Torrance Blvd</u>			
CITY			
ARCHITECT OR ENGINEER <u>Arthur L. Benge</u>		TEL. NO. <u>ED-9-3876</u>	
ADDRESS <u>174 E Navilla Pl Covina</u>			
CONTRACTOR <u>Chief Neon</u>		TEL. NO. <u>FA-1-4900</u>	
ADDRESS <u>859 190th St</u>		LIC. NO. <u>168948</u>	
CITY <u>Gardena</u>		LIC. CLASS <u>C-45</u>	
DESCRIPTION OF WORK			
NEW <input checked="" type="checkbox"/>	ADD <input checked="" type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>
SQ. FT. SIZE <u>70 sq ft</u>		NO. OF STORIES <u>1</u>	
USE OF STRUCTURE <u>Sign</u>		NO. OF FAMILIES	
SIGNATURE OF APPLICANT <u>A. Benge (agent)</u>			
VALUATION \$ <u>800</u>			
P.C. FEE \$ <u>5.00</u>		PMT. FEE \$ <u>8.00</u>	
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 <u>A. Benge (agent)</u>			
ADDRESS <u>859 W 190th St</u>			

BUILDING ADDRESS <u>833 W Tor</u>		
LOCALITY <u>Carson</u>		
NEAREST CROSS ST. <u>Vermont</u>		
DISTRICT NO. <u>12</u>	GROUP <u>Rel Sign</u>	TYPE CONST. <u>1</u>
STATISTICAL CLASSIFICATION		
CLASS NO. <u>23</u> DWELL. UNITS		
USE ZONE <u>M-1/2</u>	MAP NO. <u>4210</u>	SPECIAL CONDITIONS <u>ZE-C</u>
BLDG. SETBACK FROM FRONT PROP. LINE OF <u>Torrance</u>		
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.
<u>Sec 7</u>	<u>70</u>	<u>10</u>
BLDG. SETBACK FROM SIDE PROP. LINE OF		
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.
CORNER CUTOFF YES <input type="checkbox"/>		
SEE REVERSE SIDE FOR SPECIAL		
APPROVALS		
FOUNDATION: LOCATION FORMS, MATERIALS		DATE <u>11-21-68</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>

JOHN F. LEWIS, PRINCIPAL STRUCT.

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK.

14053218 NOV 13 23 A 5.00

14055718 NOV 20 1 A 8.0

Intentionally blank

76A6284 CE #803 12/69

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

ASSESSOR MAP BOOK		PAGE	
BUILDING ADDRESS		833 N. Taylor	
LOCALITY			
NEAREST CROSS ST.			
DISTRICT NO.		GROUP	TYPE CONST.
12		F2	V
STATISTICAL CLASSIFICATION			
CLASS NO.		DWELL. UNITS	
18		—	
USE ZONE	MAP NO.		
M1/2	4210		
SPECIAL CONDITIONS			
BLDG. SETBACK FROM FRONT PROP. LINE OF			
Lawrence			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + Y
SEC. 80'			+
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 per 9/28/70 ex 6370			
CORR. P.C. FEB 74.4			
REV. PAID 66.5			
FEB DUE 12.9			
APPROVALS		DATE	
FOUNDATION; LOCATION FORMS, MATERIALS			
FRAME; FIRE STOPS, BRACING, BOLTS			
FURNACE; LOCATION, GAS VENT, DUCTS			
LATH, INT.			
LATH, EXT.			
HOUSE NUMBER COR- RECT AND POSTED		7/13/71	
FINAL			

JOHN F. LEWIS, PRINCIPAL STRUCTURAL ENGINEER

PLAN CHECK VALIDATION

PERMIT VALIDATION

Co 1 4 4 5 70 JUL 30 2 3 A 61.50
LACo 4 1 9 3 70 OCT 27 2 3 A 1290

AC 419470 OCT 27 1A 124

Railay

Intentionally blank

CONTINUOUS INSPECTION REQ'D

76A638A CE 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

FOR APPLICANT TO FILL IN (Print or type only)

BUILDING ADDRESS	83349. Torrance Blvd		
LOT NO.	Legal on file BLOCK		
TRACT			
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT		
USE OF EXISTING BLDG.			
OWNER	Alpine Village TEL. NO. 3236520		
ADDRESS	83349. Torrance Blvd		
CITY	Torrance		
ARCHITECT OR ENGINEER	JOE SING TEL. NO. 6712582		
ADDRESS	814E. 67TH ST. / 1496W. 1496W. 1496W. 1496W.		
CONTRACTOR	OWNER TEL. NO. 3236520		
ADDRESS	83349. Torrance		
CITY	Torrance		
CONSTRUCTION LENDER NAME AND BRANCH			
ADDRESS			
SQ. FT. SIZE	NO. OF STORIES	NO. OF FAMILIES	NEW <input checked="" type="checkbox"/>
USE OF STRUCTURE	Retail Stores		
SIGNATURE OF APPLICANT	John Rottle		
VALUATION \$	45000	54,000	

P.C. FEE \$	777.60	136.80	PMT. FEE \$	228.00
<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	John Rottle			
ADDRESS				

ASSESSOR MAP BOOK	PAGE		
BUILDING ADDRESS	83349. Torrance		
LOCALITY	Co. Car		
NEAREST CROSS ST.	Hamilton		
DISTRICT NO.	GROUP	TYPE CONST.	P
12	F-2	V	
STATISTICAL CLASSIFICATION			
CLASS NO. 18 DWELL. UNITS			
USE ZONE	MAP NO.	SPECIAL CONDITIONS	
M1/2	4210		

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

SEE REVERSE SIDE FOR SPECIAL A

Subdivision Not required by Regi	
Per Bob Crawford 163703	
101 92470	
CORRECT PC FDS	13
PREV. PAID	11
PDS DAD	1
APPROVALS	DATE INSPE

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 STRUCTUI

PLAN CHECK VALIDATION

CK. M.O. CASH

Co 1 4 4 4 70 JUL 30 2 3 A 11 7.60
LACo 4 1 9 7 70 OCT 27 2 3 A 1 9.20

PERMIT VALIDATION

CK.

LACo 4 1 9 8 70 OCT 27 1 A 22

Railly

Rai

Intentionally blank

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

FOR APPLICANT TO FILL IN (Print or type only)			
BUILDING ADDRESS <u>833 W. TORRANCE</u>			
LOT NO. <u>LEGAL ON FILE</u> BLOCK			
TRACT			
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT		
USE OF EXISTING BLDG.	<u>Return stores</u>		
OWNER <u>Apine Village</u>	TEL. NO. <u>3236520</u>		
ADDRESS <u>833 W. TORRANCE BLVD</u>			
CITY <u>TORRANCE</u>			
ARCHITECT OR ENGINEER <u>Sing</u>	TEL. NO. <u>6712562</u>		
ADDRESS <u>814 E 67TH ST. 1456 Wood</u>			
CONTRACTOR <u>Owner</u>	TEL. NO.		
ADDRESS <u>833 W. TORRANCE</u>	LIC. NO.		
CITY <u>TORRANCE</u>	LIC. CLASS		
CONSTRUCTION LENDER NAME AND BRANCH			
ADDRESS			
SQ. FT. SIZE <u>400</u>	NO. OF STORIES <u>1</u>	NO. OF FAMILIES	NEW <input checked="" type="checkbox"/>
USE OF STRUCTURE <u>CHAPEL</u>			ADD <input type="checkbox"/>
SIGNATURE OF APPLICANT <u>John Rotten</u>			ALTER <input type="checkbox"/>
VALUATION \$ <u>4000</u>			REPAIR <input type="checkbox"/>
			DEMOL <input type="checkbox"/>
P.C. FEE \$ <u>12.90</u>	<u>15.60</u>	PMT. FEE \$ <u>26.00</u>	
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 <u>John Rotten</u>			
ADDRESS			

ASSESSOR MAP BOOK	PAGE
BUILDING ADDRESS <u>833 W. Tor</u>	
LOCALITY <u>Co. Car</u>	
NEAREST CROSS ST. <u>Hamilton</u>	
DISTRICT NO. <u>1289</u>	GROUP <u>100</u>
TYPE CONST. <u>V</u>	PRE <u>B</u>
STATISTICAL CLASSIFICATION	
CLASS NO. <u>09</u>	DWELL. UNITS <u>2</u>
USE ZONE <u>M1 1/2</u>	MAP NO. <u>4210</u>
SPECIAL CONDITIONS	
BLDG. SETBACK FROM FRONT PROP. LINE OF <u>Torrance</u>	
TYPE OF HIGHWAY	EXISTING WIDTH
SETBACK FROM C.L.	HIGHWAY + YARD
<u>SEC. 80'</u>	<u>+</u>
BLDG. SETBACK FROM SIDE PROP. LINE OF	
TYPE OF HIGHWAY	EXISTING WIDTH
SETBACK FROM C.L.	HIGHWAY + YARD
<u>+</u>	<u>+</u>
CORNER CUTOFF YES <input type="checkbox"/>	
SEE REVERSE SIDE FOR SPECIAL AP	
<u>Subdivision Not required by Regi</u>	
<u>Per Bob Crawford sk 63703 pg. 9/29/71</u>	
<u>CORR. P.C. FEE \$15.6</u>	
<u>PROV PAID 12.9</u>	
<u>FEE DUE 2.5</u>	
APPROVALS	DATE
INSPEC	
FOUNDATION: LOCATION FORMS, MATERIALS	
FRAME: FIRE STOPS, BRACING, BOLTS	
FURNACE: LOCATION, GAS VENT, DUCTS	
LATH, INT.	
LATH, EXT.	
HOUSE NUMBER CORRECT AND POSTED	
FINAL	<u>7-13-71</u>

PLAN CHECK VALIDATION

CK. M.O. CASH

Co 1 4 4 5 0 JUL 30 2 3 A
LACo 4 1 9 1 70 OCT 27 2 3 A

1290 3
270 8

JOHN F. LEWIS, PRINCIPAL STRUCTURAL

PERMIT VALIDATION

CK. N

LACo 4 1 9 2 70 OCT 27 1 A

2
Barley

Barley

Intentionally blank

APPLICATION FOR BUILDING PERMIT

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

COLEMAN W. JENKINS, SUP'T OF BUILDING

FOR APPLICANT TO FILL IN (Print or type only)			
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. <u>Market Cafe Rest.</u>			
OWNER <u>Alpine Village</u>		TEL. NO. <u>3236520</u>	
ADDRESS <u>833 W. Torrance Blvd.</u>			
CITY <u>L.A.</u>			
ARCHITECT OR ENGINEER <u>Joe Sing</u>		TEL. NO.	
ADDRESS <u>814 E. 67th St. Inglewood</u>			
CONTRACTOR <u>Alpine Village</u>		TEL. NO. <u>3236520</u>	
ADDRESS <u>833 W. Torrance Blvd.</u>			
CITY <u>L.A.</u>		LIC. CLASS	
CONSTRUCTION LENDER NAME AND BRANCH			
ADDRESS			
SQ. FT. SIZE <u>21,000</u>	NO. OF STORIES <u>2</u>	NO. OF FAMILIES	NEW <input checked="" type="checkbox"/>
USE OF STRUCTURE <u>Market Restaurant</u>			ADD <input type="checkbox"/>
			ALTER <input type="checkbox"/>
			REPAIR <input type="checkbox"/>
			DEMOL. <input type="checkbox"/>
SIGNATURE OF APPLICANT <u>H. Rotter</u>			
VALUATION \$ <u>419,000</u>		<u>238,000</u>	
P.C. FEE \$ <u>411.30</u>			PMT. FEE \$ <u>526.50</u>

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. Rotter

ADDRESS

ASSESSOR MAP BOOK	PAGE		
BUILDING ADDRESS	<u>833 W. Torrance</u>		
LOCALITY	<u>Co-Carson</u>		
NEAREST CROSS ST.	<u>Vermont</u>		
DISTRICT NO.	GROUP	TYPE CONST.	
<u>12</u>	<u>B2</u>	<u>V</u>	
STATISTICAL CLASSIFICATION			
CLASS NO. <u>19</u>		DWELL. UNITS <u>-</u>	
USE ZONE	MAP NO.		
<u>M1 1/2</u>	<u>4210</u>		
SPECIAL CONDITIONS			

BLDG. SETBACK FROM FRONT PROP. LINE OF <u>Torrance</u>			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY
<u>Sec. 80'</u>			<u>+</u>
BLDG. SETBACK FROM SIDE PROP. LINE OF			
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY
			<u>+</u>
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: Permit = 1st floor =
\$119,000 = .526

APPROVALS	DATE
FOUNDATION: LOCATION FORMS, MATERIALS	<u>5/12/77</u>
FRAME: FIRE STOPS, BRACING, BOLTS	
FURNACE: LOCATION, GAS VENT, DUCTS	<u>3/15/77</u>
LATH, INT.	
LATH, EXT.	
HOUSE NUMBER CORRECT AND POSTED	
FINAL	<u>1/73</u>

JOHN F. LEWIS, PRINCIPAL STRUCT

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK.

LAG 044272 FEB 29 3 A 41 1.30

LAG 293172 MAY 2 1977

LAG 293172 MAY 2 1977

LAG 293172 MAY 2 1977

LAG 293172 MAY 2 1977

LAG 293172 MAY 2 1977

Intentionally blank

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.		COUNTY OF LOS ANGELES DEPARTMENT OF COUNTY ENG BUILDING AND SAFETY DIVIS	
CITY	ZIP	BUILDING ADDRESS	LOCALITY
SIZE OF LOT 140X302	NO. OF BLDGS. NOW ON LOT	800 W. TORRANCE	TORRANCE
TRACT	BLOCK	LOT NO.	NEAREST CROSS ST.
OWNER D.A.V. (G.A.L.)	TEL. NO.	ASSESSOR MAP BOOK	VERMONT
ADDRESS ALPINE VILLAGE	ZIP	PAGE	DISTRICT
CITY	ZIP	GROUP	TYPE CONST.
ARCHITECT OR ENGINEER W.A. ALTMANN	TEL. NO. 656 3772	12	B1
ADDRESS 8307 ELUSIVE DR. L.A. 90046	TEL. NO.	1 Hr.	FIRE ZONE
CONTRACTOR NOT SELECTED	LIC. NO.	STATISTICAL CLASSIFICATION	
ADDRESS	LIC. CLASS	CLASS NO. 19	DWELL. UNITS 1
CITY		USE ZONE	MAP NO.
CONSTRUCTION LENDER NAME AND BRANCH		M1 1/2	4210
ADDRESS	CITY	SPECIAL CONDITIONS	PP12896 RE
SQ. FT. 9645	NO. OF STORIES 1	ROAD DEPARTMENT APPROVAL REQUIRED	YES <input type="checkbox"/>
NO. OF FAMILIES 0	CHECK ONE	BLDG. SETBACK FROM FRONT PROP. LINE OF	TORRANCE
DESCRIPTION OF WORK	NEW <input checked="" type="checkbox"/>	HIGHWAY + YARD =	TOTAL SETBACK FROM FRONT PROP. LINE
NEW BUILDING	ADD <input type="checkbox"/>		
RESTAURANT & DANCE HALL	ALTER <input type="checkbox"/>	BLDG. SETBACK FROM SIDE PROP. LINE OF	
USE OF EXISTING BLDG.	REPAIR <input type="checkbox"/>	HIGHWAY + YARD =	TOTAL SETBACK FROM SIDE PROP. LINE
APPLICANT (PRINT) W.A. ALTMANN	TEL. NO. 656 3772		
BY (SIGNATURE) W.A. Altmann		CORNER CUTOFF	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
VALUATION \$ 120,000.00	175,000.00	IN OPEN SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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.		IN COASTAL ZONE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SIGNATURE OF PERMITTEE W.A. Altmann		ENVIRONMENTAL IMPACT	CATEGORICAL EXEMPTION YES <input checked="" type="checkbox"/>
ADDRESS 8307 ELUSIVE DR			EXEMPTION DECLARATION SIGNED
CITY L.A. 90046	TEL. NO. 656 3772		IMPACT REPORT PROCESSED
MAKE CHECKS PAYABLE TO: HARVEY T. BRANDT, COUNTY ENGINEER		3 COPIES OF LEGAL REQ'D	
		CORR. P.C. FEE = 399.00	
		PAID IN ADV = 243.30	
		PAY ADD. FEE = 752.00	
		FINAL DATE	BY
		11-14-79	Jay
		P.C. FEE \$	PMT. FEE \$
		243.30	61

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK.

2722 JUL 17 23 A 243.30 46
12 23 AUG 21 23 A 15600
ANICAL, ELECTRIC & WASTE DETAILS NOT CHECKED
12 24 AUG 21 23 A 15600

12 23 AUG 21 1 A

Intentionally blank

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 Lori Goller
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

FOR APPLICANT TO FILL IN	
BUILDING ADDRESS <u>833 W. TORRANCE BL., #1</u>	CITY <u>TORRANCE</u>
ZIP <u>90502</u>	NO. OF BLDGS. NOW ON LOT <u>9</u>
TRACT <u>6328</u>	BLOCK <u>93, 431</u>
OWNER <u>ALPINE VILLAGE INC.</u>	LOT NO. <u>4328</u>
ADDRESS <u>833 W. TORRANCE BL.</u>	TEL. <u>329-8888</u>
CITY <u>TORRANCE CA</u>	ZIP <u>90502</u>
ARCHITECT OR ENGINEER <u>PETER EDELYN</u>	TEL. NO. <u>503-9339</u>
ADDRESS <u>9581 W. PICO BL. L.A.</u>	CONTRACTOR _____
CITY _____	TEL. NO. _____
ADDRESS _____	LIC. NO. _____
CITY _____	LIC. CLASS _____
SQ. FT. SIZE <u>8170</u>	NO. OF STORIES <u>2</u>
NO. OF FAMILIES _____	CHECK ONE NEW <input type="checkbox"/> ADD <input checked="" type="checkbox"/> ALTER <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> DEMOL <input type="checkbox"/>
DESCRIPTION OF WORK <u>EXISTING RESTAURANT.</u>	
USE OF EXISTING BLDG. <u>RESTAURANT & SNAKE</u>	APPLICANT (PRINT) <u>ALPINE VILLAGE INC.</u>
ADDRESS <u>833 W. TORRANCE BL.</u>	TEL. NO. <u>329-4246</u>
PRES. BLDG. ADDRESS <u>833 W. TORRANCE BL.</u>	TEL. NO. <u>329-4246</u>
LOCALITY <u>833 TORRANCE BLVD.</u>	MOVING CONTRACTOR _____
ADDRESS _____	TEL. NO. _____
REQUIRED SET BACK FRONT _____	YARD _____
SIDE _____	HWY _____
TOTAL SETBACK FROM PROP. LINE _____	EXIST. WIDTH _____

BUILDING ADDRESS <u>833 W. Torrance Bl.</u>	LOCALITY <u>Co.</u>
NEAREST CROSS ST. <u>Vermont Ave.</u>	ASSESSOR MAP BOOK _____
PAGE _____	PARCEL _____
USE ZONE _____	MAP NO. _____
SPECIAL CONDITIONS _____	STATISTICAL CLASSIFICATION _____
DISTRICT <u>Methane Gas Control</u>	GROUP TYPE <u>421</u>
FIRE ZONE <u>3</u>	APPROVED BY <u>34</u>
CLASS NO. <u>20</u>	DWELL UNITS <u>0</u>
SEWER MAP BC _____ PG. _____	VALUATION <u>400,000</u>
VALUATION <u>200,000.00</u>	FINAL DATE <u>8/13/84</u>
FINAL BY <u>W. Wood</u>	FINAL DATE <u>8/13/84</u>

VALIDATION
 0971A
 23
 70763
 707638
 201-84
 2610A
 #000023
 F.66300
 ..663008
 0419-84

Foundation only
 permit #1641

INSPECTOR COPY

Intentionally blank

Appendix B
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
Hall space renovated/mezzanine expanded								1984

ATTACHMENT D
HLRC NOMINATION RESOLUTION

**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. 76 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.
14. Mr. Edwards presented the staff report, informed the Commission that the property owner’s request to exclude the northern area of the property from the designation will be accommodated and stated that Regional Planning will consider the property owner’s request to exclude interiors from the designation. The property owner’s consultant, ESA Associates, presented their Preliminary Historical Significance Evaluation Report. The property owners’ representative, Paul Person, testified that the property owner does not oppose designation and presented information from the property owner’s letter dated October 24, 2019. The property owner’s attorney, Sheri Bonstelle, presented information from her letter dated October 24, 2019. Four people testified in favor of nomination, including Marcello Vavala of Los Angeles Conservancy and Adriene Biondo of Friends of Alpine Village who started the online petition. One person provided neutral testimony.

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.



Vice Chair Yolanda Duarte-White
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 
Thomas Parker, Deputy County Counsel
Property Division

VOTES

Yes: Yolanda Duarte-White, Benjamin J. Kahle, Mark F. Lucas

No: None

Abstain: None

Absent: Stephen J. Sass, Edward R. Bosley

Attachment: Site Map

BD:DE

ATTACHMENT E
OCTOBER 25, 2019 STAFF REPORT



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 [Redacted], 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. [Redacted] 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 F
PROPERTY OWNER'S AND THEIR ATTORNEYS' LETTERS

Sheri L. Bonstelle
sbonstelle@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

December 18, 2019

BY EMAIL

Dean Edwards
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, CA 90012

E-Mail: dedwards@planning.lacounty.gov

Re: Alpine Village

Dear Dean:

As requested, this letter summarizes additional information related to the interiors of the Chapel and the Alpine Inn Restaurant at Alpine Village. This is based on interviews with Alpine Village staff, review of plans and permits, and additional research of information located on premises conducted by Environmental Science Associates (“ESA”).

I. Summary

The Chapel building was constructed in 1971 and retains the original footprint, based on aerial photographs, but is less than 50 years old. Minor modifications have occurred over time to the furnishings and finishes. The interior of the chapel was repainted in 2008, which include the blue sky and white cloud painting at the ceiling, and new porcelain tile floors and two pendant ceiling lights were installed. The framed pictures and crucifix were a recent addition in 2016, and the crucifix was loaned by a tenant. The owners believe that the pews were original or from an early date, but these are furniture that are removable. Although designed to resemble a functioning chapel within a village, it is understood that the Chapel has never played more than a symbolic role as a space of worship within the shopping complex.

The Alpine Inn restaurant was significantly expanded and altered in 1984, when it converted from the Heimat Haus club and retail space to a single restaurant use. However, some original interiors are retained. It is also less than 50 years old. Heimat Haus was constructed in 1974 and included conference rooms, retail space, dance hall with bandstand, offices and a restaurant. It also had a circular bar near the entrance. In 1984, the building was expanded to include additional ground level and mezzanine level area for the restaurant. The circular bar was removed and the entry reconfigured. The conference rooms and offices were removed, and the kitchen was redesigned and expanded. A long bar was constructed along the west side of the

restaurant space, and bench seating was added along one wall. The original curved ceiling was retained, but new light fixtures were installed.

II. Description

A. Chapel (Building 5)

The Chapel is a one-story rectangular structure (Figures 1 and 2). The building includes a single door at the west elevation, and eight fixed wood windows. Toward the east of the space sits an altar-like display, which is flanked by two custom wood doors that lead to storage areas. The flooring is comprised of porcelain tile and the ceiling features a decorative painted mural. Two pendant lights hang from the ceiling and a series of 10 pews are oriented east, allowing for a central access pathway along a center aisle.

B. Alpine Inn Restaurant (Building 7)

The Alpine Inn Restaurant is largely a one-story building, but it has a large double-height space with a second level mezzanine in the central portion of its interior (Figures 3-16). The ground floor is publicly accessed from entrances at the east and at the north. A lobby at the primary east entrance leads to a hallway with carved wood decoration and tile floor that extends north to the restroom wing (Figure 3). A carpeted staircase with a wood handrail and balustrade offers access to a mezzanine from this location (Figure 4). To the south of the lobby sits the Emerald Room dining room with wood trim and molding (Figures 5 and 6). To the north of the Emerald Room and lobby sits an elongated industrial kitchen with other back of house functions. Adjacent to the kitchen sits a wood bar which extends along an east-west oriented corridor (Figure 7). Beyond the corridor to the north sits a sunken hall with wood flooring and a double-height ceiling (Figure 8). The ceiling includes glue laminated beams and clerestory windows (Figure 9). Further west in the space, an elevated bandstand platform sits below a decorative Bavarian-themed façade that is affixed to the wall (Figure 10). Beyond the hall and to the north the ceiling lowers to an open space that includes a bar at the northeastern extent of the space (Figures 11 and 12). Additional booth seating sits to the south of this bar, immediately west of the primary entrance lobby (Figure 13). The stairs that are located in close proximity to the primary entrance lobby provide access to the mezzanine level, which opens into the double-height space of the hall (Figure 14). The wood railing varies in design along the mezzanine, and the walls are clad in wood paneling. A wood bar with mirrored bar back sits along the southern wall of the space (Figure 15). Seating extends both north and west of the staircase at this location (Figure 16). The floor is comprised of carpet at the seating areas and wood adjacent to the bar area.

III. Construction Chronology

Alpine Village first began to take shape with the construction in 1969 of its first two multi-purpose buildings in the southern portion of the property: the first housed a theatre, hall and shops (Building 1); and the second housed a restaurant and shops (Building 2). Between 1971 and 1972, a second building campaign took place immediately to the north of the two earliest Alpine Village

buildings, which worked to frame an outdoor plaza through the construction of three new buildings. This new cluster included a town square featuring the Chapel as a freestanding building within its center, which functioned as the symbolic centerpiece of the ensemble. Although designed to resemble a functioning chapel within a village, it is understood that the Chapel has never played more than a symbolic role as a space of worship within the shopping complex; the small building, which appears designed to accommodate less than twenty people to its interior, did not function as a chapel with regularly-held services but instead, on occasion, is used by people for staging events such as weddings and wedding photo shoots. As indicated in early aerial and pedestrian photographs, the Chapel has retained its original rectangular footprint since the date of its original construction; it has not been subject to modification of either its exterior or interior architectural features. However, minor modifications to the building's interior have occurred over time in terms of both its furnishings and finishes. According to the property owners' representative, the existing wood pews inside the building are original. Furthermore, the interior of the chapel was repainted in 2008, which include the blue sky and white cloud painting at the ceiling. Other modifications from around this time included new porcelain tile floors and the addition of the two extant pendant ceiling lights. Interior decorative features, such as a crucifix and framed pictures on the wall, are relatively recent additions to the space; the crucifix was loaned to the building's owners by one of the tenants in the shopping complex and installed around 2016, as were the framed pictures. The only available permit for the building is the one issued for its original construction as shown in Table 1, Attachment A. No additional plans or permits depicting modifications to the interior of the Chapel were located. See Appendix C for figures referenced, Appendix D for 1973 plans and Appendix E for 1983 plans.

In 1973, shortly after the building campaign that produced the Chapel, plans were also underway for the construction of a "Heimat Haus," which is today known as the Alpine Inn Restaurant (Building 7). Building permits issued in 1974 indicate that the Heimat Haus was intended to be used as both a restaurant and retail shops (Table 2, Attachment A). Originally, the Heimat Haus included a centralized sunken main hall with dance floor and bandstand that opened up to a double-height hall space (Figures 17 and 18). The walls and ceiling included wood paneling, exposed glue laminated beams, and a clerestory in the ceiling (Figure 18). A second floor mezzanine opened into this double-height space (Figure 19). The original entrance sat in the west elevation which opened to a lobby (Figure 20). Two conference rooms sat in the southwestern corner of the building, with an additional two offices adjacent to the lobby entrance. The building's single bar was circular in configuration and located south of the entrance lobby, at the juncture of an enclosed dining room in the southeastern corner of the building and the main sunken hall (Figure 21). A kitchen sat towards the south of the building (Figure 22). A restroom wing with an access hallway projected to the north (Figure 23). Other site improvements added in 1973 included extensive new landscaping elements. Tile pavers and new plantings were added in the area immediately adjacent to the new building and leading up to the existing parking lot located to the north of the developed area.

In 1984, the original Heimat Haus was expanded to the north, west and south, and it was at approximately this time that it became known as the Alpine Inn Restaurant. Changes introduced

during this period converted the building into a full restaurant with an enlarged kitchen and additional seating and bar areas (see Appendix D). The centralized sunken main hall with double-height space capped by the exposed glue laminated beam ceiling with clerestory remained during this expansion. However, the space of the eastern portion of the sunken main hall was now allocated to providing additional booth seating. This also involved an expansion of the mezzanine immediately above this space. The booth seating at the ground floor portion of the infilled sunken hall may have been relocated from the original Alpine Inn located in the southwest portion of the Alpine Village complex (Figure 17). The bandstand also was reconfigured in terms of its shape, but it was placed in the same general location, and the mezzanine was expanded over the new additional booth seating area (Figure 17). The expanded mezzanine level also included the addition of a new wood bar (Figure 19). The original ground floor entrance remained in the east elevation, and the two office spaces in the lobby area were removed to accommodate a new wood staircase offering access to the expanded mezzanine (Figure 20). The kitchen was expanded in its original location, off of which sat a new elongated bar (Figure 22). The building was expanded to the north and to the west at the ground floor to accommodate additional seating and an additional bar, that abutted the original restroom wing (Figure 23). Undated interior elevations titled “Interior Design for Addition for Alpine Village Restaurant,” were likely created for the addition to the restaurant around 1983 (Figure 24). The elevations included German room names, including “Alpine Stube,” “Munich Room,” “Bavarian Room,” and “Rhine Stube” as well as interior custom designed features like wall-mounted shelves that were designed specifically for the display of German-themed items, such as beer steins.

Additional modifications to the site involved the paving and striping of a new parking area, the construction of a new masonry wall, and the addition of extensive new landscaping totaling 61,850 square feet. The new landscaping, as described in plans from the time, was to include planted areas throughout the developed parking areas with eucalyptus trees and automatic sprinklers. Extensive additional landscaping was intended to enhance the landscaping already installed in the parking lot that was depicted in earlier photographs from the 1970s. See Attachment A for a table comparing the original 1973 building plans to the 1983 remodel and addition plans. The existing stone tile work at the ground floor columns and the installation of television screens at the ground floor and mezzanine bar areas appear to be more recent modifications.

IV. Conclusion

The Alpine Village owners request that the interiors of the Chapel and Alpine Inn Restaurant not be included as part of the proposed historic designation of the property. The Chapel walls and fixtures have been recently repainted and replaced, and the pews are removable. The Alpine Inn Restaurant was significantly renovated in 1984, including removing the original bar and reconstructing and reconfiguring the entire space. The restaurant is not frequently visited, and if it closes, the building will need to be adaptively reused in a manner that allows flexibility in the space. Any features, such as the bench seating that was moved and relocated to the restaurant in

Dean Edwards
December 18, 2019
Page 5

1984, can always be moved out of the space. The Chapel will also need the opportunity to be adaptively re-used in a manner consistent with the Alpine Village complex.

Very truly yours,

A handwritten signature in dark ink that reads "Sheri Bonstelle". The script is cursive and fluid.

SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

SLB
Attachments

ATTACHMENT G

ESA'S PRELIMINARY HISTORICAL SIGNIFICANCE EVALUATION REPORT



550 West C Street
Suite 750
San Diego, CA 92101
619.719.4200 **phone**
619.719.4201 **fax**

esassoc.com

October 24, 2019

Los Angeles County Historical Landmarks and Records Commission
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Subject: Preliminary Historical Significance Evaluation for 833 W. Torrance Boulevard (Alpine Village),
unincorporated Los Angeles County, California

Dear Chair Sass and members of the Commission,

Environmental Science Associates (“ESA”) was recently engaged by the owners of 833 W. Torrance Boulevard (“subject property”), located near the City of Torrance in unincorporated County of Los Angeles (“the County”), to prepare a Historic Resource Assessment (“HRA” or “ESA Report”). As you are aware, the subject property is comprised of three large parcels which, together, form a site that is 14-acres in size. It is presently developed with seven (7) structures and paved and planted landscaped elements in the southern portion of the subject property, and a large paved parking lot to the north of the developed area. The structures and the associated paving and landscaping that surrounds them, are known collectively as Alpine Village, and they were constructed between 1969 and 1974 as a European-style shopping center. At the time that we were first engaged by the owners, they had just learned that a hearing was being scheduled by the Los Angeles County Heritage Commission (“Commission”) to consider potential designation of the subject property; they also recognized there would not be adequate time for ESA to complete a HRA in advance of the hearing. However, we were directed to begin work immediately and to provide as much information as possible to the Commission in a preliminary assessment—as opposed to a fully-developed HRA—to provide a level of analysis that would help inform the proceedings. ESA has completed an intensive-level survey of the site and a concentrated research effort. Since beginning our work, we have learned that a historical resource evaluation for Alpine Village was recently prepared by ASM Affiliates, Inc. on behalf of the County (“ASM Report”), which we have reviewed and with which we generally agree. Therefore, for the purposes of the hearing, we have prepared this brief letter report that presents our preliminary findings in regard to the potential historical significance of the subject property. Our analysis, as presented in this letter, also states where there exist areas of disagreement or points that we believe are in need of further explanation.

Study Method

As previously stated, ESA is currently in the process of fully evaluating the subject property for its historic significance. To date, we have conducted a site visit and survey of the subject property and conducted a fairly thorough research effort on the history of its development and use. The survey was conducted last week (October 16, 2019), and entailed documenting the site through photographs and detailed notes, including the buildings and their associated setting. Prior to the site visit, we spent approximately eight working days conducting a concentrated research effort on the subject property that entailed consulting the repositories and sources that follow: the Los Angeles County Public Works Department; Newspapers.com; historic aerial photographs;

October 24, 2019
Page 2

original plans and photographs provided by the owners; and the Los Angeles Public Library. This research effort yielded a wealth of information, summarized in this letter. Further research to supplement this effort may be conducted at the Los Angeles Turners Museum in Alpine Village. Oral interviews with people who frequented Alpine Village during the period in which German immigrants and their families patronized the shopping center may also be conducted. The survey and research results may be fully documented and incorporated into a full ESA Report.

Summary of ESA's Preliminary Findings

(For the most pertinent referenced documents, please see **Attachment B**, Supplemental Materials for reference)

Brief Development Chronology

The three parcels and 14 acres of land that together comprise the subject property upon which the Alpine Village is situated were first obtained in 1966 by the German American League (GAL) and German immigrant investors—including Josef Bischoff and Hans Rotter—who set out to develop the subject property. Their intention was to construct a European-style shopping center reflective of their native country.¹ Elaborate artistic renderings of the shopping complex were published in the *Los Angeles Times* in 1967, two years before the first two buildings on the site were constructed; however, these concept plans, including a hotel, golf course, and apartment community, were never fully realized.²

Prior to its purchase by the GAL, the land had been used as a land fill, Gardena Valley No. 4. The landfill was closed and the southern, southwestern corner of the property was the first part of the site purchased by GAL. Alpine Village first began to take shape with the construction in 1969 of its first two multi-purpose buildings in the southern portion of the property: the first housed a theatre, hall and shops (Building 1); and the second housed a restaurant and shops (Building 2). Both buildings were designed in a Bavarian style, and their function reflected the themed architecture; the restaurant featured Germanic foods, the shops sold European goods, the theatre often (if not always) featured German films, and the hall was used to host meetings for members of the German community. Thirty local German organizations—with an approximate membership of 80,000 members—now had a place to meet, dine, shop, and celebrate.³

Between 1971 and 1972, a second building campaign took place immediately to the north of the two earlier buildings, enfaming an outdoor plaza. This new cluster included two buildings that functioned exclusively as retail shops (Buildings 3 and 4), and a town square featuring a chapel (Building 5), which functioned as the symbolic centerpiece of the ensemble. Other site development during the same period included the addition of hardscape and softscape features—such as paving in the plaza, the addition of signage, and planting areas with trees, flowers, bushes—that allowed Alpine Village to more fully resemble a small Bavarian town than it did

¹ “Deutsch-Amerikanischer Verband: 1905-2005, 100th Anniversary brochure,” German-American League, 2005, pp. 15.

² “Developers Plan ‘Alpine Village’ Near 2 Freeways in Torrance,” *Independent Press-Telegram*, April 30, 1967, 49.

³ “Heimat Haus in Construction in Torrance,” *Independent Press-Telegram*, June 1, 1969.

October 24, 2019
Page 3

prior to the expansion. In the following year, between 1972 and 1973, a market building also designed in a Bavarian style (Building 6) was added to the east of the existing development, directly across the main paved vehicular access road from Torrance Boulevard. The market offered imported European goods for sale, and featured a small café where patrons could order an array of German foods. In 1973 when the market was completed, plans were also underway for the creation of another building, a “Heimat Haus” (Building 7). Building permits issued in 1974 indicate that Building 7 was to be used as a restaurant and retail shops. Today, the Heimat Haus is known as the Alpine Inn Restaurant. Other site improvements added at this time included extensive new landscaping elements. Tile pavers and new plantings were added in the area immediately adjacent to the new building and leading up to the existing parking lot located to the north of the developed area.

Also during the early 1970s, extensive site modifications took place on the northern portion of the property, as revealed in the subject property’s permit history. This area of the property was the former landfill, which occupies the majority of the site. In 1970, a petting zoo was constructed on the northwestern corner of the property, and permits were issued for the installation of animal stalls, cages, and supply stalls. Aerial photos, plans, and newspaper advertisements indicate that the zoo was located on the subject property through at least 1976, although the precise date that the petting zoo ceased to function and was removed from the site is unknown. Other permits from the early 1970s indicate other improvements occurred in the northern portion of the site. In 1971, a food stand, large tent and ticket booth were erected for a beer garden. The following year, in 1972, carnival amusement-type rides were installed to be operated on a year-round basis. Also added at this time were new grand stands to accommodate audiences attending various outdoor shows being offered on the northern portion of the subject property. The northern portion of the site continued to develop throughout the latter half of the 1970s. In 1977, poles were installed to define the enclosed space of batting cages; it is possible that the batting cages replaced the petting zoo at this time. A photo taken of the parking lot area at this time—with a view oriented towards the northwest of the subject property—indicates that care was taken to carefully screen the parking area from the rest of the development. The parking lot to the north of Building 7 featured a least one major pedestrian circulation path through the parking area that was lined with Fir trees to screen views of cars from pedestrians, and landscaped areas with plantings—including both trees and lower-lying shrubs—were dispersed throughout the large parking lot to provide visual relief. The parking lot appears to have been repaired extensively over the years likely due to differential settlement because of the landfill upon which it is located. In July of 1980, a swap meet began operating on the northern portion of the site; it was open for two days per week, and included over 300 individual retail spaces/stalls for vendors.

The first known building remodels began on the southern portion of the site in the early 1980s. In 1980 and 1984, Building 1 underwent some interior remodeling; it is likely that it was also at this time that it became known as the “Klub Haus.” In 1984, Building 7 was expanded significantly to the north. Additional modifications to the site involved the paving and striping of a new parking area, the construction of a new masonry wall, and the addition of extensive new landscaping totaling 61,850 square feet. The new landscaping, as described in plans from the time, was to include planted areas throughout the developed parking areas with eucalyptus trees and automatic sprinklers. Extensive additional landscaping was intended to enhance the landscaping already installed in the parking lot that was depicted in earlier photographs from the 1970s. The new landscaping plan shows the

October 24, 2019

Page 4

improvements to the parking area during the mid-1980s and indicates that the existing restaurant in Building 2 was converted to tenant space at this time. Between 1983 and 1989, aerial photographs show that the space dedicated to the swap meet in the northernmost part of the parking lot was increased significantly. Some modifications also occurred on the southern portion of the site. Buildings 2, 6 and 7 also underwent expansion to provide additional space for new and/or continued usage. By 1989, the Oktoberfest event at Alpine Village was considered one of the largest festivals of its kind in the country, and was expected to draw over 100,000 guests.

However, it was at this time that the year-round live-music schedule offered at Alpine Village also began to reflect a change in tastes, which appears representative of a shift in the cultural interests and demographics of Alpine Village patrons. A variety of musical offerings were provided on a weekly basis and included big-band swing on Mondays, country-Western on Tuesdays, swing on Wednesdays, 50s and 60s music on Thursdays, and European continental bands Friday through Sunday.⁴ In 2002, Alpine Village hosted what was considered the largest and longest-running Oktoberfest festival in Southern California.⁵ However, the 2000s also brought some significant changes at the subject property. The beer garden and batting cages were removed and Oktoberfest has moved inside the restaurant and no longer has an outdoor beer hall.

Associated Property Type and Themes

Alpine Village is an example of what is known as “roadside architecture,” as defined by the historian Chester H. Liebs in his book entitled *Main Street to Miracle Mile: American Roadside Architecture*. Roadside architecture is a type of vernacular building tradition that started in the 1930s, and is characterized by twentieth-century commercial development situated along a main thoroughfare.⁶ Such architecture includes building types such as restaurants, motels, drive-in theaters, miniature golf courses, gas stations and auto showrooms. An early example of roadside architecture is Dutchland Farms, an early chain restaurant erected in Elizabeth, New Jersey, around 1935, featuring a large ornamental windmill incorporated into the commercial development as its entrance. The restaurant chain, Howard Johnson’s, also employed similar imagery in one of its early restaurant prototypes, which was a converted Dutchland Farms’ building located in Middleboro, Massachusetts. These commercial roadside developments utilized fanciful traditional cultural imagery to appeal to their clientele, who were passing by in automobiles. Roadside architecture evoked familiar forms that were able to entice passersby to stop in and patronize these establishments.⁷

Alpine Village, designed explicitly as a European-style shopping center, still evokes an old-world feeling and style of a Bavarian village nearly 50 years after its initial construction, and is an example of a late but increasingly rare type of roadside architecture, the themed shopping center. As described in a 1967 newspaper article published shortly after the acquisition of the land in 1966, the selection of the site for the shopping center by its developers was believed desirable, as it was in close proximity to the juncture where the Harbor and the San Diego Freeways joined, and yet another, third freeway was on the drawings boards immediately to the north at the time that the plans for the development were first underway. From the outset, Alpine Village was intended to appeal to the German community, although the developers were also clear that all patrons were welcome as all facilities would “be open to the general public,” as well. To this end, the shops at Alpine Village were intended to

⁴ “Yearly Alpine Village Oktoberfest attracts revelers in droves,” *Los Angeles Times*, September 22, 1989.

⁵ “Advertisement: Gusto’s Feature Restaurant of the Week,” *Los Angeles Times*, September 5, 2002.

⁶ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Little, Brown and Company: 1986), 200.

⁷ Ibid, 202.

October 24, 2019

Page 5

specialize not only in items from Germany, but also from France, Italy, Hungary and other European countries.⁸ Although an initial concept plan for Alpine Village that was published in the same newspaper article showed some of the most prominent buildings within the development fronting Torrance Boulevard, by 1969 when the first two buildings in the development were constructed, the design decision had been made to make the primary elevations of the buildings face away from the street and towards the interior of the site. This type of arrangement had become increasingly popular after the widespread ownership of the automobile beginning in the 1920s. SurveyLA describes the type of architecture embodied at Alpine Village under the subtheme of “Post War Neighborhood Shopping Centers, 1936-1965.” As identified in SurveyLA, a neighborhood shopping center consists of “individual buildings or groups of buildings adjacent to or surrounded by parking. The defining element is the relationship of the building entrance to the parking lot. Stores in shopping centers have their primary public entrances facing the parking lot, instead of the street.”⁹

Alpine Village follows the pattern described in SurveyLA in that the development on the southern portion of the site has a relatively unarticulated façade fronting Torrance Boulevard, as it is primarily oriented to the parking area that was historically (and still today) located to the north of the development on the interior of the subject property and away from the primary thoroughfare. However, unlike typical roadside shopping centers, one of the primary drivers in the creation of Alpine Village was to create a unique destination and cultural center for the German population of the area that would both evoke memories of their native country and let them experience fellowship with members of their own community in the type of cultural activities that took place there. Orienting the buildings inwards toward the site—in addition to providing a relationship between the building entrance and the parking lot—also worked to enhance the idea that a visitor had entered into another realm by creating a sense of place quite distinct from the busy street. It worked to create a space shielded from the environment to the building complex’s exterior, and this facilitated an immersive experience where German patrons of the shopping center could imagine for a few hours that they had returned to their homeland as they participated in the many German cultural activities offered there. However, as a destination for the German community, Alpine Village also functioned as a place for the casual passersby who was appreciative of European culture, in general, to stop and shop, while enjoying the sensation that he or she had momentarily entered into another country.

Period of Significance

The period of significance ESA has established for the German cultural activities on the site extends from the construction of the first building on the property (Building 1) in 1969 to 1989 when the last expansions to Building 6 were constructed. Preliminary research also indicates that the proposed termination date for the historic period of significance coincides with the general time frame in which the Alpine Village began to decline in popularity as a shopping and community gathering destination for the German-American community. For example, in 1989, a newspaper advertisement announcing the annual Oktoberfest event included information about other weekly events featured at the complex that included music of various non-Germanic genres, with the Alpine Inn serving American food “as well as German dishes,” and their formal Emerald Room offering a continental menu.¹⁰ This suggests a shift in the entertainment and dining offerings at Alpine Village in which the business was aiming to attract patrons beyond the initial Germanic community for which it was originally developed as the popularity of the Bavarian village to meet the community’s daily needs began to wane.

⁸ “Developers Plan ‘Alpine Village’ Near 2 Freeways in Torrance,” *Independent Press-Telegram*, April 30, 1967, 49.

⁹ SurveyLA: Sub-Theme: Postwar Neighborhood Shopping Centers, 1936-1965, pg. 47.

¹⁰ “Yearly Alpine Village Oktoberfest attracts revelers in droves,” *Los Angeles Times*, September 22, 1989.

October 24, 2019
Page 6

Octoberfest, as an annual event, still attracted record crowds at this time, but the revenue generated by the festival—as staged in the tent enclosure on the northern portion of the site—appears not to have adequately supported operations of the development located on the southern portion of the site.

County of Los Angeles Criteria for Designation of Landmarks and Historic Districts

As the subject property is located in unincorporated Los Angeles County, the County of Los Angeles Municipal Code Section 22.124.070 entitled “Los Angeles County Criteria for Designation of Landmarks and Historic Districts” is the appropriate evaluation criteria, which are described in subsections of the code as follows:

A. Landmark. 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;
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;

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, above, and exhibits exceptional importance.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a 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, above; 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 the first building on the subject property was constructed in 1969 and the last building was constructed in 1974, the subject property contains buildings that range in age from 50 years of age to 45 years of age. As such, buildings on the subject property that have achieved the age threshold would be reviewed under Subsection A while buildings that have not yet attained the appropriate age threshold would be evaluated under Subsection B, if being evaluated individually as potential historic landmarks. As potential historic landmarks, all of these buildings would be potentially eligible under either Criteria A.1 and A.3, if the ones that have not yet attained the appropriate age were determined to meet the “exceptional importance” threshold. However, potentially, the entirety of the developed area on the southern portion of the subject property could also be designated as a single

October 24, 2019

Page 7

entity—a commercial shopping center—under Subsection D which allows for the creation of a Historic District if the three conditions described above in D.1, D.2, and D.3 are met (including 50% of the owners’ consent).

Preliminary Assessment of Significance

Buildings 1 and 2 appear potentially eligible as individual resources under Subsection A.1 and A.2, as they both meet the 50-year age threshold. The period of significance under identified for these individual structures under Subsection A.1 for history would be their association with German culture from 1969 to 1989, while the period of significance under Subsection A.2 for their architecture would be their date of construction, 1969.

However, our preliminary findings lead us to believe that Buildings 1 through 7 and the associated Town Square and remaining original setting are potentially eligible as a historic district under Subsection D. The period of significance for the District would be 1969-1989. If the other extant buildings on the site, which do not yet meet the 50-year age threshold, can be demonstrated to meet the “exceptional importance” threshold under Subsection B, they may also be potentially eligible as individual landmarks. The applicable subsections of the code as applied to the buildings at Alpine Village are described in more detail as follows:

A.1 Patterns of History. Alpine Village’s Buildings 1 and 2, and the associated site—including the landscaped elements that have attained 50 years of age and that are located adjacent to the buildings on the southern portion—retain a strong association with a commercial shopping center that served as a destination for the German community in the Los Angeles area, as shops with European imported goods, a café and restaurant serving traditional German menu items, and activities such as German dances and films lured patrons to the subject property. For many years, there was a vibrant German-immigrant and first generational presence here. However, in recent decades, German patronage has reduced significantly beginning in the late 1980s to early 1990s.

A.2. Architecture. Buildings 1 and 2 and the associated landscape features that comprise Alpine Village constitute a significant example of roadside architecture. Designed explicitly as a European-style shopping center, Alpine Village was intended to evoke the old-world feeling and style of a Bavarian village in a manner that would entice visitors who would patronize it. While this is a late iteration of roadside architecture, it is a building style that is becoming increasingly rare. Moreover, Buildings 1 and 2 on the subject property have undergone very few significant changes since the period of significance, making Alpine Village an even more distinctive example of this architectural style.

B. Property less than 50 years of age. Buildings 3, 4, and 5 were constructed in 1972, while buildings 6 and 7 were constructed in 1974, which means that these five structures are just outside of the 50 years of age threshold. While these buildings were constructed with in the same style with the same building techniques as Buildings 1 and 2, which are now each 50 years old, the additional buildings similarly contribute to the significance of Alpine Village for under both A.1 and A.2. Without Buildings 3, 4, 5, 6, and 7, Alpine Village would not read as a unified concentration of a planned mid-century roadside Bavarian village.

D. Historic District. If designated as an Historic District, all of the buildings at Alpine Village should be considered as a single entity—a commercial shopping complex—that developed over time, beginning in 1969. Such a district would include all seven of the extant buildings on site. In addition to the buildings,

October 24, 2019
Page 8

Alpine Village—as designed and implemented—included many other features that are also important to consider for historic significance when reviewing the property as a historic district. Many of these features are no longer extant upon the subject property, such as the landscaped parking areas, the tent that housed a beer garden, the petting zoo, the amusement park with carnival rides, or the batting cages. The only activity that continues on the northern portion of the site is the swap meet, but this is a temporary use and has no cultural features associated with it. The only remaining associated features that still remain extant are on the southern portion of the site and are largely confined to the area in and around the existing buildings: the paved plaza area and circulation walkways; mature plantings; the low-lying brick walls; the large “Alpine Village” pole sign; and the original driveway from Torrance Boulevard and Alpine Village sign. These buildings and features served the thematic roadside shopping center to create a sense of place at the thematically-designed property, emulating an old world European village. Since its inception, Alpine Village has relied heavily on the automobile for access and visibility. The buildings, Town Square/plaza, walkways, patios, and entrance drive are original to the property, and have served as the setting for German cultural activities at Alpine Village.

Potential Resources and Associated Boundary

If the property is found to be potentially eligible as either an individual development or as a historic district, the resource boundary would include existing built resources constructed as Alpine Village between 1969 and 1974, including their later modifications up through 1989 and their associated landscape features up through 1989. The following would be included within this resource boundary: Building 1; Building 2, Building 3, Building 4, Building 5; Building 6; Building 7; with landscape features including the paved plaza area and circulation walkways, extant mature plantings, brick walls, large “Alpine Village” pole sign, and the original entrance from Torrance Boulevard.

Integrity Analysis

Based on the preliminary research and analysis that we have conducted, we find that the integrity of Alpine Village is fair to good. The integrity of design, setting, workmanship, and materials is retained by Buildings 3, 4, 5, and 6 and partially retained in Buildings 1, 2, and 7. Building 1 was changed from a theater to the Klub Haus in 1980, altering the interior layout of the building. Building 2 has been modified to remove the original restaurant and reconfigure tenant space over time. Workmanship is retained in most of the buildings, some signs were repainted, and some details such as the paintings on the bargeboards have since been lost. Building 7 has been altered since the time of its construction in 1973, with a large northern addition in 1984. In this, most of the buildings in Alpine Village retain a vast majority of integrity of design, workmanship, and materials, and larger modifications to the buildings occurred during the period of significance.

None of the buildings in Alpine Village are moved and all retain integrity of location. In a review of historic photographs, it is clear that portions of the landscaping at the plaza area and surrounding Building 7 remains, with minor alterations over time. For instance, the fences and wishing well between Building 3, 4, and 5 have been removed, and they were replaced by a fountain and playground. While original walkway paving has been replaced, the overall configuration of the walkways remains intact. The large Beethoven bust that was once in front of Building 5 is now located on the east side of Building 7. However, the layout of the buildings remains the same, and some of the original streetlights remain as well.

October 24, 2019
Page 9

Alpine Village also retains a fairly high level of integrity in regard to feeling and association. The commercial buildings in Alpine Village retain their feeling and association in how they summon Bavarian commercial architecture. However, Building 1's association as a theater building was not retained when it was changed into a Klub Haus in 1980.

However, the property retains only partial integrity with regard to its setting. The parking area immediately to the north and northeast of the subject buildings was formerly the location of the soccer field, then petting zoo, carnival rides, Oktoberfest beer garden, and batting cages. This portion of the parcel is no longer used for any of these functions, as there are no longer any remaining structures or features related to these early activities or uses. Furthermore, the landscaped areas that were once located within the parking lot and provided valuable visual relief are no longer extant. The parking lot itself has been extensively repaired and entirely repaved many times over the years due to differential settling and does not appear to retain integrity. Original parking was set up much differently than it appears today, as is visible in an 1970s-era photograph. A permit was issued in 2009 to demolish five service buildings and one stage in this area. Therefore, the northern portion of the site and the parking lot no longer retains historic integrity.

While most of the extant buildings on the subject property retain their design, workmanship, materials, feeling, and association, the overall site's historic integrity has been substantially changed by the removal of the beer garden, carnival, batting cages, and other features at the northern portion of the property. Therefore, while the extant buildings on the southern portion of the subject property retain a fairly high level of historic integrity, the northern portion of the site—which has no extant buildings and no remaining features from the period of significance—no longer retains enough integrity to convey its historic significance.

Conclusions and Recommendations

While ESA is still in the process of fully evaluating Alpine Village for historic significance, it has yet to be determined if the property should be evaluated as an individual resource or as a historic district. However, at this point in time, our preliminary findings generally align with the ASM Report, although there is one area that we believe necessitates further clarification with regard to the boundaries of the proposed historical resource. We are in general concurrence with the findings presented within the ASM Report. Two buildings on the subject property—Buildings 1 and 2—appear to be potentially eligible as individual landmarks under both LA County Subsection A.1 as a commercial shopping destination and social cultural gathering place, as well as LA County Subsection A.3 as a rare example of buildings belonging to Bavarian-themed shopping center in Los Angeles County. The other extant buildings on the subject property—Buildings 3 through 7—do not yet meet the age threshold for individual listing unless “exceptional importance” can be demonstrated. It also is possible that Alpine Village may be further considered eligible as a historic district under LA County Subsection D. However, ESA also believes that the entirety of the subject property should not be designated as a historical resource; instead, the subject property should be designated within the boundaries described earlier in our analysis due to the loss of historic integrity at the northern portion of the site.

October 24, 2019
Page 10

Should you have any questions or require additional information please feel free to contact me at 310-566-8012 or via email at mjerabek@esassoc.com. Thank you for allowing ESA the opportunity to carry out the preservation consultation services for this important project.

Sincerely,

A handwritten signature in black ink, reading "Margarita Jerabek". The signature is written in a cursive, flowing style.

Margarita Jerabek, Ph.D.
Director of Historic Resources

Attachment A: Professional Qualifications
Attachment B: Supplemental Material

Current Configuration



833 W. Torrance – Alpine Village HRA / D191152.00

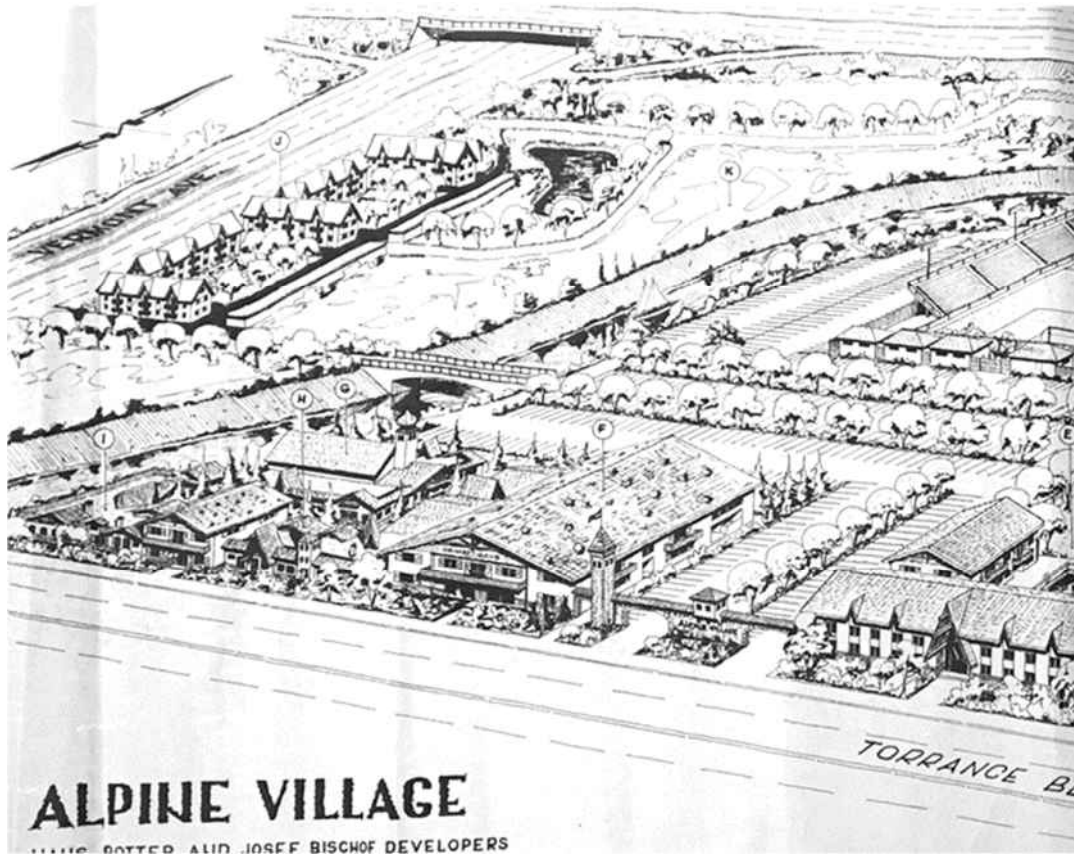
SOURCE: ESA

Figure 1
Current site configuration at Alpine Village, located at 833 W.
Torrance Boulevard, 2019

Structures are labeled as follows:

1. Building 1: Theatre/Shops
2. Building 2: Shops/Original Restaurant
3. Building 3: Shops
4. Building 4: Shops
5. Building 5: Chapel
6. Building 6: Alpine Market
7. Building 7: Alpine Inn Restaurant

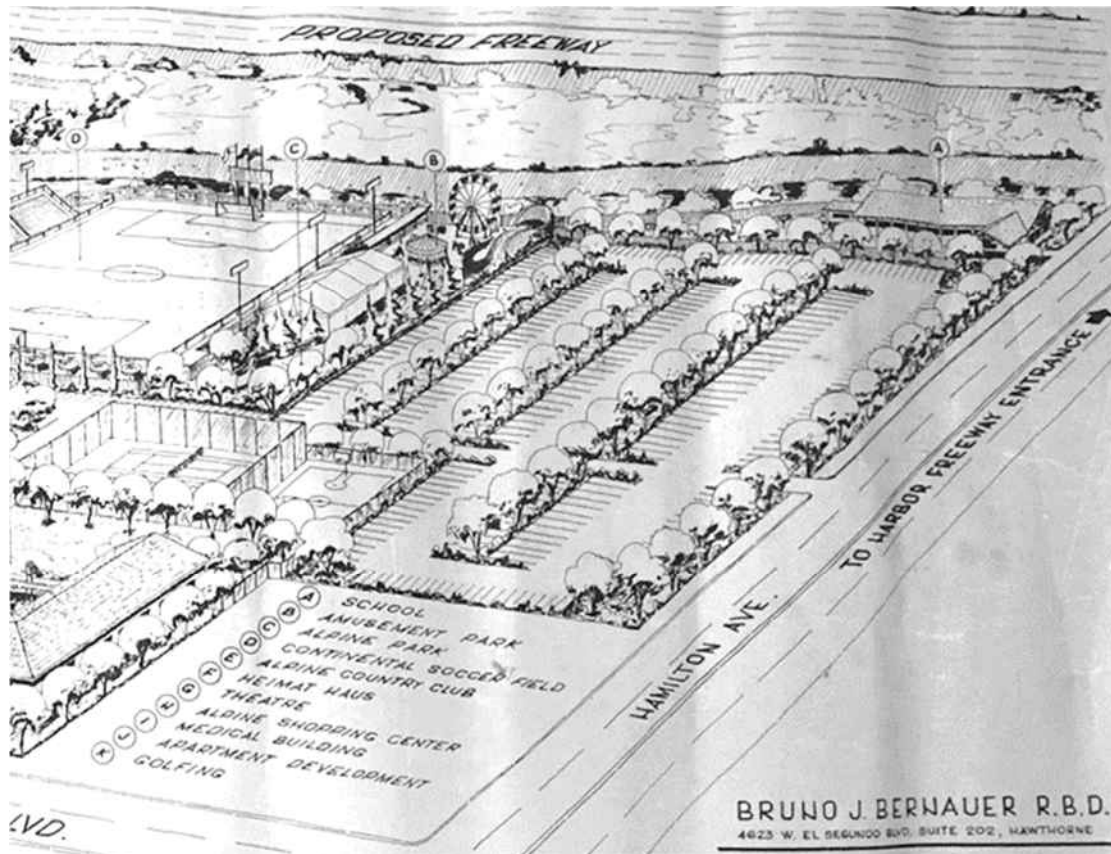
Historic Imagery



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 2
Detail of early artistic rendering for Alpine Village, by Bruno J.
Nernauer, 1967



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 3
Detail of early artistic rendering for Alpine Village, by Bruno J. Nernauer, 1967



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: University of California, Santa
Barbara

Figure 4
Aerial view of Alpine Village property with Building 1 and Building 2,
under construction, and soccer field to the north-center with
concession building to the south, 1968



833 W. Torrance — Alpine Village HRA / D191152.00

SOURCE: Los Angeles Times

Figure 6
Alpine Village advertisement announcing the “Authentic Bavarian Carnival,” promoting carnival rides, a Bavarian dance group, the Alpine Dance Band and an Austrian and Swiss dance group, 1969.



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: University of California, Santa
Barbara

Figure 7

Aerial view of Alpine Village property with Building 1, Building 2, Building 3, Building 4, and Building 5. Petting zoo appeared in the northwest of the property, with early parking lot to the northeast of the subject buildings. Concession buildings sat to the north of the early parking lot, 1971.



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Los Angeles Times

Figure 8
Oktoberfest dancing at Alpine Village, under a tent used as the beer garden located in the north western portion of the property, 1971

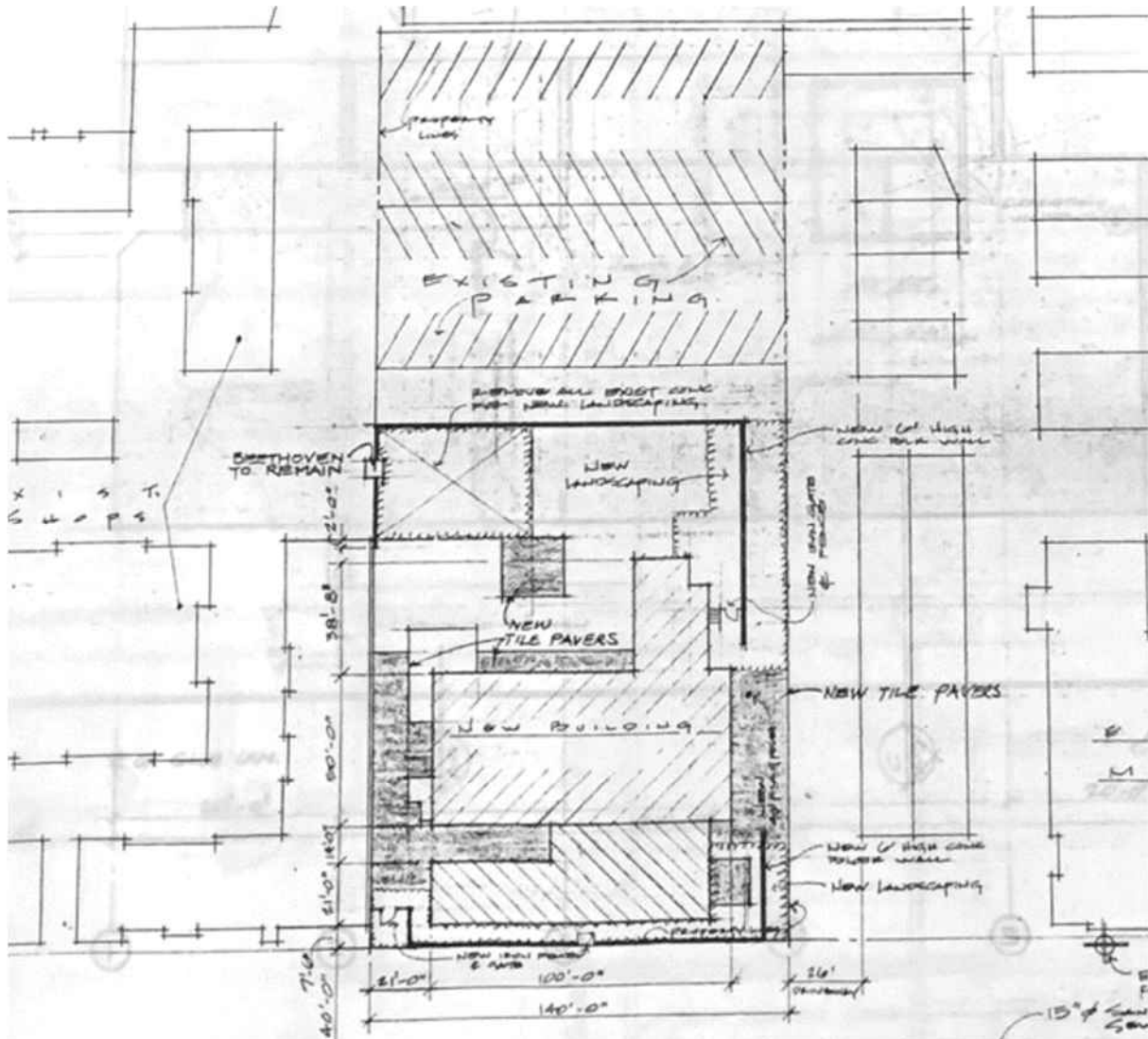


833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: University of California, Santa
Barbara

Figure 9

Aerial view of Alpine Village property with Buildings 1 through 5. Petting zoo appeared in the northwest of the property, with early parking lot to the northeast of the subject buildings. Concession buildings sit to the north of the early parking area, 1972.



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 10
Detail of plan indicating new Building 7, originally intended as the new Heimat Haus. Plan shows new tile pavers and landscaping designed to accompany the new structure at the property, 1973.



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: University of California, Santa
Barbara

Figure 11

Aerial view of Alpine Village property with Buildings 1 through 5, with the newly constructed Building 6 and Building 7. The carnival rides sat in the northwest of the property, with more substantial parking areas to northeast of the subject buildings, 1976.



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 12

Photograph of parking lot area looking west toward concession buildings and screened beer garden. Note the planted areas with shrubs and trees interspersed between rows of parking, c. 1970s

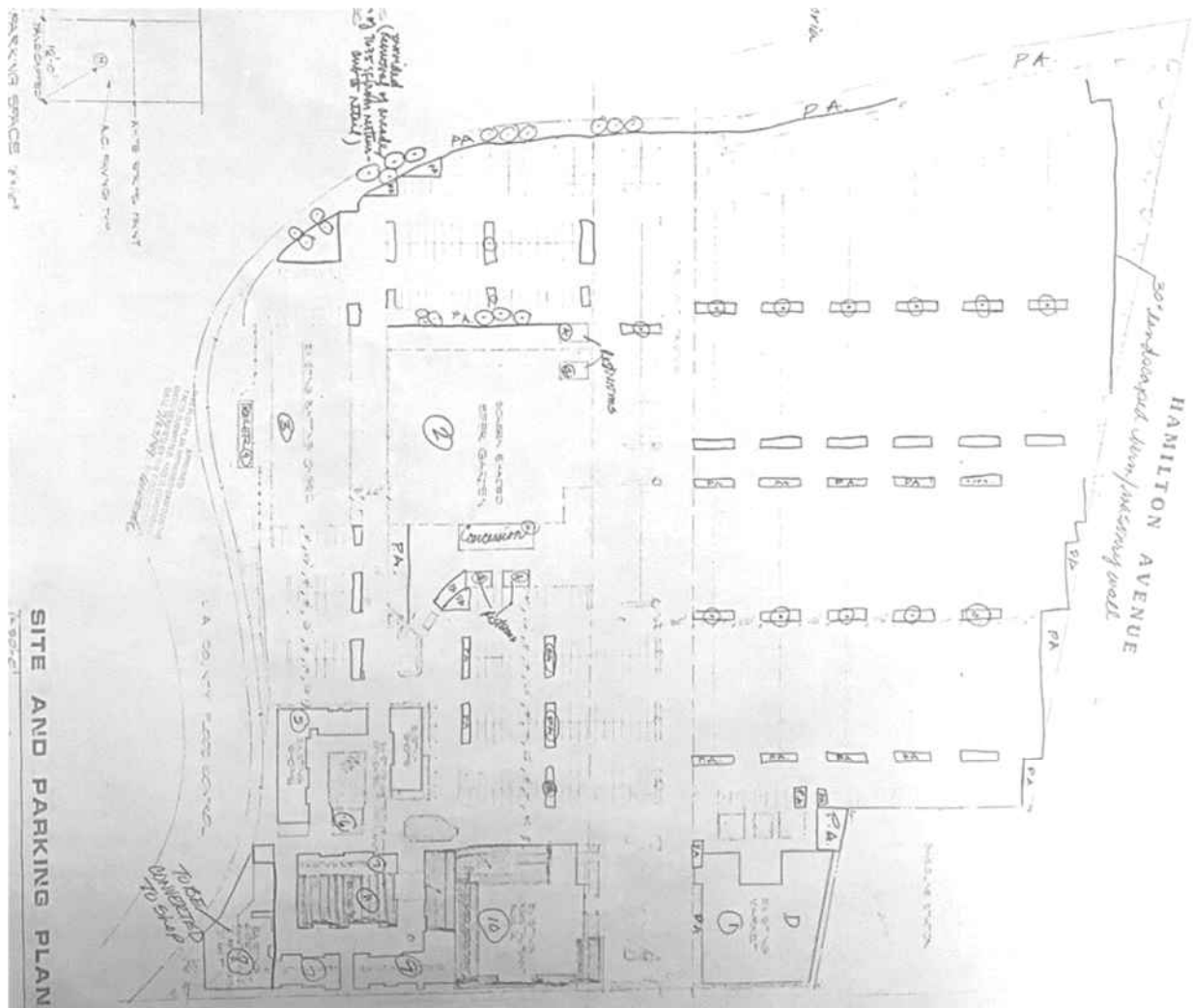


833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: University of California, Santa
Barbara

Figure 13

Aerial view of Alpine Village property with Buildings 1 through 7. The petting zoo no longer remains, and an elongated structure with bathing cages sits to the far northwest, with landscaping to the south. To its east, the former beer garden. The swap meet had begun by 1980 in the northernmost portion of the property, 1983



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 14
Site and parking plan depicts updates to the landscaping and parking arrangement at the Alpine Village property, 1984

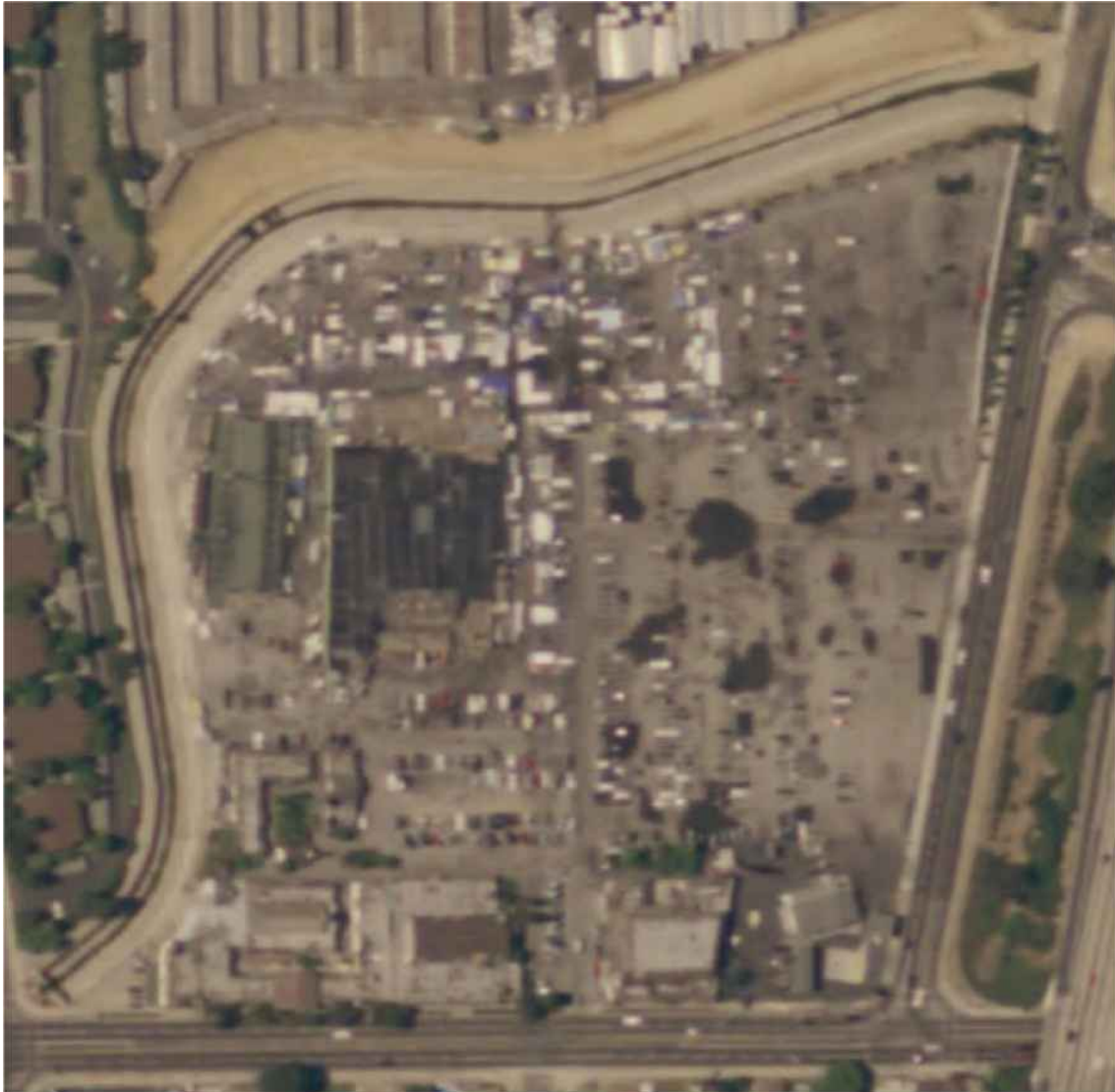


833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: EDR

Figure 15

Aerial view of Alpine Village property with Buildings 1 through 7. The elongated structure with batting cages sits to the far northwest with infill parking to its south and the former beer garden at its east. The swap meet encompassed the northern portion of the property, 1989

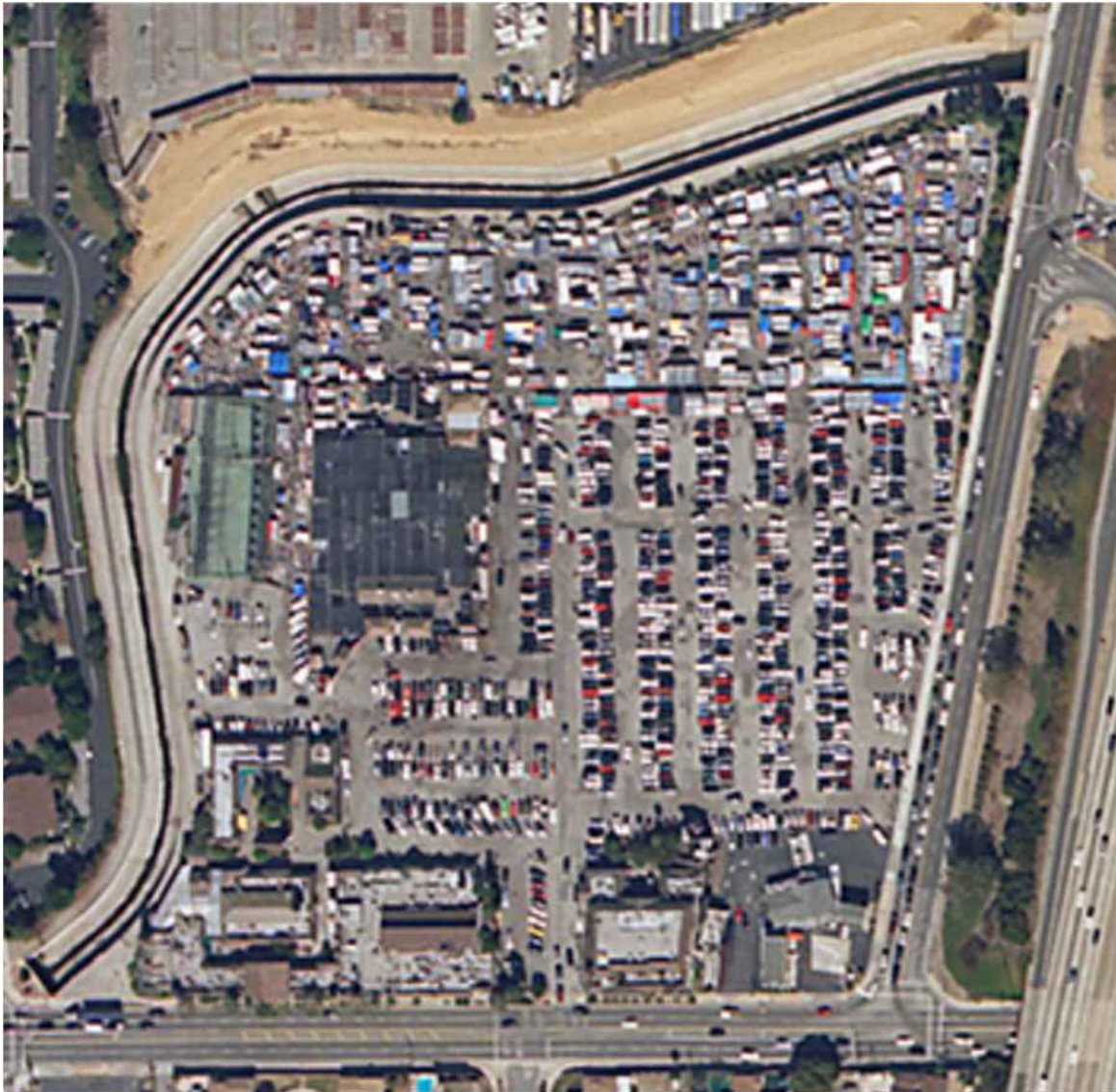


833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: EDR

Figure 16

Aerial view of Alpine Village property with Buildings 1 through 7. The elongated structure with batting cages sits to the far northwest with infill parking to its south and the former beer garden at its east. The swap meet encompassed the northern portion of the property, 1995



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: EDR

Figure 17

Aerial view of Alpine Village property with Buildings 1 through 7. The elongated structure with batting cages sits to the far northwest with the former beer garden at its east, just prior to demolition. The swap meet encompassed the northern portion of the property, 1989

Historic Image Comparison



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 18
Photograph looking past the Building 1 towards Building 2, view facing southeast



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 19
Current photograph looking past Building 1 towards Building 2, view facing south



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 20
Photograph looking towards Building 3, view facing northwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 21
Current photograph looking towards Building 3, view facing northwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 22
Photograph looking towards Building 2, view facing east



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 23
Current photograph looking towards Building 2, view facing east



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 24
Photograph looking towards Buildings 1 and 2, view facing east



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 25
Current photograph looking towards Building 1 and Building 2, view facing east



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 26
Photograph looking towards Building 5 and Building 1 and Building 2,
view facing southeast



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 27
Current photograph looking towards Building 5 and Building 1 and
Building 2, view facing southeast



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 28
Photograph looking towards Building 5 and Building 3 and Building 4,
view facing northwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 29
Current photograph looking towards Building 5 and Building 3 and
Building 4, view facing northwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 30
Photograph looking towards Building 1, view facing southwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 31
Photograph looking towards Building 1, view facing southwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 32
Current photograph looking towards Building 1, view facing southwest



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 33
Photograph looking towards Building 3, view facing west



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 34
Current photograph looking towards Building 3, view facing west



833 W. Torrance – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 35
Photograph looking towards Building 1 and Building 2, view facing southeast



833 W. Torraine – Alpine Village HRA / D191152.00

SOURCE: ESA, 2019

Figure 36
Current photograph looking towards Building 1 and Building 2, view facing southeast



833 W. Torraine – Alpine Village HRA / D191152.00

SOURCE: Client

Figure 37
Photograph of original Alpine Inn restaurant entrance at Building 2, Shops/Original Restaurant, modified



833 W. Torrance -- Alpine Village HRA / D191152.00

SOURCE: Client

Figure 38
Photograph of shed near Building 3, demolished

ATTACHMENT H
PUBLIC CORRESPONDENCE

Dean Edwards

From: Denise Smith <denise@cosmicmicrotech.com>
Sent: Friday, October 18, 2019 2:15 PM
To: Dean Edwards; seconddistrict@bos.lacounty.gov; "mailto:ljohnson"@bos.lacounty.gov; "mailto: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,

Please help retain our history by nominating ALPINE VILLAGE for LANDMARK STATUS. This site is very important to our German American Community in Los Angeles County. As a teenager, my best friends were from Germany and introduced our family to the German Language and Alpine Village for dancing! Food! And Salamander Shoes. They also talked to me about their sad and frightening first hand experiences of WW2 while they lived in Germany.

We actually have been considering going to Oktoberfest this year!

Our **immigrant history** remains important.. Our **architecture history** remains important...causes our citizens to remember where our people came from and introduces us to architecture that delights us by making our communities interesting not boring instead of "SAME CITY, USA."

Please nominate ALPINE VILLAGE for LANDMARK STATUS.

Thank you,

Ms. Denise L. Smith, resident of the South Bay since 1970.

Dear

Dean Edwards

From: Monika Driesslein <monikamd@live.com>
Sent: Friday, October 18, 2019 3:12 PM
To: Dean Edwards
Cc: adrienebiondo@gmail.com
Subject: Subject: Alpine Village, 833 W. Torrance Boulevard, Torrance, CA

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 a resident of the City of Los Angeles, CA, living in the 2nd Supervisorial District.
- 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 a reminder of the place we came from which we visit frequently for all kinds of cultural events as well doing our European shopping.
- 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,

Monika Driesslein



Virus-free. www.avast.com

Dean Edwards

From: egilsnest <egilsnest@ca.rr.com>
Sent: Thursday, October 24, 2019 3:04 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 Sir: I am not a member of the 2nd. District, but I am here to urge you to please make Alpine Village a Historic Landmark. As a child, I lived in Torrance, and have many happy memories of trips to Alpine Village with my family. I lived just down the street off of Torrance Blvd. As an adult, I continue to travel from Lakewood to Torrance to eat at their delicious restaurant, and to shop in their market. I can get products there that I can't get anywhere else in the greater L.A. area. Alpine Village is an important place in my life, and to so many others. It would be a crime to loose it. Thank You very much for your support.

Sincerely,

Denise and Larry Stehle

Dean Edwards

From: femme delyon <femmedelyon@yahoo.com>
Sent: Thursday, October 24, 2019 4:25 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 am writing to you to beg you to preserve Alpine Village as a place of cultural significance to the local community by granting it landmark status .

I speak as a lifelong resident of the beach cities who has been coming to Alpine Village literally my entire life.

My family and I have celebrated occasions and milestones, both large and small, in this place that contains a little bit of the German culture in Los Angeles. We shop here weekly for groceries as well as goods from the shoe,bath and gift store for holidays, occasions and traditional attire . We highly value our interactions with the wonderful staff.

My father emigrated to the US after World War II when he couldn't find work in Germany and Alpine Village has allowed us to maintain some connection with our past and also fellow Americans of German descent. Knowing your history is important.

It is worth preserving because it is unique. There is nothing else quite like this place.

It deserves to be here for future generations to appreciate and share in as part of the wide cultural diversity that is Los Angeles.

One of the many things I love about it is that it is not just about German culture. If you go into the market or the restaurant on a weekend you will see a diverse spectrum of the residents of the area and visitors from far away as well.

There are,as you might expect,older German people, German Americans,second,third and fourth generation. There are also Asian-Americans, African-Americans, Hispanic-Americans and many Eastern European-Americans as well.

The exchange of traditions and different cultural ideas in such a small place, all in the pursuit of top quality charcuterie and baked goods,is encouraging to me in these challenging and sometimes divisive times that we live in. We come for food, or the Oktoberfest, but leave with a little better understanding of our fellow residents of Los Angeles.

At the Oktoberfest a couple of weeks ago my husband,my mother and I shared a table with 2 charming Iranian couples as we bonded over our shared beers and the festive German music. They were engaged by the traditional outfits we wore for the occasion.

Alpine Village provides and opportunity for all of us to be exposed to more different cultures, and gives many Angelenos a chance to get a taste of another culture right on their own doorstep.

The last time I was in the market doing my shopping last Sunday, there was a couple who had driven down from Santa Barbara to lay in stock of deli goods and breads for a party their Swiss club was having since there was no place closer to get anything remotely like the goods available at Alpine Village.

This is just one example of how important alpine Village is to the German American and German community in Los Angeles.

The shopping area, with its delightful Bavarian facades, plays a significant role in celebrating and promoting German cultural heritage by way of traditions such as the extremely popular Oktoberfest held each fall.

Alpine Village is culturally significant, having over 50 years of history, which I feel most strongly means that the buildings and site should be protected in recognition of German cultural heritage in LA County

It is also significant as an excellent example of the themed shopping court type of property. Scuttlebutt is that potential buyers are looking to tear down the village and use the property for container storage. I put it to you all that this is not worth the destruction of such a unique and culturally significant piece of Los Angeles' history.

I urge the Commission, without reservation, to nominate Alpine Village for landmark status!

Sincerely yours,

Heidi Lindner

Dean Edwards

From: Helen Hirst <infinetwonder@hotmail.com>
Sent: Thursday, October 24, 2019 10:52 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 Dean Edwards,

Alpine Village has always been a place our family could go, to enjoy a mini-vacation.
On our budget, there are few places we can afford.
We LOVE Alpine Village. It has cultural value, entertainment and a place to enjoy life.
We have so many parking lots, warehouses and such.
Alpine Village is unique. A city is just not for making money, a city is a place to live and thrive.
Culture matters, unique places matter.
Please help us keep Alpine Village.

Helen



October 24, 2019

To the LA County Historical Landmarks and Records Commission:

Please vote in favor of the Resolution on your agenda to establish Alpine Village in its entirety as an official Historical Landmark. There are important cultural and historical reasons for you to do this that I will outline in the next paragraph. I am writing to you as a Carson City Council Member and former Mayor for over a decade, as well as a retired history teacher in local schools.

Not only is Alpine Village a popular and iconic destination for Carson residents and visitors to our City, it is located in an unincorporated part of Los Angeles County known as West Carson and has a Torrance address, but its roots go much further back than 50 years. This is due to evidence that a German immigrant farming community was located in this vicinity in the late 1800s into the early 1900s.

Often developers in search of profit find buildings and other structures that may not be important to them but represent who we are as a people. As an elected official, I've seen on many occasions developers disregarding historically significant landmarks. If we are to preserve our cultural identity for future generations, we must take strong positions on recognizing and protecting our heritage.

Again, please decide in the favor of the future by designating Alpine Village as a Historical Landmark.

Sincerely,

A handwritten signature in cursive script that reads "Jim Dear".

Councilmember

